The Mebane City Council held its regular monthly meeting at 6:00 p.m., Monday, July 1, 2024, in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 E. Washington Street. The video can be accessed through the following link: https://www.youtube.com/watch?v=TPB5CQYK3tM

Councilmembers Present:

Mayor Ed Hooks
Mayor Pro-Tem Tim Bradley
Councilmember Katie Burkholder
Councilmember Sean Ewing
Councilmember Montrena Hadley
Councilmember Jonathan White

Also Present:

Chris Rollins, City Manager
Preston Mitchell, Assistant City Manager
Lawson Brown, City Attorney
Stephanie Shaw, City Clerk
Ashley Ownbey, Development Director
Daphna Schwartz, Finance Director
Franz Holt, City Engineer

Mayor Hooks called the meeting to order. Pastor Hunter Strength of Beacon Baptist Church gave the invocation.

Mayor Hooks announced that the public hearing *Item g- Conditional Rezoning Amendment-Hendon Tiller- Tractor Supply* was requested to be continued per the applicant. Mr. Bradley made a motion, seconded by Mr. Ewing to continue the public hearing to the August 5, 2024, meeting. The motion carried unanimously.

Mayor Hooks stated that the Council would like to take a few moments to honor retiring City Manager Chris Rollins. Mr. Rollins is set to retire on July 23, 2024. Mayor Hooks read aloud the following Resolution of Recognition.

RESOLUTION HONORING CITY MANAGER CHRIS ROLLINS ON THE OCCASION OF HIS RETIREMENT

WHEREAS, James Christopher "Chris" Rollins has dedicated 35 years of exemplary service to various municipalities, significantly impacting their growth and development;

WHEREAS, Chris began his career in Mebane in January 2013 serving as the Assistant City Manager, and interim City Manager, ultimately becoming the City Manager in February 2021; and

WHEREAS, Chris has demonstrated an exceptional understanding of municipal government, with a remarkable ability to recall general statutes, ordinances, policies, and best practices, essential for everyday decision-making; and

WHEREAS, Chris has played a pivotal role in Mebane's economic development, and was instrumental in the creation of the North Carolina Commerce Park, a joint venture that amplified the economic growth of Mebane, Graham, and Alamance County, contributing to over \$700 million in industrial investments and the creation of over 3,000 new jobs from 2012 to 2024; and

WHEREAS, Chris has managed significant infrastructure projects, including the renovation and expansion of water and wastewater treatment plants, spearheading essential projects like the Graham-Mebane Reservoir, the impact of which extends far beyond Graham and Mebane, providing clean, safe drinking water to multiple communities and driving notable economic development successes, and the construction of various community facilities, including the \$10 million, 32-acre leisure and sports park, the Mebane Community Park, and the Cates Farm Park; and

WHEREAS, Chris's extensive knowledge and diverse talents extend beyond infrastructural projects and include contributions to the community's cultural fabric through projects such as the Alamance Children's Museum and the Mebane Community Park which stand as testaments to his commitment to enriching community life in Graham and Mebane; and

WHEREAS, Chris's unwavering integrity, comprehensive knowledge, social intellect, and unparalleled municipal skills have earned him respect and admiration from colleagues, citizens, and businesses alike; and

WHEREAS, the true measure of Chris's dedication lies not in the success of these projects, but in his unwavering commitment to service, his tireless involvement in various non-profit, civic, and religious entities, and personal family matters, demonstrating his heartfelt desire to uplift and contribute to his community.

THEREFORE, BE IT RESOLVED, Chris Rollins is recognized as being more than an outstanding public servant, but as a community champion, a figure of resilience, and a symbol of commitment to the public good, and the City of Mebane extends its deepest gratitude for his outstanding service and leadership and wishes him all the best in his well-earned retirement.

Adopted this 1st day of July 2024.



Mayor Hooks introduced Senator Amy Galey. Senator Galey came forward to present Mr. Rollins with the prestigious Order of the Long Leaf Pine (OLLP) award conferred by the North Carolina Governor's Office. The OLLP is awarded to persons with exemplary service to the State of North Carolina and their communities that is above and beyond the call of duty and which has made a significant impact and strengthened North Carolina. Mr. Rollins received a standing ovation from the Council and everyone in attendance.

Mr. Ewing thanked Mr. Rollins for his mentorship, stating that Mr. Rollins helped him through everything from the time he was elected as a Council Member. He thanked him for teaching him government intricacies. He concluded his comments by stating that he was indebted to him for everything he had taught him and wished him well in his retirement.

Mr. White echoed Mr. Ewing's comments regarding Mr. Rollins' excellent mentorship. He thanked Mr. Rollins for his patience, clear guidance, and tremendous leadership in Mebane.

Ms. Burkholder thanked Mr. Rollins for his guidance and all the time he invested in her as a new Councilmember. She wished him well in his retirement.

Ms. Hadley stated it was a pleasure working with Mr. Rollins over the years and wished him the best.

Mr. Bradley commended Mr. Rollins for his logistical approach to issues and solid leadership. He thanked him for his service and congratulated him on being awarded the OLLP. He wished Mr. Rollins well in his retirement.

Mr. Rollins offered a few words, thanking his parents for their guidance through the years in helping him get to where he is today, and for his wife and children for their long-suffering through the years as he was often pulled away from family time due to the job. He also thanked the many mentors he had during his career, Ray Fogleman, Mike Dula, David Cheek, and Robert Wilson. He shared his educational and job path that led him to becoming a City Manager. He expressed his gratitude for a successful career, highlighting several past and current projects he has had a hand in. He thanked the Mayor and Council for being so good to him, stating that it has been a joy to work with them. He also thanked the city staff and all of the city employees for their work in taking care of the citizens of Mebane.

Mayor Hooks gave an overview of the Consent Agenda as follows:

- a. Approval of Minutes-June 3, 2024- Regular Meeting
- b. Resolution- Designation of July as Park and Recreation Month
- c. Final Plat- Cambridge Park Ph. 3B
- d. Final Plat Reapproval- North First Street Townes Ph. 1
- e. Final Plat Reapproval- Oakwood Ph. 1A
- f. Fire Department Position Request: Fire Marshal

Mr. White made a motion, seconded by Mr. Ewing to approve the Consent Agenda items as presented. The motion carried unanimously.

Item b.

Designation of July as Parks and Recreation Month

WHEREAS, Parks and Recreation is an integral part of communities throughout this country, including the City of Mebane; and

WHEREAS, Parks and Recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, Parks and Recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimers; and

WHEREAS, Parks and Recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS, Parks and Recreation is a leading provider of healthy meals, nutrition services and education; and

WHEREAS, Parks and Recreation programming and educational activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, Parks and Recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, Parks and Recreation is fundamental to the environmental well-being of our community; and

WHEREAS, Parks and Recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the City of Mebane recognizes the benefits derived from Parks and Recreation resources.

NOW THEREFORE, BE IT RESOLVED BY the Mebane City Council that July is recognized as Parks and Recreation Month in the City of Mebane.

Signed, sealed, and deliv	vered this 1st day of July 2024.
_	
	Ed Hooks, Mayor

No one spoke during the Public Comment Period.

A Spanish language translator was present and translated the entire proceedings for the public hearings associated with the Buckhorn Flea Market property, otherwise stated as public hearing items c-f.

Mayor Hooks read aloud comments regarding public hearing rules and the expected meeting decorum. Mayor Hooks called for a vote of the Council to concur with his role as Mayor to preside over the meeting, and to have a three-minute time limit for each speaker with a name and address to be provided before the speaker comments. Mr. White made a motion that there be a three-minute time limit for each speaker and that the speaker must give their name and address before the speaker comments. Ms. Burkholder seconded the motion, adding that this practice is the Council's normal process for all public hearings. The motion carried unanimously.

Mr. Brown explained that as to items c and d on the agenda, the Council has no authority to zone the property until it is annexed. He said if the Council desires to combine the two hearings, they must do so by motion. He added that if the Council combines the hearing, the Council will still

need to vote on the annexation request and the rezoning request separately, with the rezoning vote taking place after the annexation vote.

Mr. Bradley made a motion, seconded by Ms. Burkholder, to combine public hearing items 6c and 6d with the understating that the Council must vote on the items separately. The motion carried unanimously.

A public hearing was held on a request from Orange County Investors Partnership- Tracts 1 and 3-R and L Carriers to adopt an ordinance to extend the corporate limits. Mr. Brown presented the request. He stated it is a voluntary contiguous annexation of +/- 84.756 acres on Buckhorn Road in Orange County. At last month's meeting, the Council accepted the annexation petition and the certificate of sufficiency. He said after the rezoning request is heard; the Council must vote on the annexation request first.

A public hearing was held on a request from the applicant/property owner, Orange County Investors Partnership, and the developer, R+L Carriers, requesting a conditional rezoning to HM(CD) to develop a trucking and freight terminal on a site area totaling +/- 83.368 acres and addressed at 508 and 510 Buckhorn Road. The properties are located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County. Ms. Ownbey gave an overview of the request via the attached PowerPoint presentation.

Dave Pokela, an attorney with Maynard Nexsen of Greensboro, stated he will be presenting the requeset as the representative for R + L Carriers. Mr. Pokela also stated that Stan Richards, Vice President of Construction for R+L Carriers and Austin Watts, a civil engineer with Kimley Horn were in attendance to provide additional information on the request. Mr. Pokela gave an overview of the conditional rezoning request via the attached PowerPoint presentation, reiterating mostly the same information as shared by Ms. Ownbey.

Mr. Richards continued the PowerPoint presentation, sharing background information about the company, R + L Carriers. He also shared slides depicting current facilities owned and operated by R + L Carriers.

The Council asked how many people will be employed on this site. Mr. Richards replied that once it is opened, they would start with approximately 135 personnel, and they look for 8-12% growth per year after that. A breakdown of 8-12 people as dispatch and clerical staff and 75-90 drivers.

