



The Mebane City Council held its regular monthly meeting at 6:00 p.m., Monday, February 1, 2021. Due to public health concerns related to COVID-19, the meeting was held virtually via Zoom.

Council Present via Zoom:

Mayor Ed Hooks
Mayor Pro-Tem Jill Auditori
Councilmember Sean Ewing
Councilmember Tim Bradley
Councilmember Patty Philipps
Councilmember Everette Greene

Board of Adjustment Members Present via Zoom

Genice Akins
David Ferraro

City Staff Present via Zoom:

City Manager Chris Rollins
Assistant City Manager Preston Mitchell
City Attorney Lawson Brown
Development Director Cy Stober
City Clerk Stephanie Shaw
Recreation and Parks Director Aaron Davis

Mayor Hooks called the meeting to order at 6:00 p.m. Mr. Bradley gave the invocation.

Mayor Hooks stated that the Council would like to take a few moments to honor retired City Manager David Cheek as he retired on January 31, 2021. Mr. Cheek joined the meeting via Zoom. Mayor Hooks read aloud a Resolution of Recognition for Mr. Cheek.

**RESOLUTION HONORING DAVID CHEEK FOR HIS SERVICE AS CITY MANAGER
OF THE CITY OF MEBANE, NORTH CAROLINA**

WHEREAS, David Cheek announced his intention to retire as City Manager of the City of Mebane effective February 1, 2021, the date of the last City Council meeting at which he will act as City Manager; and

WHEREAS, Mr. Cheek came to Mebane in 2010, serving as Assistant City Manager and Finance Director, then becoming City Manager in January of 2013; and

WHEREAS, during that period, Mr. Cheek has been an enthusiastic innovator, pushing for and achieving greater professionalism in City staff and efficiency in City operations; was a major contributor in establishing Mebane's brand of *Positively Charming*, along with its now well-known and loved color scheme, tagline and logo. Mr. Cheek has also been a huge supporter of bringing public art to the Mebane community; and

WHEREAS, His leadership and business acumen, honed after years in finance and service to the public, has contributed immensely to making Mebane a dynamic piedmont community; and

WHEREAS, during his local government career, Mr. Cheek has been a key member of Mebane's economic development team which has recruited over \$700 million in industry investment and 3,000 new jobs; and

WHEREAS, Mr. Cheek completed the City's first Comprehensive Annual Financial Statement to achieve the GFOA award for excellence, which the City has maintained every year since; and

WHEREAS, Mr. Cheek brought Mebane's financial systems into the 21st century with the introduction of credit cards and online payment systems, providing a higher level of convenience and customer service to residents; and

WHEREAS, he has been involved in many other notable City projects such as the conversion of the White Furniture Building into 157 market-rate apartments, the completion of a \$10 million, 32-acre leisure and sports park, the 54 -acre Cates Farm Park currently underway and the addition of several pocket parks located throughout the City, as well as the beginning stages of the Mebane Arts and Community Center to Holt Street Park Greenway; and

WHEREAS, Mr. Cheek has demonstrated unique dedication to the City, continuing to work despite all adversity and has also been incredibly involved in the community over the last three decades volunteering as a YMCA Board Member and Past President, as Treasurer of the Alamance Community College Foundation Board of Directors, as Board Member of the Alamance Regional Medical Center Foundation, as Treasurer of the Piedmont Chapter of the American Red Cross, and as a Board Member with the Piedmont Triad Partnership. He most recently joined the Board of Directors for the New Leaf Society.

NOW, THEREFORE, BE IT RESOLVED, on behalf of the City Council, City employees and the citizens of Mebane, that the City Council expresses to David Cheek their sincere appreciation for his loyal and distinguished service as City Manager in making Mebane a “Positively Charming” place to live, work and play over the last decade.

Adopted this first day of the month of February in the year 2021.

Ed Hooks, Mayor

Stephanie W. Shaw, City Clerk

Former Mayor Glendel Stephenson joined the meeting. Mr. Stephenson commended Mr. Cheek for his many years of public service. He then presented Mr. Cheek with the prestigious Order of the Long Leaf Pine (OLLP) award conferred by the North Carolina Governor’s Office. He stated that 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. He shared that Mr. Cheek began his career working for the State after he graduated from N.C. State University and in various capacities, for the last 31 years has been in service to various local governments in Alamance County. Mr. Stephenson continued, speaking highly of Mr. Cheek’s many achievements throughout his tenure with the City. He concluded by telling Mr. Cheek that Mebane is better off because of him and wished him well on his retirement.

