



The Planning Board meeting was held at the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302 and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=-Aatw4kmNO8>.

Members Present:

Edward Tulauskas, Chair
Judy Taylor, Vice Chair
Colin Cannell
Kurt Pearson
Gale Pettiford
David Scott
Susan Semonite

Members Absent:

William Chapman
Keith Hoover

City Staff Present:

Ashley Ownbey, Development Director
Briana Perkins, City Planner
Rachel Gaffney, City Planner
Kirk Montgomery, IT Director

1. Call to Order

At 6:30 p.m. Chair Tulauskas called the meeting to order.

2. Approval of February 12, 2024, Meeting Minutes

Judy Taylor made a motion to approve the meeting minutes. Kurt Pearson seconded the motion, which passed unanimously.

3. City Council Actions Update

Ashley Ownbey informed the Board that the Mebane City Council approved the rezoning on S. Third Street, the updated Rules of Procedure, the Bicycle and Pedestrian Transportation Plan, and the Recreation and Parks Comprehensive Master Plan. She said that the rezoning request related to the Bowman Road Townhome project would be considered at the April meeting of the City Council due to an advertising error.

4. Request to modify the conditional zoning district, B-2(CD), of three lots, totaling +/- 6.19-acres and located at Wilson Road and Forest Oaks Lane (GPINs 9824046036, 9824049256, and 9824038914) to allow for a farm supplies and equipment retail use by Hendon Tiller Mebane 3.0, LLC.

Hendon Tiller Mebane 3.0, LLC is requesting approval to revise the conditions for the +/- 6.19-acre property located on Wilson Road and Forest Oaks Lane (GPINs 9824046036, 9824038914, 9824049256), zoned B-2 (CD) to allow for a farm supplies and equipment retail use. The requested conditions reflect that Wilson Road will no longer be extended and a traffic impact analysis was submitted to address the potential impacts of the proposed development without that connection. The property is located in Alamance County in the Mebane City Limits.



The revised site-specific plan and staff report are provided in the meeting agenda packet available [here](#).

Rachel Gaffney provided a more detailed overview and PowerPoint presentation of the request.

Nathan Duggins, attorney with Tuggle Duggins in Greensboro and representing Hendon Tiller Mebane 3.0, LLC introduced the team of Rynal Stephenson, traffic engineer, Matt Lowder, civil engineer, and Mark Tiller the property owner. Nathan Duggins stated that the request was brought back to the Planning Board since the proposed extension for Wilson Road could not be realized. He stated that a traffic impact analysis was completed as part of the original condition of the rezoning. He reported that a neighborhood meeting was held by Zoom, which had three attendees who lived in the neighborhood off Forest Oaks Lane. He said that the stormwater culvert was discussed along with the turn from Mebane Oaks Road onto Forest Oaks Lane. Nathan Duggins indicated that there had since been discussion with the North Carolina Department of Transportation (NCDOT) about making the turn safer. He said that discussion about truck traffic was also mentioned and said that trucks would typically come once a week using only the back entrance of the site.

Colin Cannell asked if the main difference without the original proposed connection to Mebane Oaks Road would be traffic. Nathan Duggins replied that yes since the hope was originally to extend Wilson Road to the traffic signal at the Walmart. Colin Cannell asked to be reminded of the new road improvements. Nathan Duggins commented on the minimal westbound left turn lane, the widening on both sides of Forest Oaks Lane, and requirements at the driveways.

Colin Cannell asked for clarification of the location of Drives 1, 2, and 3. Rynal Stephenson, traffic engineer with Ramey Kemp Associates, showed Drive 1 as the first driveway on Forest Oaks Lane, Drive 2 as the second driveway on Forest Oaks Lane, and Drive 3 connection to Wilson Road. Colin Cannell asked about the stop controls recommended by the TIA at the driveways. Rynal Stephenson replied the improvements include stop signs and stop bars. Colin Cannell commented that he was surprised that with the removal of the Wilson Road connection that more road improvements were not recommended. Rynal Stephenson explained that the land use does not generate heavy traffic, and the recent improvements to Mebane Oaks Road helped.

Susan Semonite asked if the widening of Forest Oaks Lane was the reason for the reduction in the curb and gutter. Rynal Stephenson said that there would be some curb and gutter associated with the widening for the turn lane and the new sidewalk.