Mr. Watts continued the PowerPoint presentation, giving an overview of the proposed site plan, including the proposed truck traffic route within the site, parking areas, fueling center, and the main terminal, along with an area for future expansion and the stormwater pond. Mr. Watts stated that the site plan shows that the applicant will maintain the required 125-foot landscape buffer between the parking lot and the residences to the South.

The Council asked about the number of traffic trips to and from their facility. Mr. Richards stated there would be roughly 500-600 trips per day including the employees coming in and out.

The Council asked if a Traffic Impact Analysis was performed. Mr. Watts answered yes.

Earl Lewellyn, a traffic engineer with Kimley Horn, stated that a TIA was completed, and a report was provided in the Council's packets. The results showed a requirement for a northbound right turn lane on Buckhorn Road, and a southbound left turn lane, as well as a northbound left turn line at the intersection.

The Council asked about runoff containment measures for a spill. Mr. Watts replied, from an overall perspective storm water will be treated with this wet pond with floating wetlands in the back. He further explained that the truck maintenance garage, the fuel center, and the car wash all have their own separate oil water separators to capture hydrocarbons, so that water is then discharged to the main pond after those hydrocarbons are collected.

The following people spoke regarding the requests. Concerns were shared regarding the short notice given to the vendors at the Buckhorn Flea Market on Buckhorn Road requiring them to vacate the premises. They expressed that their businesses at the Flea Market are financially

important to them and their families. They pleaded for the Council's help to extend their stay and to help them find an alternative location to continue their business.

Wendy Padilla, 105 Kind Charles Road, Hillsborough, NAACP member and Orange County Schools Board Member

Bonny Emekoba, 5116 Parkerwood Drive, Knightdale, Flea Market vendor

Bennie Gonzalez, 2000 Paisley Drive, Lot 77, Haw River, Flea Market vendor

Yesenia Vazquez, 1208 Worth Street, High Point, Flea Market vendor

Elia Vazquez Uribe, 121 Transit Avenue, Thomasville, Flea Market vendor

Alba Luz Miranda, 973 Heritage Mountain Trail, Randleman, Flea Market vendor

Marco Vega, 2554 Dare Street, Burlington, Flea Market vendor

Idalia Gallegos, 2057 Tundra Drive, Burlington, Flea Market vendor

German Tascon, 2057 Tundra Drive, Burlington, Flea Market vendor

Mayor Hooks called for a break at 7:35 p.m. Mayor Hooks called the meeting back to order at 8:03 p.m.

Mayor Hooks thanked everyone for their patience. He stated that the common theme of the comments shared by the vendors is that they should be given more time to relocate. He requested that the applicant speak on that subject.

Mr. Pokela stated that after hearing comments from the public, the buyer (applicant) and seller (developer) have talked and on behalf of R +L Carriers, the applicant is willing to offer a condition with this Conditional District Rezoning to allow the vendors at the flea market until August 14th to remove what they have on the property, with the understanding that the vendors would not be allowed to operate their business in the flea market.

Mike Fox, an attorney representing the developer, Orange County Investors Partnership, stated that the seller of the property agrees with what has been proposed regarding the time frame and agree to have staff on-site at the property to make sure that the vendors who have property there can get in and out with the understanding that during the additional time frame, there will be no more sales.

The following people came forward commenting on the same previously shared concerns.

Henry Toledo, 202 Supper Club Road, Mebane, Flea Market vendor

Kaitlyn Cortez, 9-year-old granddaughter of Flea Market vendor

Veronica Torres, 1135 Strader Drive, Burlington, Flea Market vendor

Gerzon Sanchez, 1611 Oklahoma Avenue, Burlington, Flea Market vendor

Zaida Mendez, 5641 Western Boulevard, Apt. D, Raleigh, Flea Market vendor

Craig Williams, 2406 McGregor Street, Mebane, Flea Market vendor

Luvia Martinez, 3313 NC Hwy 119, Haw River, Flea Marker vendor

Brenda Rodriquez, 3847 Leo Street, Winston Salem, Flea Market vendor

Abdoulaye Hachimo, 1831 Chapel Hill Brook Way, Flea Market vendor

Mr. White made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously.

After discussion among the Council and the representing attorneys, Mr. Bradley made a motion to adopt the Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the +/- 84.756 acres. After more discussion among the Council and staff, Ms. Burkholder seconded the motion. Mayor Hooks called for a vote. The vote passed with a 3-2 vote. Ayes- Mr. Bradley, Ms. Burkholder and Ms. Hadley. Nays- Mr. White and Mr. Ewing.

Mr. Bradley made a motion to approve the HM(CD) zoning as presented and a 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-2 Industrial Area and is part of the Buckhorn Economic Development District (Mebane CLP, p. 76); and,
- Serves Growth Management Goal 1.7 through the support of industrial development at existing and developing industrial parks near I-40/85 (p. 17 & 84).
- With the condition that the applicant allow the patrons until August 14th to remove their properties

Ms. Burkholder thanked the interpreter for doing a great job, then seconded Mr. Bradley's motion. The motion passed with a 4-1 vote. Ayes- Mr. Bradley, Ms. Burkholder, Ms. Hadley and Mr. Ewing. Nays- Mr. White.

Mayor Hooks called for a break at 8:50 p.m. Mayor Hooks called the meeting back to order 8:56 p.m.

Mayor Hooks took a moment to introduce Laura Schafer, the new Executive Director for the Downtown Mebane Development Corporation (DMDC).

Mr. Brown stated that similar to the earlier request, a motion is needed to combine the two public hearing items 6e and 6f. As before, the votes must be separate.

Mr. Burkholder made a motion, seconded by Mr. Bradley, to combine public hearings 6e and 6f. The motion carried unanimously.

A public hearing was held on a request from Orange County Investors Partnership and Joe Fearrington- Tracts 2- Buckhorn Industrial to adopt an ordinance to extend the corporate limits. Mr. Brown presented the request. He stated it is a voluntary contiguous annexation of +/- 49.267 acres on Buckhorn Road in Orange County. At last month's meeting, the Council accepted the annexation petition and the certificate of sufficiency. He said after the rezoning request is heard; the Council must vote on the annexation request first.

A public hearing was held on a request from Orange County Investor Partnership requesting to establish LM(CD), Light Manufacturing Conditional, zoning on five properties, totaling +/- 49.25 acres, and located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County, for a future light industrial development. Ms. Ownbey gave an overview of the request via the attached PowerPoint presentation. The applicant proposes to develop the properties as a conditional zoning district with a conceptual master plan that shall not be exceeded in intensity. The site plan shows the extent of this intensity, which may total as much as 526,380 square feet of light industrial space along with parking and stormwater controls to support this footprint. As noted on the site plan, the concept is to show general compliance with the Mebane Unified Development Ordinance (UDO). The applicant requested flexibility with the orientation, layout placement, and size of the buildings, parking areas, and vehicular access points. Additionally, the applicant agreed to review future right-of-way dedication at the intersection of Buckhorn Road and West Ten Road with a construction plan review.

Mike Fox, the attorney representing the applicant, Buckhorn Industrial, gave an overview of the conditional rezoning request via the attached PowerPoint presentation, reiterating mostly the same information as shared by Ms. Ownbey.

No one from the public spoke concerning either hearing.

Mr. White made a motion, seconded by Ms. Burkholder, to close the public hearing. The motion carried unanimously.

Ms. Burkholder made a motion, seconded by Mr. Ewing, to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the +/- 49.267 acres. The motion carried unanimously.

Mr. Bradley made a motion, seconded by Ms. Burkholder, to approve the LM (CD) zoning as presented and a motion to find that <u>the application is consistent</u> 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-2 Industrial Area and is part of the Buckhorn Economic Development District (Mebane CLP, p. 76); and,
- Serves Growth Management Goal 1.7 through the support of industrial development at existing and developing industrial parks near I-40/85 (p. 17 & 84).

The motion carried unanimously.

A Public Hearing was held on a request from Norris Family 2, LLC is requesting approval to conditionally rezone the +/- 2.048-acre property located at 506 W Holt Street, from R-8 to HM (CD) to allow for outdoor storage, including a construction material laydown yard, by the adjacent industrial business, The Building Center. The property is located within Alamance County in the City limits. Ms. Ownbey gave an overview of the request.

The following conditions are proposed with the conditional rezoning request:

Proposed Conditions of Zoning District	Mebane UDO Requirements
The applicant is requesting that the required	Pursuant to the requirements of Section 6-4 of the
landscape buffers on the west, south, and southeast	Mebane UDO, a 125-foot buffer would be required
sides of the property be reduced to a minimum of	from the adjacent residential property to the east
20 feet, as shown on the site plan. Part of the	and a 70-foot buffer would be required from the
reductions are caused by a 68' Duke Energy	adjacent vacant (residentially zoned) property on
easement and a 20' City of Mebane sewer	the west side of the subject property.
easement.	

There are no road improvements associated with the project. There is no driveway connection to West Holt Street, it will be the property access through The Building Center's existing driveway. Additionally, per the Mebane UDO, the applicant will construct a 5-foot sidewalk along the frontage.

Jonathan Sossamon Jr., the representative for Norris Family Investments 2 LLC, gave a brief overview of the request.

No one spoke concerning the request.

Mr. Ewing made a motion, seconded by Ms. Burkholder, to close the public hearing. The motion carried unanimously.

Ms. Burkholder made a motion, seconded by Ms. Hadley, to approve the HM(CD) zoning as presented and a 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-1 Downtown Mixed-Use Area and in a generally industrial area (Mebane CLP, p. 68).

The motion carried unanimously.