Ms. Philipps shared a few comments, stating that Mr. Cheek has embodied the positivity and charm that he helped create here in Mebane. She said his positive spirit and his commitment to the best interest of the City has inspired everyone. She stated that he would be greatly missed but we will see his good works all around us every day.

Mr. Bradley said he has always believed that the best a person could do is to leave the world a better place than it was before they arrived and he feels Mr. Cheek has done that. He stated that it has been a pleasure to work with him and during the few times they have had disagreements, they were handled gentlemanly. He wished him the best in his retirement.

Mr. Greene told Mr. Cheek that he has been a good friend, a good neighbor and that he is a good person. He thanked him for all that he has done for Mebane and all that he had personally done for him.

Ms. Auditori said that tonight’s recognition of Mr. Cheek is certainly quite important and meaningful but it feels a little inadequate because it has to be done virtually. She stated she wishes that we could all celebrate together all the strides that have been made as a community during his leadership. She thanked him for his vision, calm demeanor, commitment to collaboration and most of all his friendship.

Mr. Ewing thanked Mr. Cheek for his service to the City and the community. He said, as a veteran, Mr. Cheek’s service and commitment to the community have meant so much, not only to the citizens but to the businesses. He commended Mr. Cheek on the technology strides that the City has made during his leadership. He concluded by telling Mr. Cheek that he will be missed and thanked him for the example he laid out for him as a new councilmember.

Mr. Rollins thanked Mr. Cheek for having faith in him eight years ago when he convinced him to come to Mebane to be the Assistant City Manager. Mr. Rollins said he has had two really good mentors in his career, one being Ray Fogelman and the other Mr. Cheek. He said the last eight years have been a lot of work but also a lot of fun.

Mr. Brown thanked Mr. Cheek for recruiting him seven years ago, stating that it has been a delightful seven years working with him and the others at the City. He said he hates to see Mr. Cheek go but wishes him the very best on his retirement.

Mayor Hooks stated that Mr. Cheek is very deserving of the OLLP award, joining fellow distinguished recipients, Former Mayor Glendel Stephenson and Councilman Tim Bradley. He stated that Mr. Cheek has been remarkable and the City Council has been very fortunate to have him as City Manager. The Mayor said Mr. Cheek handled having six bosses very well and always handled citizens with the utmost professionalism and care. He stated that Mr. Cheek is an outstanding person with strong moral values. He said the Council has always been pleased with how Mr. Cheek has led the City and represented the City.

Mr. Cheek gave the following comments:

I've thought about this night for going on four months now, so you'd think I'd be prepared. At 4:36 pm this afternoon, I realized that I did want to end my time here in Mebane well, so I quickly wrote this speech. I appreciate you allowing me to share it. Deciding to retire from Mebane was difficult because we do things with such intention and in the right way.

I am thankful to Robert Wilson for hiring me back in January 2010. While I was surprised by the call, I will never forget how much Robert encouraged me to apply, and frankly, how much he wanted me to come. Along with the City Council at that time, Robert welcomed me with open arms, and I have felt like Mebane was home since then. Other than Mayor Stephenson and Councilman Ewing, the rest of you have been on the Council the entire eleven years of my employment. That says something about the quality of leadership we elect in Mebane, and I am grateful to have served under each of you.

I couldn't have landed in a better place to finish my career, and I couldn't have worked with better colleagues along the way. To name a few, I recall Charles Bateman, Darrell Russell, and Jimmy Jobe taking me under their wings to show me the ropes. When you promoted me to city manager, we were fortunate to talk Chris Rollins into coming here, and then Lawson Brown, a wonderful counselor.

I quickly learned that there is a "Mebane Way" of doing things, and I quickly adapted to it, probably because I liked it so much. If I had to describe the Mebane Way in three phrases, I would describe it as:

- 1. Forward-Thinking,*
- 2. Doing Things Right, and*
- 3. Listening to the Citizens.*

With that attitude, I knew we could get a lot of things done, and we have. Mebane believes that local government can do some good for its residents, and the City is thriving because of that attitude. It's a simple thing to believe in something, but when actions follow that validate that belief, there is power for change to make the City a better place to live, work, visit and play. Mebane is changing fast because it is growing fast. Where there is growth, there is life, and where there is life, there is a need for good government. I believe we have good government in Mebane, and I am honored that you allowed me to help manage it for the past eight years.