David Scott asked if the curb and gutter was going to end at just past the second driveway off Forest Oaks Lane. Colin Cannell commented that the original curb and gutter went down the whole street. Matt Lowder, civil engineer with Bowman North Carolina Ltd., explained that improvements along the frontage of the site was the same as previously presented. The other side of Forest Oaks Lane had changed. He explained that the length of curb and gutter on the other side was shortened to



minimize the impact on neighbors. Matt Lowder said that the new plan includes curb and gutter to second driveway of the commercial neighbor and some additional pavement beyond the driveway.

Susan Semonite asked if there was just no hope at this time for the extension of Wilson Road. Mark Tiller, with Hendon Tiller Mebane 3.0, LLC, explained that he and his partners were in constant contact with the neighbor to the south. He explained that the neighbor's price was out of budget and talks had fallen through. Mark Tiller mentioned that with future development of neighboring properties, he hoped discussion of the road connection would resume.

Susan Semonite asked if the land was indeed developable. Mark Tiller replied that the land could be developed.

David Scott asked if a price point was provided. Mark Tiller replied that a price had been indicated about what the neighbor thought the land was worth, but never an exact amount to purchase.

Jared Schumann, of 3987 Forest Oaks Lane, asked if there were any proposed upgrades to the culvert under his driveway and asked how the 100-year stormwater pond discharged. Matt Lowder explained that they were asked to upgrade the typical 10-year pond to a 100-year which means it could handle a rain event that only comes every 100 years. He also provided that the pond would retain water from the surrounding properties as well as the site in question. Matt Lowder explained that there would be some discharge, but that the pond would discharge smaller amounts over a period of time. He also said that there were no current plans to upgrade the culverts.

Jared Schumann asked if there would be any improvements to the intersection of Mebane Oaks Road and Forest Oaks Lane since the current concrete island was not well marked. Nathan Duggins said that they were still talking to the NCDOT about making a safer turn onto Forest Oaks Lane. Rynal Stephenson also provided that they would mention the issue to NCDOT again to see if it would be improved.

Jared Schumann then asked if it was possible to get a concrete median on Forest Oaks Lane to prevent those turning from New Millennium Fitness from crossing the centerline. Rynal Stephenson replied that NCDOT would not support a median, and the road widening should help with that issue. Tom Boney Jr., of The Alamance News, asked who had jurisdiction over Wilson Road. Ashley Ownbey replied that Mebane Oaks Road and Forest Oaks Lane are maintained by the NCDOT and Wilson Road south of Forest Oaks Lane is maintained by the City.

Tom Boney Jr. asked about another development recently approved that showed the extension of Wilson Road. Ashley Ownbey replied that the project was the Deep River development on the corner of Mebane Oaks Road and Old Hillsborough Road. She said that the Deep River developers were responsible for the portion of Wilson Road within their property bounds as outlined in an adopted



small area plan. A gap will exist until development of surrounding properties occurs. Nathan Duggins provided that the small area plan shows Wilson Road eventually extending from Forest Oaks Lane to Old Hillsborough Road.

Tom Boney Jr. commented that from his understanding the adopted plan shows Wilson Road as a secondary road running parallel to Mebane Oaks Road. Ashley Ownbey replied that yes, the plan did show the future Wilson Road design. She provided that the plan was adopted back in 2007 and another development by Evolve was also contributing to connections shown in the adopted plan.

Tom Boney Jr. asked if there was an entrance that was removed. Nathan Duggins replied that the third entrance on Wilson Road was located in the same place as previously approved.

Judy Taylor made a motion to approve the request as follows:

Motion to approve the revised conditions of the B-2(CD) rezoning as presented.

Motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request:

- *Is for a property within the City's G-4 Secondary Growth Area and is generally commercial in nature (Mebane CLP, p. 66).*

David Scott seconded the motion, which passed unanimously.

Chairman Tulauskas noted that the request will go to the City Council on April 8, 2024, at 6:00 p.m.

5. New Business

Ashley Ownbey informed the Board of a pop-up event for the Orange County Short Range Transit Plan at the Downtown Mebane Eggstravaganza and Bunny Hop and a survey and website to for the plan update. She reported that the City offices will be closed Friday, March 29, 2024, and the next Planning Board meeting is scheduled for Monday, April 15, 2024. She also informed the Board that the City released a request for proposals to update the Comprehensive Land Development Plan and submissions were due by Monday, April 8, 2024.

6. Adjournment

Chair Tulauskas adjourned the meeting at approximately 7:15 p.m.