A Public Hearing was held on a request from Slippery Elm Properties, LLC for approval to conditionally rezone a +/- 43.32-acre property from R-20, Residential District to R-12 (CD),

Residential Conditional District, to allow for a residential cluster subdivision of 110 single-family homes and a public park. The property is located in Orange County outside of City Limits within the Mebane Extraterritorial Jurisdiction (ETJ). Annexation of the property is required before connection to City utilities. The applicant has the property under contract to purchase, contingent upon approval of the conditional rezoning request. Ms. Ownbey gave an overview of the request via the attached PowerPoint presentation.

The following conditions are proposed with the conditional rezoning request:

Proposed Conditions of Zoning District	Mebane UDO Requirements
The applicant is requesting a 20' rear setback for Lots 6 – 14 and Lot 60 and a minimum 50' lot width for all lots. The lots with reduced rear setbacks abut landscape buffers.	Table 4-2-1 of the Mebane UDO requires a 25' rear setback and 65' lot width for homes in the R-12 Zoning District. Reduction of the lot width is anticipated with residential cluster subdivisions. The lots with reduced rear setbacks are adjacent to landscape buffers.
The applicant is proposing to dedicate +/-6.05 acres of land for public recreation area. The site plan shows +/- 7.18 acres of qualifying private common open space. The amount of land shown as public recreation area and private open space totals +/- 13.23 acres.	Pursuant to Section 6-8 of the Mebane UDO, the applicant is required to provide 3.16 acres of public recreation area and 10.14 acres of private open space. This totals to 13.3 acres.

Amanda Hodierne, the attorney representing the record property owner and Glennwood Homes LLC, the contract purchaser and would-be developer of this project, gave an overview of the request via the attached PowerPoint presentation.

Ms. Hodierne stated that down to the South to the crossover at Lebanon Road, there will be a full perimeter buffer which is in excess of the City's ordinance. The ordinance does not require this but along the front streetscape of Saddle Club, there will be a 30-foot landscape perimeter buffer, and along the rear property line referred to as the East property there is a 20-foot landscape buffer which is not required because it's residential to residential. City ordinance does not require but it is nice to have privacy screening and separation along the front edge of Saddle Club. Ms. Hodierne reiterated the proposed conditions as shared by Ms. Ownbey.

The proposed on-site amenities and dedications include the following:

- The construction of all internal streets with 5' sidewalks.
- The construction of a 5' concrete sidewalk along Saddle Club Road, with crosswalks as shown on the site plan and across Lebanon Road.

The construction and dedication of a +/- 6.05-acre public park with a soccer field, six pickleball courts, 8' walking trail, restrooms, parking lot, and stormwater control measure constructed by the applicant. The public park dedication shows space for future facilities including four additional pickleball courts and a playground and/or parking lot expansion. The public park dedication and amenities have been reviewed by City staff and are recommended by the Mebane Recreation and Parks Director.

Ms. Hodierne shared depictions of the proposed playground installation. She referenced the Holt Street Park playground equipment.

Mr. Bradley asked if after the park is completed, would be maintained by the City not the HOA. Ms. Hodierne replied yes, upon dedication that is what would happen. The stormwater pond would remain under the HOA and would be maintained by the HOA.

Chase Smith, a traffic engineer with DRMP (formerly Ramey Kemp), gave a brief overview of the TIA

Ms. Hodierne highlighted the building commitments as listed on the PowerPoint slide. She also spoke of the neighborhood outreach stating they had 11 attendees and good discussion bt more feedback was received at the Planning Board meeting and the following changes were made since that meeting:

- Increased size of park dedication
- Relocation of a stormwater management facility to accomplish park increased size
- Addition of playground installation and security arm to park build
- Full commitment to Pickleball Courts instead of Volleyball Courts
- Additional architectural commitments

Ronnie Shields 2510 Saddle Club Road, spoke in opposition to the request, stating that the transition from the larger rural lots to the small cluster lot is poorly designed and not in harmony with the area.

Jessica Farrell, 2145 Saddle Club Road, spoke in opposition to the request, stating the proposed development Is not in harmony with the area.

Lauren Shields, 2490 Saddle Club Road, spoke in opposition to the request, citing infrastructure concerns.

Keith Hernandez, 2519 Saddle Club Road, spoke in opposition to the request, citing concerns with the increased demand on the schools.

Beth Carlton, 2565 Saddle Club Road, spoke in opposition to the request, citing traffic concerns.

Meredith Ragsdale, 2123 Saddle Club Road, spoke in opposition to the request, citing concerns with rainwater runoff, light and sound pollution, and safety concerns due to the proposed park.

Kelly Long, 2259 Saddle Club Road, spoke in opposition to the request, citing concerns with the proposed athletic fields and park and increased vehicular and pedestrian traffic.

Matt Farrell, 2145 Saddle Club, spoke in opposition to the request, citing concerns with public health and safety.

Michael Vaughn, 2259 Saddle Club Road, spoke in opposition to the request, citing concerns about increased population and the proposed development not being in harmony with the area.

George Thekis, 2000 Saddle Club Road, spoke in opposition to the request, citing concerns with the proposed development not being in harmony with the area.

Emily Quadrio, 1515 Saddle Club Road, spoke in opposition to the request, citing concerns with drainage issues, increased traffic, and sidewalk installation across her property.

Pat Rice, 2000 Saddle Club Road, spoke in opposition to the request, citing concerns with the high density of the proposed development, stating that it is not in harmony with the area.

Avis Rice, 1600 Saddle Club Road, spoke in opposition to the request, citing safety concerns.

Charlie Brown, 407 West Clay Street, stated R-12 does not match what Mebane wants.

Mr. White made a motion, seconded by Ms. Burkholder, to close the public hearing. The motion carried unanimously.

Ms. Hodierne addressed the concerns shared by the citizens and concluded her presentation.

Mr. Mitchell stated that the Parks and Recreation Director had suggested a phasing plan for the construction of the park to match the phases of the subdivision and the presentation did not reflect that condition.

Ms. Hodierne stated that to ensure that the park does not languish behind the development of the neighborhood. She shared: Phase 1- pickleball courts and a partial parking lot. Phase 2-completion of the parking lot with lighting, and security arm at the entrance. Phase 3- playground with shade. Phase 4- restrooms with autolocking doors. Phase 5- soccer field with walking path.

After discussion among the Council and staff, Mr. White made a motion, seconded by Mr. Ewing, to approve the R-12(CD) zoning as presented and a 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. The request:

- Is for a property within the City's G-4 Secondary Growth Area and is "...generally residential...in nature..." (Mebane CLP, p. 66);
- Ensures the integration of a community facility into a new development to reduce distances to parks, consistent with Growth Management Goal 1.4 (p. 17 & 83);
- Supports park, greenway, and open space expansion in a developing area, prioritizing connectivity between locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90); and,
- Contributes to an emerging pedestrian and bicycle network, as required by the City's Bicycle and Pedestrian Transportation Plan.

The motion passed with a 4-1 vote. Ayes- Mr. White, Mr. Ewing, Ms. Hadley and Ms. Burkholder. Nays- Mr. Bradley.

A public hearing was held for the Council's consideration to adopt a preliminary resolution in support of the planned financing for the Lake Michael Dam spillway project. Finance Officer Daphna Schwartz presented the request in detail. The proposed resolution makes a preliminary decision to proceed with a 20-year project financing from Webster Bank. She explained that the City in collaboration with the City's financial advisers, Davenport & Co. LLC, solicited financing proposals from a number of banks and other financial institutions. Eight responses were received, and Webster Bank had the most attractive interest rate and the lowest and most attractive terms. Webster Bank came back with 20 years at 4.44% interest.

No one from the public spoke. Mr. White made a motion, seconded by Mr. Bradley to close the public hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Mr. White, to adopt the preliminary resolution in support of the Lake Michael Dam spillway financing in the form presented.

Preliminary Resolution in Support of Lake Michael Dam Spillway Financing

Introduction --

The City Council of the City of Mebane has previously determined to carry out a project to acquire and construct improvements to the Lake Michael Dam spillway.

The Council has also made a preliminary determination to finance this project through an installment financing, as authorized under Section 160A-20 of the North Carolina General Statutes. In an installment financing, the City's repayment obligation is secured by a mortgage-type interest in all or part of the property being financed, but not by any pledge of the City's taxing power or any specific revenue stream. In this case, the City expects that the Lake Michael Park property will serve as the collateral.

State law requires that the City's financing be approved by the North Carolina Local Government Commission, a division of the North Carolina State Treasurer's office. Under the LGC's guidelines, this governing body must make certain findings of fact to support the City's application for the LGC's approval of the City's financing arrangements.

1. The City of Mebane City Council RESOLVES, as follows:

The City makes a preliminary determination to finance approximately \$7,660,000 to pay project costs.

The City has solicited proposals from banks and other financial institutions to provide the financing. City staff recommends, and the Council approves, a proposal from Webster Bank to provide 20-year financing for the project. The final details of the financing, and the financing documents, are subject to this Council's further approval at a later meeting.

The final terms of the financing are also subject to the LGC's approval. Some of the financing proceeds may represent reimbursement to the City for prior expenditures on project costs, and the City may also use additional financing proceeds to pay financing costs or project costs as necessary.

2. The Council makes the following findings of fact in support of the City's application to the LGC:

- (a) The proposed project is necessary and appropriate for the City under all the circumstances.
- (b) The proposed installment financing is preferable to a bond issue for the same purposes. This financing is for a discrete facility and is therefore particularly suitable for installment financing.

The City has no meaningful ability to issue non-voted general obligation bonds for this project. This project will produce no revenues that could be used to support a self-liquidating financing. The City expects that in the current interest rate environment for municipal securities there would be no material difference in the overall financing costs between general obligation bonds and installment financings for this project.

- (c) The estimated sums to fall due under the proposed financing contract are adequate and not excessive for the proposed purpose. The City will closely review proposed financing rates against market rates with guidance from the LGC and the City's financial adviser. All amounts financed will reflect either approved contracts, previous actual expenditures, or professional estimates.
- (d) As confirmed by the City's Finance Officer, (i) the City's debt management procedures and policies are sound and in compliance with law, and (ii) the City is not in default under any of its debt service obligations.
- (e) Given the City's need for the project, the Council believes that the effect on the City's budget and the tax rate from repaying the borrowed money will be reasonable under all the circumstances. The Council will work to minimize the tax rate impact in a manner consistent with moving forward with the project and addressing the full range of City needs.
- (f) The City Attorney is of the opinion that the proposed project is authorized by law and is a purpose for which public funds of the City may be expended pursuant to the Constitution and laws of North Carolina.

3. Additionally, the Council resolves as follows:

- (a) The City intends that the adoption of this resolution will be a declaration of the City's official intent to reimburse project expenditures from financing proceeds. The City intends that funds that have been advanced for project costs, or which may be so advanced, from the City's general fund, or any other City fund, may be reimbursed from the financing proceeds.
- (b) The Council directs the City Manager and the Finance Officer to take all appropriate steps toward the completion of the financing, including completing an application to the LGC for its approval of the proposed financing. The Council ratifies all prior actions of City representatives in this regard.
- (c) This resolution takes effect immediately.

Mr. Holt presented a request for the Council's approval of a contract award for the Lake Michael Dam Spillway Replacement Project. The City received five (5) bids on June 6th, 2024, ranging from \$6,075,000 to \$8,168,625 for the Lake Michael Dam spillway replacement project. Thalle Construction was identified as the low-qualified bidder. Staff recommends the Council make tentative contract award in the amount of \$6,025,000 to Thalle Construction pending financing approval by

the Local Government Commission and approving a Capital Project Budget Ordinance in the amount of \$7,559,500. The construction of the improvements is anticipated to be a 12-month construction period at which time Lake Michael will be closed to the public.

Mr. White made a motion, seconded by, Mr. Bradley, to make a tentative contract award in the amount of \$6,025,000 to Thalle Construction pending financing approval by the Local Government Commission and approving a Capital Project Budget Ordinance in the amount of \$7,559,500. The motion carried unanimously.

The Council heard a proposal from Tanger General Manager, Amanda Slayden, to establish a social district within Tanger outlets. The items discussed included the district's geographic boundary, maintenance plans, and enforcement guidelines. Questions were raised about its implementation. No formal action was taken.

Mr. Holt presented a request for the Council's consideration to accept the 2024 Long Range Utility Plan. He stated that Alley, Williams, Carmen, and King, Inc. ("AWCK") has completed its study of water and wastewater needs for the City of Mebane with contributions from engineers with Hazen, McGill, and Mebane staff. The 2024 Long Range Utility Plan (LRUP) may serve as a planning guide for current and future city staff and Councils. Addressed in the 2024 LRUP are the following items.

- 1. Expansion of the Graham-Mebane Water Treatment Plant and Lake.
- 2. Expansion of the Water Resource and Recovery Facility.
- 3. Water and Wastewater distribution and collection system needs.
- 4. Service area and future water and wastewater projections.
- 5. Recommended action items.

Mr. White made a motion, seconded by Mr. Ewing, to accept the 2024 LRUP as presented. The motion carried unanimously.

Ms. Ownbey stated that the City has contracted with Green Heron Planning, LLC for updates to the comprehensive land development plan. The process of updating the plan will begin in July 2024 and is expected to be completed within 12 to 18 months. Staff is hopeful that Council will some guidance in terms of if they need to open applications up for the public to apply to serve on this committee. She stated that ideally the Community Advisory Committee would have the following:

- 10-12 individuals
- Balance of perspectives
- Seek representation from city advisory and associated boards
- Open applications for community members to apply to serve on committee
- Council make appoints on August 5, 2024

Mr. Ewing made a motion, seconded by Ms. Hadley, to proceed with the outlined appointment strategy to the community advisory committee for updates to the Comprehensive Land Development Plan. The motion carried unanimously.

Mr. Brown presented a request for the Council's consideration to accept the conveyance of the 60 acres from the NCDOT. He explained that NCDOT acquired a number of "excess" acreage in the construction of Highway 119 North, being approximately 60 or so acres which NCDOT has agreed to convey to the City. The immediate expense to the City is the \$31 recording fee. The property will be added to the City's property inventory and will need to be covered by the City's liability insurance policy. No increase in premium is anticipated.

Mr. Bradley made a motion, seconded by Mr. Ewing, to accept the land donation from NCDOT as presented. The motion carried unanimously.

Mr. Brown stated that a motion is needed to enter into a Closed Session for discussion on the New City Manager. He requested that he be included in the closed session as the City's attorney, as well

as Mr. Rollins and Mr. Mitchell as City Manager and Assistant City Manager. Mr. Bradley made a motion, seconded by Mr. Ewing, to enter into a Closed Session for the purpose of discussing the City Manager appointment and to include the City Attorney, the current City Manager, and the current Assistant City Manager. The motion carried unanimously.

The Council left to enter into the Closed Session at 11:53 p.m.

Mr. White made a motion, seconded by Mr. Ewing, to reopen the session. The motion carried unanimously.

Mr. Bradley said that due to the fact that when the City advertised the application for the City Manager position, it did not get the attention the Council expected possibly because of budget time and budget constraints within the local governments and the ability for people to pay attention. He then made a motion for the City to readvertise the City Manager position on September 1st and in the interim appoint Preston Mitchell as Interim City Manager at the pay scale equivalent to what the current City Manager is making and for that to remain in effect until a new manager is put in place. Mr. White seconded the motion. The motion carried unanimously.

There being no further business, the meeting adjourned at 12:33 a.m.

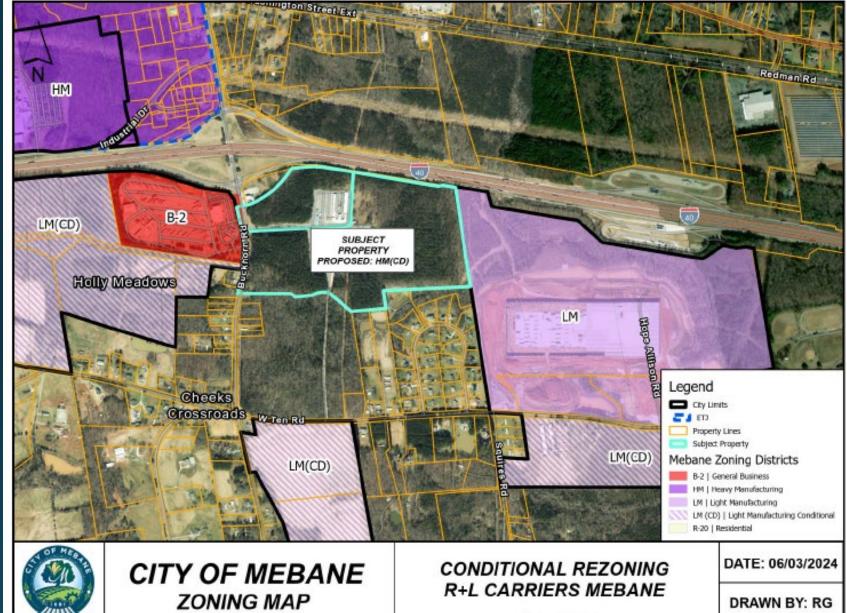
	Ed Hooks, Mayor
ATTEST:	
Stephanie W. Shaw, City Clerk	



Ashley Ownbey, Development Director

Request to Establish: HM(CD) Zoning by Orange County Investors Partnership



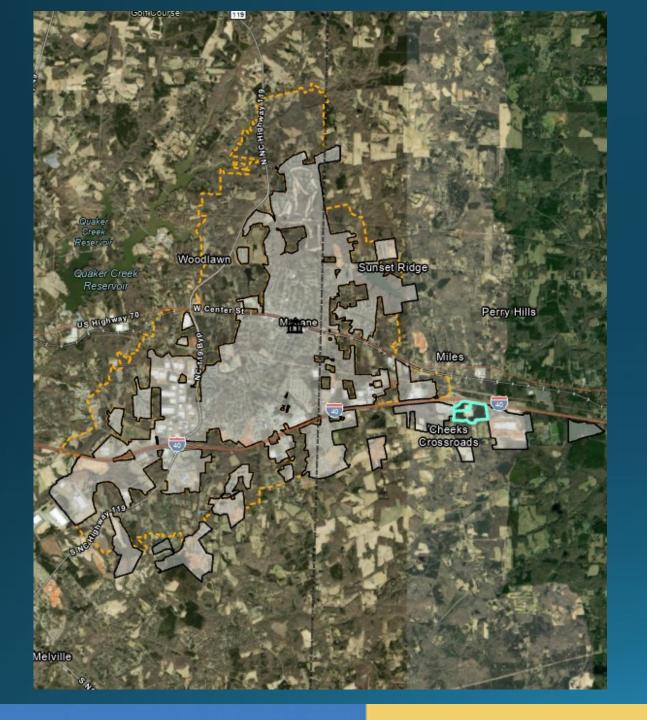


R+L Carriers Mebane Conditional Zoning Request

- Request by Orange County Investors Partnership
- Two properties, totaling +/-83.368 acres
- Existing zoning: EDB-2 (Orange County)
- Requested zoning: HM (CD)



1 inch = 1,000 feet



R+L Carriers Mebane

Conditional Zoning Request

- Orange County's Jurisdiction
- Annexation request submitted concurrently with rezoning request.
 - The property must be annexed before the City Council can take action on the rezoning request.





R+L Carriers Mebane

Conditional Zoning Request

- Existing use: Flea Market
- Surrounding uses include:
 - Industrial Buckhorn Business Centre and Medline
 - Commercial Gas stations and Travel Center
 - Residential
 - Vacant

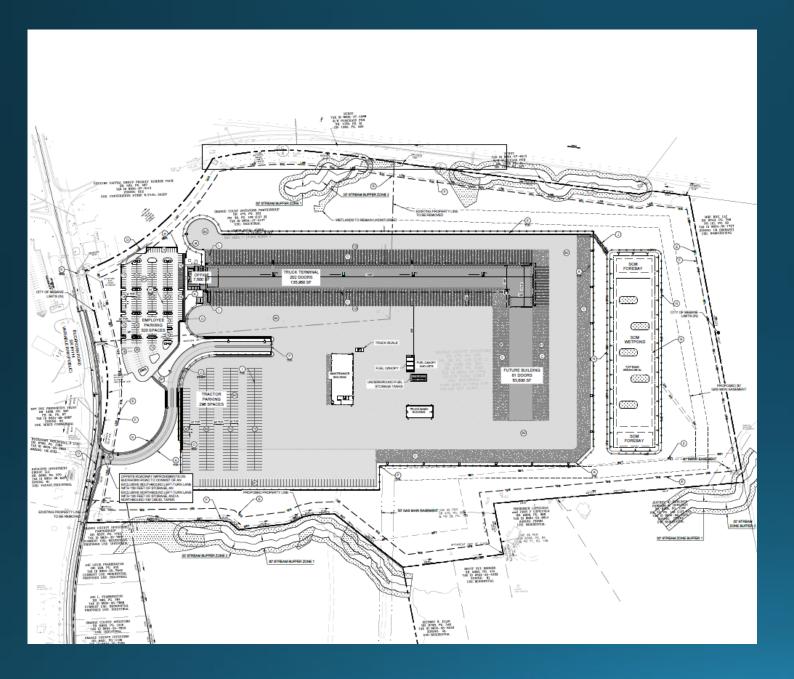




R+L Carriers Mebane Conditional Rezoning Request

• *Mebane By Design* G-2 Industrial Growth Strategy Area and Conservation Area





R+L Carriers Mebane

Conditional Zoning Request

The applicant is requesting a conditional rezoning to HM(CD) to allow a Trucking and Freight Terminal by R+L Carriers.

Multi-modal Improvements:

 Construction of a 5-foot sidewalk along Buckhorn Road

Road Improvements:

- Required on Buckhorn Road
 - Exclusive southbound left turn lane with 150 feet of storage
 - Exclusive northbound left turn lane with 100 feet of storage
 - Exclusive northbound right-turn with 100 feet of storage

Proposed Conditions:

 The applicant has not requested or proposed any conditions. Development will be required to follow the submitted site-specific plan.



Applicant Presentation





R+L CARRIERS

Rezoning and Annexation Request

508-510 Buckhorn Road off of I-40 Mebane City Council – July 1, 2024





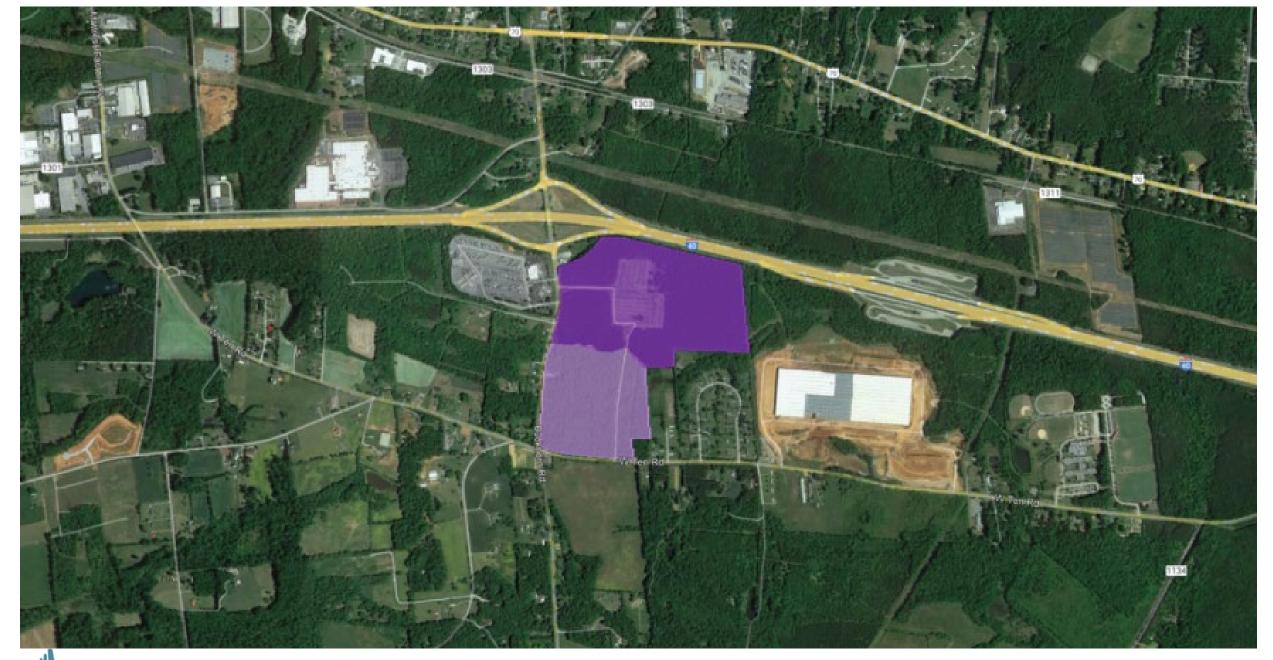
MEBANE NC

NEW
SERVICE CENTER

We Ship Anything, Anywhere, Anytime!8

rlc.co.



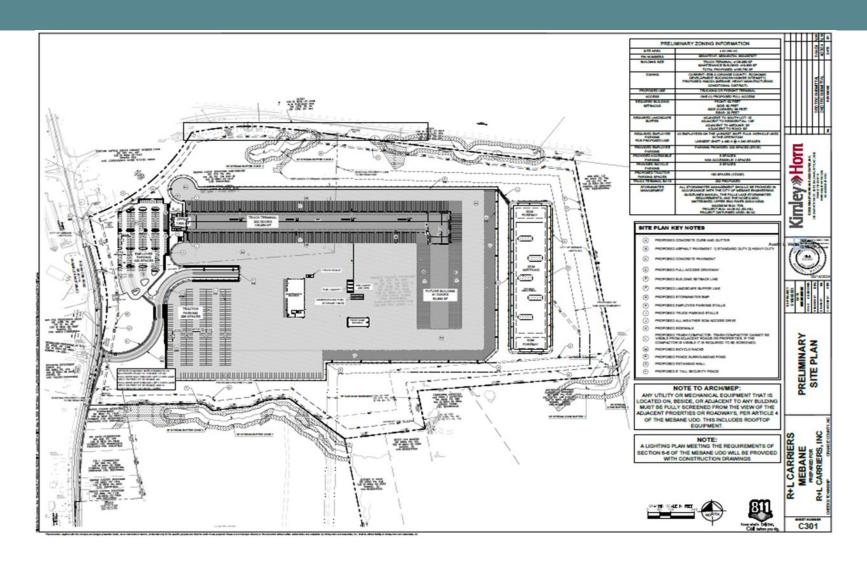


Annexation and Rezoning

- Current Zoning:
 - Orange County "EDB-2" (Economic Development Buckhorn Development Higher Intensity)
- Requested Zoning:
 - Mebane "HM (CD)" (Heavy Manufacturing Conditional District)
- Total Acreage: +/- 83.368 acres
- Future Land Use Designation:
 - G-2 Industrial in the Buckhorn Economic Development District



PRELIMINARY SITE PLAN







IMPREHENSIVE PLAN | MEBANE, NC

PLAN RENDER









COMMUNITY MEETING

- Letters mailed on May 13, 2024 to invite neighbors to a community informational meeting.
- Invitation sent to adjoining owners within a 300-foot radius of the subject property (including anyone across any streets).
- Meeting was conducted on May 23, 2024 via Zoom.
- Approximately 7 attendees.
- Applicant answered various questions (e.g., explained landscape buffer; explained construction timeline; explained R+L's safety compliance; explained how light is addressed, etc.).
- No subsequent inquiries have been received.



About R+L Carriers

Mission Statement



R+L CARRIERS is a Global Transportation
Provider designed to provide superior service
at competitive pricing through
safe and efficient operations and innovative
thinking to the ultimate benefit of our
customers.

Customer satisfaction is mandatory to ensure future success.

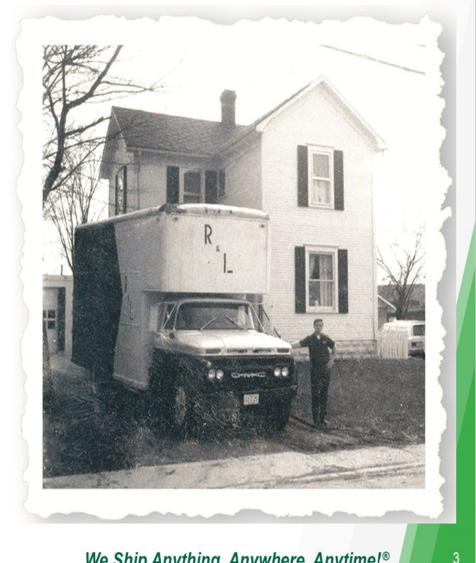
As a family owned company, we look forward to representing your logistics needs with the professional services you deserve and as a neighbour you are proud to have next door.



The Beginning

1 Man - 1 Truck

- Founded in 1965, by Ralph "Larry" Roberts Sr. Roby Roberts, CEO - 2010
- > R+L Carriers has grown from a single truck, to a fleet of over 25,000 tractors and trailers
- A nationwide network of over 140 service centers
- A dedicated team that exceeds 16,000 employees.



rlc.com

We Ship Anything, Anywhere, Anytime!®



Today's Fleet



rlc.com

We Ship Anything, Anywhere, Anytime!®





R+L "First" Service Center



We Ship Anything, Anywhere, Anytime!®









Savannah, GA









Savannah, GA Side View





Temple, TX Dock





Service Center Office



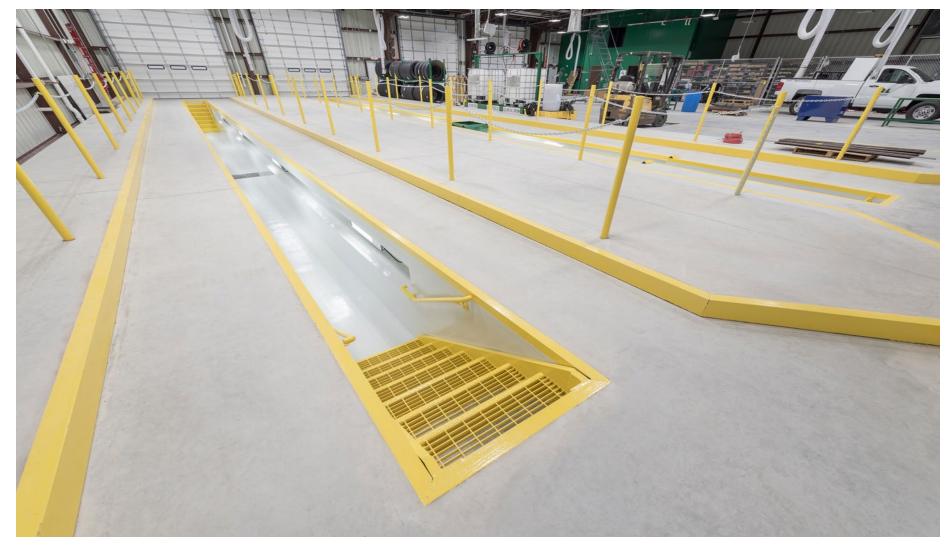


4 Bay – Maintenance Shop





Maintenance Shop Interior





2 Lane – Fuel Island





NEW HOUSING DEVELOPMENT NEXT TO ARLINGTON, TN SERVICE CENTER





R+L Carriers appreciates your consideration of this request.

QUESTIONS?

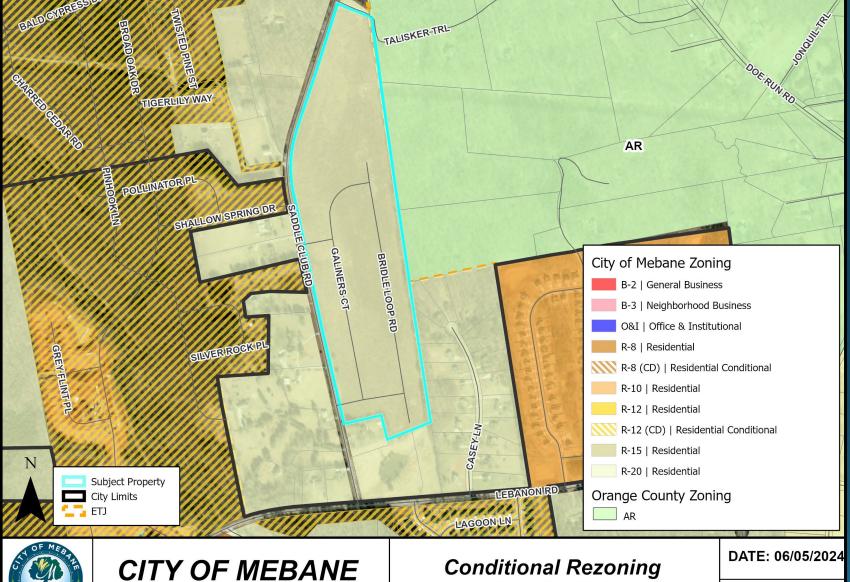




Ashley Ownbey, Development Director

Rezoning Request: R-20 to R-12 (CD) by Slippery Elm Properties, LLC





ZONING MAP

Saddle Club Subdivision Conditional Rezoning

- Request by Slippery Elm Properties, LLC
- +/- 43.32 acres
- Existing zoning: R-20
- Rezoning Request: R-12 (CD)

Conditional Rezoning Saddle Club

1 inch = 600 feet

DRAWN BY: AO

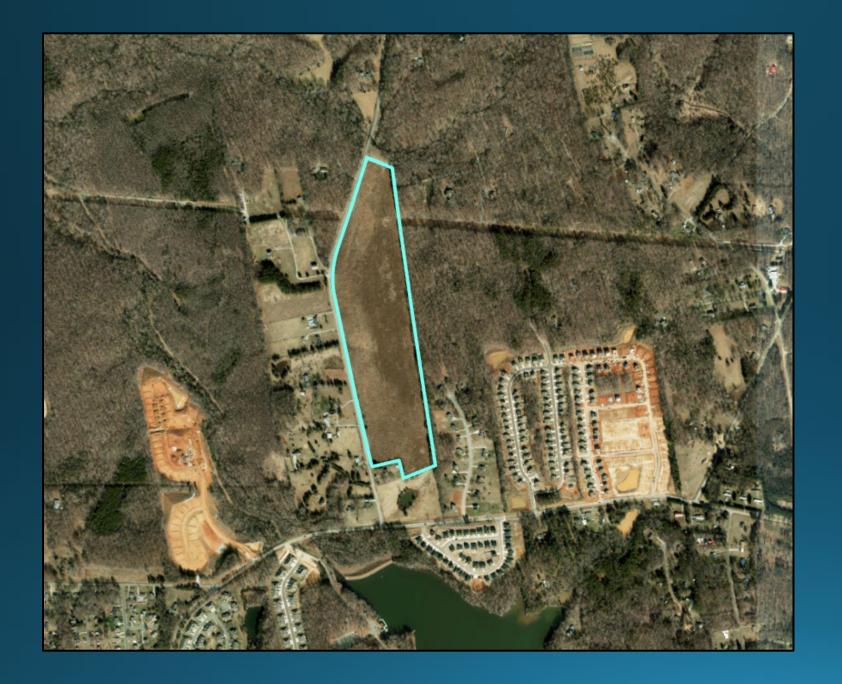




Saddle Club Subdivision Conditional Rezoning

- Orange County, Mebane ETJ
- Annexation required before connection to City utilities.

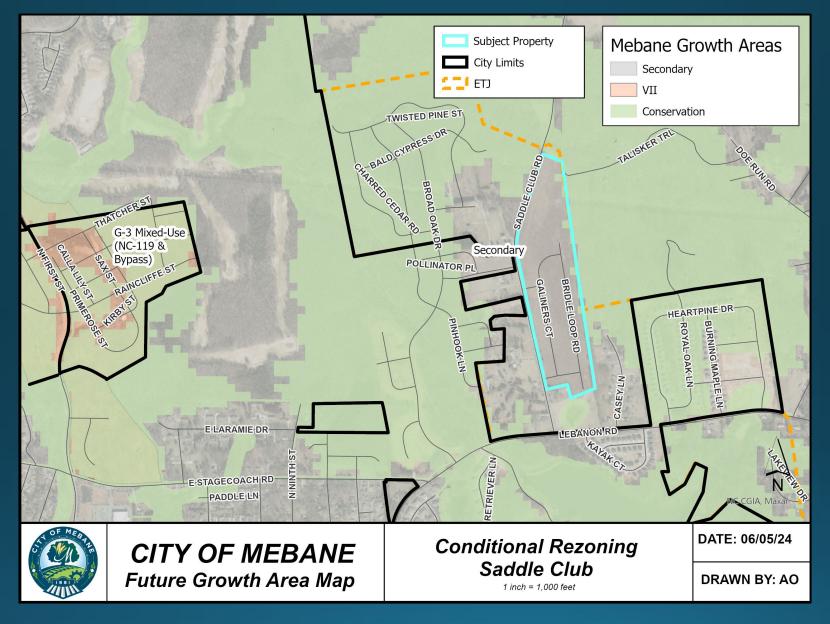




Saddle Club Subdivision Conditional Rezoning

- Vacant
- Surrounding uses include:
 - Single-Family Residential
 - Forested
 - Vacant

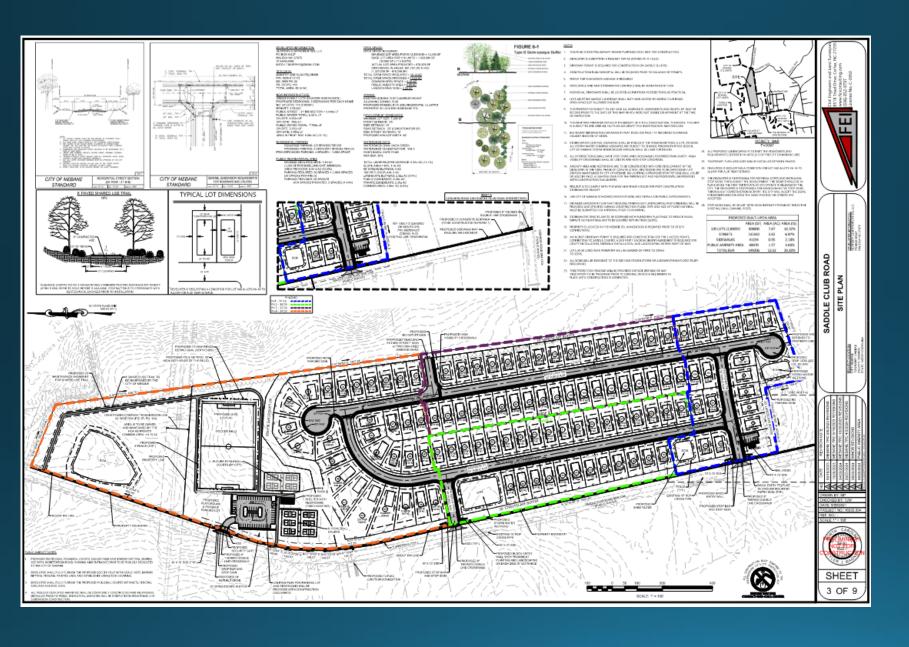






Mebane By Design, G-4 Secondary Growth Area

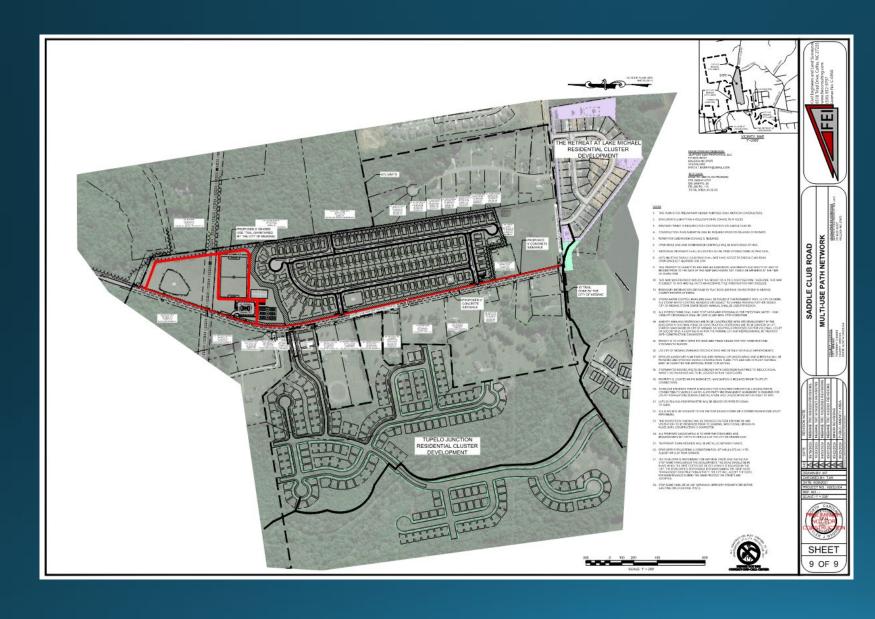




Saddle Club Subdivision Conditional Rezoning

- Residential Cluster Subdivision:
 - 110 single-family homes
 - +/- 6.05-acre public park
- Conditions:
 - Rear setback reduced to 20' for certain lots.
 - Minimum lot width of 50'
 - +/- 6.05 acres of public recreation area
 - +/- 7.18 acres of private common open space
- No public roadway improvements required of TIA.





Saddle Club Subdivision Conditional Rezoning

- Public Amenities:
 - Soccer Field
 - Pickleball Courts
 - Restrooms
 - 8' walking trail
- Multimodal Connections:
 - 5' sidewalk along Saddle Club
 - Connection to Lake Michel Connector
 - Crossing of Lebanon Road





Applicant Presentation



SADDLE CLUB ROAD SUBDIVISION

Mebane City Council July 1, 2024



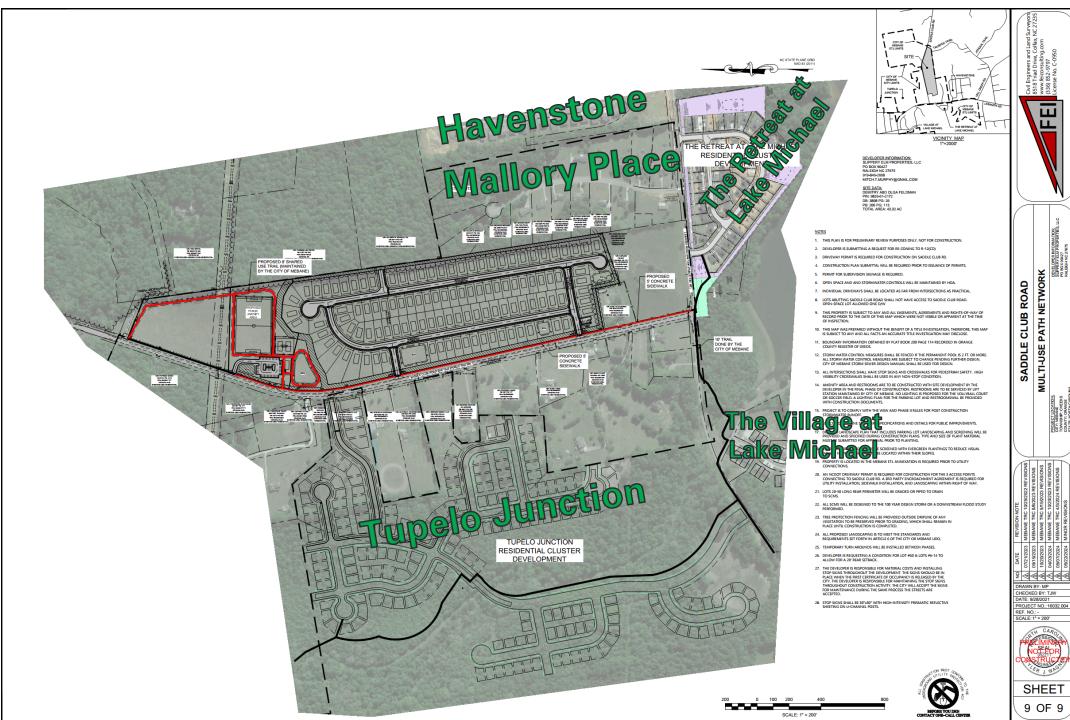
NATURE OF REQUEST

- 43.32 Acre Site
- Rezone to R-12(CD)
- Conditional Zoning = Site Plan Specificity
- Annexation will be required
- Proposed Number of Homes is 110
- Proposal includes Park to be Publicly Dedicated
- Park consists of pickleball courts, soccer field, restroom facility, 8' wide walking trail and parking area



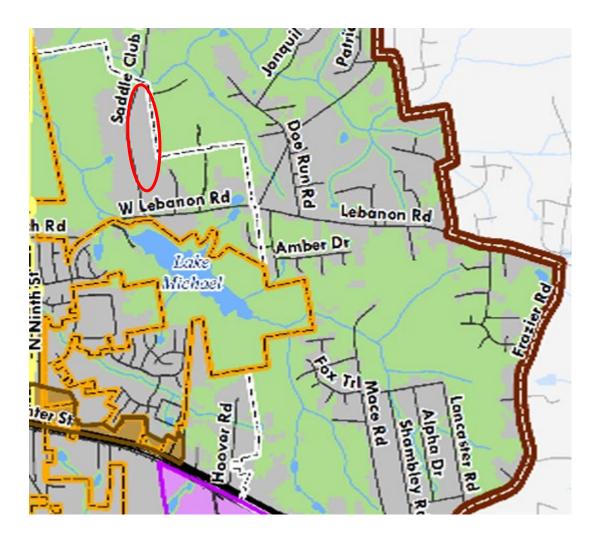






) I S

MEBANE BY DESIGN





- G4: Growth is supported via use of existing infrastructure
- Growth Management Goal 1.4 seeks to Ensure that adequate community facilities are integrated into new development
- Open Space & Natural Resource
 Protection Goal 4.3 seeks to Support park, greenway, and open space expansion in developed and developing areas



Consistency with Mebane By Design (Land Use)

- Residential
- Placing appropriate density and housing where it can be supported by existing infrastructure
 - Sewer
 - Road improvements
 - Recreation opportunities
 - Connectivity



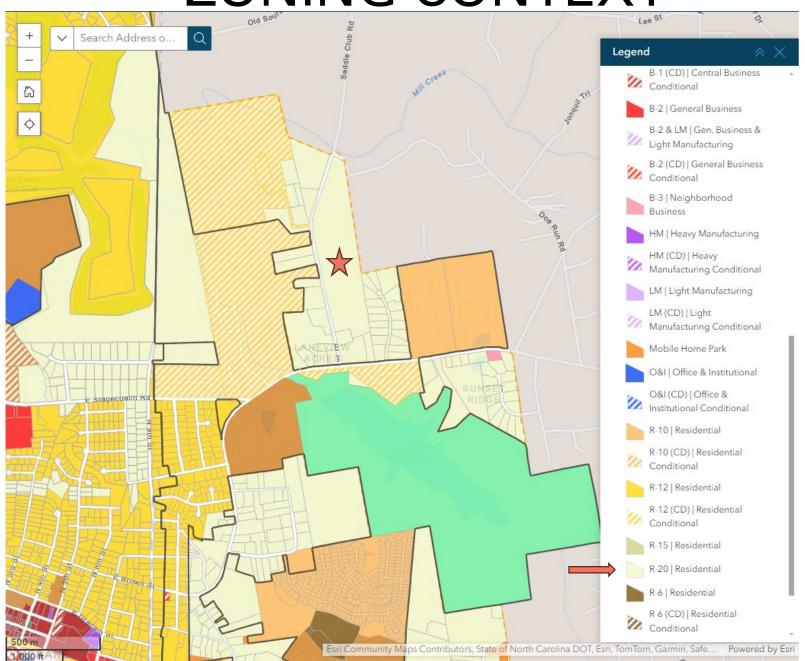
Consistency with Mebane By Design (Other Objectives)

- Growth Management Goal 1.4
 - Creating an integrated park facility within the subdivision plan to serve all the residential growth in this area
- Open Space and Natural Resource Protection Goal 4.3
 - Provision of Park for City Dedication (Public Use) in location that meets a stated goal of the City for expansion of park locations
- Consistency with Mebane Bicycle and Pedestrian Transportation Plan
 - Provision of Multi Modal Improvements via sidewalks in subdivision; sidewalk along full frontage of Saddle Club Road to Lebanon Road
 - Connection to Lake Michael Park via crosswalk across Lebanon Road
 - Connection to community sidewalk network



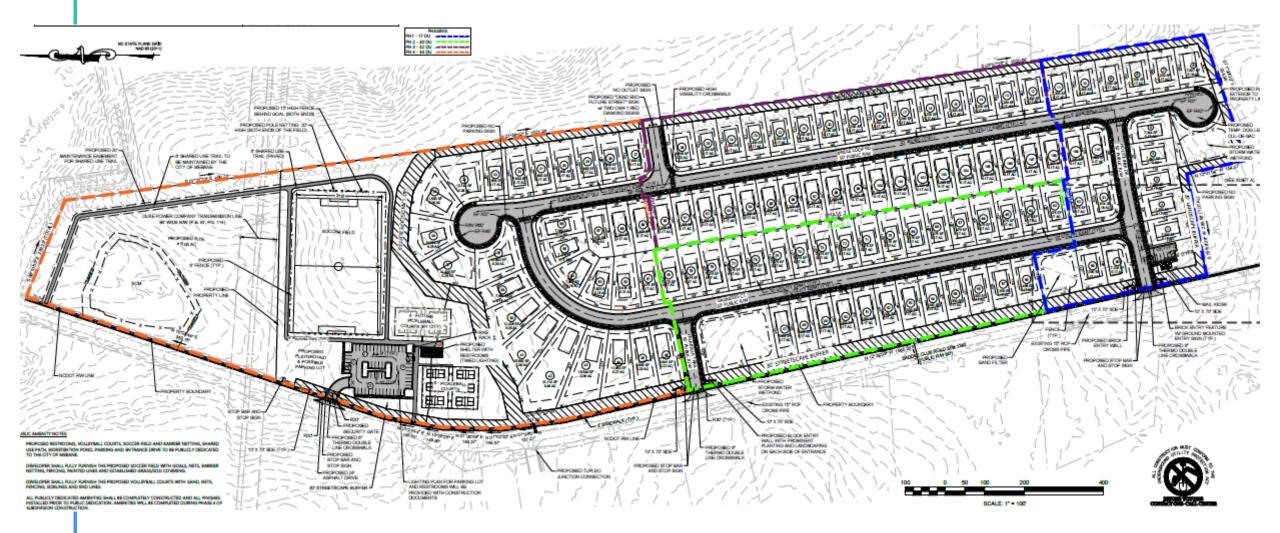


ZONING CONTEXT





SITE PLAN





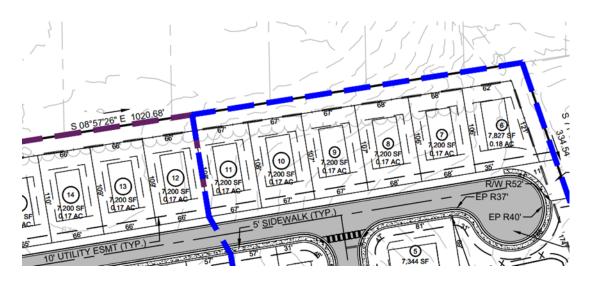
Site Plan Features

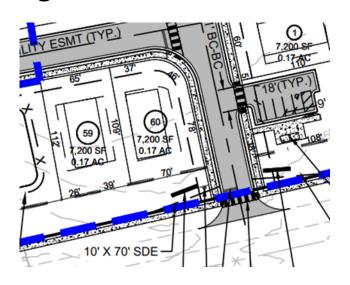
- Cluster Subdivision
- Park element for public dedication
 - Pickleball Courts
 - Soccer Field
 - 8' Walking Trails
 - On site parking
 - Restroom Facilities
- Sidewalk and Crosswalk Features
- Public Streets
- Full Perimeter Buffer
 - 30 foot Streetscape Buffer along Saddle Club
 - 20 foot Perimeter Buffer along eastern property line abutting Mallory Place
- Traffic Impact Analysis conducted and reviewed and approved by City and NCDOT
- Reviewed by TRC ten times



REQUESTED ZONING CONDITIONS

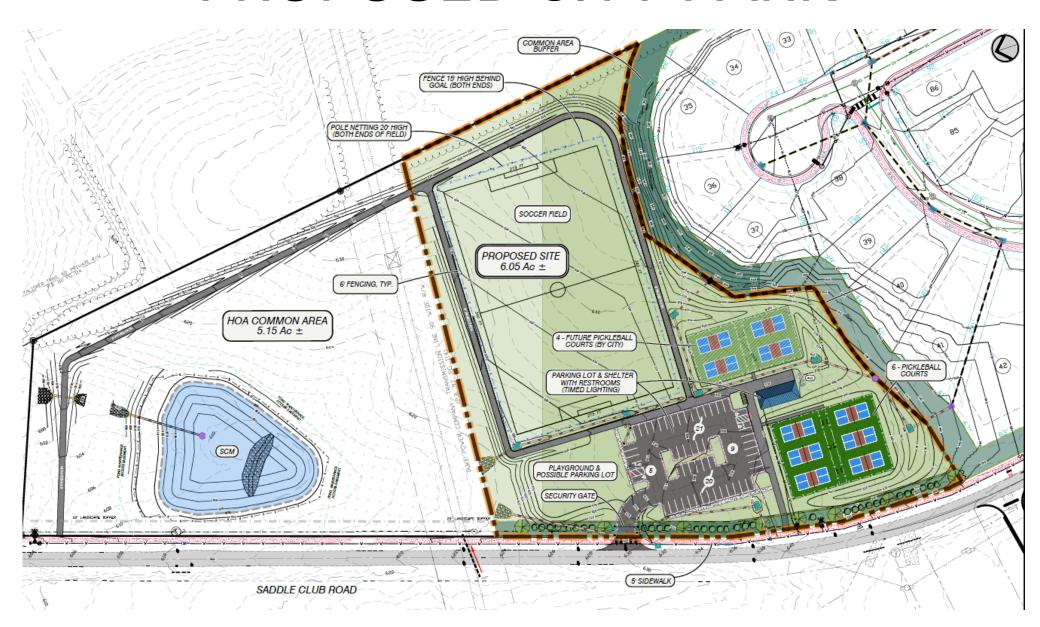
- Rear Yard Setbacks of 20 feet for Lots 6 through 14 and 60
 - Allows for full and consistent buffers along the backs of these Lots



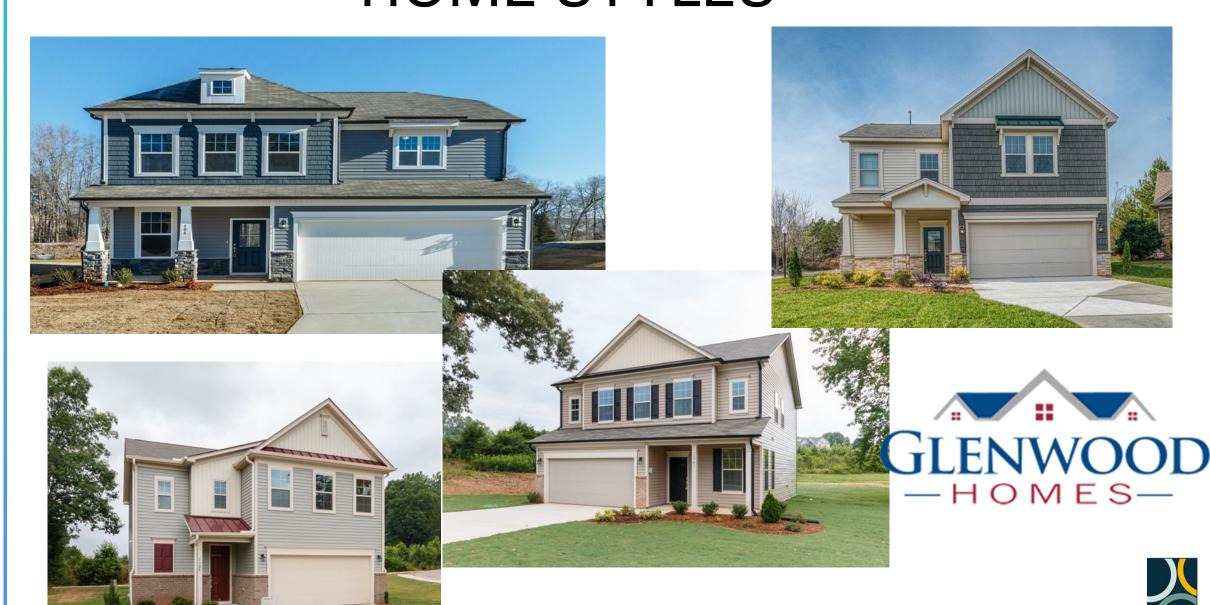


Open Space Dedications

PROPOSED CITY PARK



HOME STYLES



BUILDING COMMITMENTS

- All homes shall have a covered front porch/alcove;
- All homes shall have projecting eaves;
- The front façade of each home shall feature some mix of building materials to include, minimal maintenance siding, masonry, stone, or board and batten;
- Each home shall have a garage;
- Garage doors shall feature decorative paneling;
- All homes will have a main roof line with minimum pitch of 6:12;
- All homes will have a minimum of 1,500 square feet of conditioned square footage;
- Each home shall have a minimum of 1 front yard tree.



NEIGHBORHOOD OUTREACH

Neighborhood Meeting held on June 7, 2024



CHANGES SINCE PLANNING BOARD

- Increased Size of Park Dedication
- Relocation of a Stormwater Management Facility to accomplish park increased size
- Full commitment to Pickleball Courts instead of Volleyball Courts
- Additional Architectural Commitments