Together, I believe we've made Mebane better since 2013, and for that, I want to thank the employees of Mebane. It has been a pleasure and an honor to serve with each of you, and I can proudly say today that we made a difference. And you will continue to make a difference by realizing that your jobs are essential, not just for you but for the 17,000 residents and numerous businesses in Mebane. I want to encourage you to find dignity in the work and calling of public service. Abe Lincoln once said, "I like to see a man proud of the place in which he lives. I like to see a man live so that his place will be proud of him." I want and hope for you to be proud of the work you do here.

As part of my responsibilities, I have had the opportunity to hear from many of Mebane's residents – your letters, emails, phone calls, City Council meetings, meetings in my office, committee meetings, and public forums. Whether coming out of the grocery store or church, walking down the street, or sitting in Reed's coffee shop, my interactions with most of you have been quite rewarding. I have gotten to know and appreciate you. You inspired me to work harder, do more, do it better, and never give up. I encourage you to continue being involved in this great government. Help the City Council and Manager to know your aspirations and vision for Mebane. Together you all can turn those aspirations into reality!

Speaking of the Manager, Council, you have a good one in Chris Rollins. Chris is a wealth of knowledge, and I don't know of a better person to navigate the waters of the eminent growth coming to Mebane. Between Chris, Lawson, and now Preston, you have an extraordinarily talented and skillful team that will help you guide Mebane through the next decade when Mebane will approach 30,000 residents. Chris and Lawson, I will greatly miss our brainstorming sessions where many decisions became clear by our open and honest communication. I wish you both great success in all you set out to do, both for Mebane and personally.

Finally, Council, I commend you for being forward-thinking, doing things right, and always having an ear to the ground on what the citizens want and need. Again, thank you for the opportunity to finish my career here. Thank you for having the vision and follow-through to create such a Positively Charming Mebane! A city that Tammy and I plan to live in for a long time, apparently with many, many others. I wish you all great success in the vital work of City government.

Mayor Hooks welcomed the new Assistant City Manager Preston Mitchell to his first Mebane City Council meeting.

Mayor Hooks opened up the Public Comment Period and asked that speakers keep their comments civil and to a three-minute time limit.

Nicole Grzyb joined the meeting via Zoom. She explained that she would like to gain the support of the Council to build a tournament worthy chess park in memory of her brother that passed. She stated that he was a talented, avid chess player and often spoke of the lack of places to play chess. She stated that she has spoken with Aaron Davis, the City's Recreation and Parks Director, and even met with him to look at potential locations. She also said that she had emailed the Council and the City's administration staff a more detailed request but she wanted to present the idea formally tonight. Mayor Hooks thanked Ms. Grzyb and told her that she did a great job presenting this idea to the Council and giving details on the project.

Naola Fearington joined the meeting via Zoom. She stated that she is a Trustee and the Church Clerk at New Dimensions Church of God in Christ located at 404 W. Jackson Street. She explained that they are concerned about the dilapidated building located directly behind the church and also located next to Holt Street Park. They previously used the building as a church annex however safety concerns forced them to discontinue use. They looked into the cost of repair and tearing down the building but with them being a very small congregation without a pastor at this time neither options are feasible. She asked if the City can be of assistance in tearing the building down. Mayor Hooks requested that staff look into options in which the City may be able to assist.

Elaine Berry joined the meeting via Zoom. She stated that since the beginning of January each of the Council members received emails requesting support of a local nondiscriminatory ordinance to protect the LGBTQ community within the Mebane community. She shared several statistics and reasons why such an ordinance is needed in Mebane. She said that it is her sincere hope that the Mebane City Council will pass a LGBTQ inclusive nondiscrimination ordinance that will send a real message that everyone is welcome to build a family, raise a family and do business in our town.

Beth Bronson, 1221 Buckhorn Road, Mebane, read aloud the following comments and later submitted them in writing as follows:

My setting roots in Mebane has aligned with a significant shift of future land use priorities in what is generally known as Cheeks township (over 9000 people at the time of the 2010 census). This includes extraterritorial jurisdictions of the City of Mebane and Hillsborough, and the Efland Area (which, it's worth noting - does not have a municipal government and is most impacted by economic development). I can confidently say that the City of Mebane and the County of Orange

do not have an existing agreement in place that would require either governing body to adhere to their respective Land Use Plans and Universal Development Ordinances. Since I do not know when a decision will be made before the BOCC, and subsequently Mebane CC, I would like to use this time for public comment to reiterate that The Buckhorn Area Plan, or BAP, does not solve this problem either. Nor does it include a comprehensive approach to future land use with respect to capital improvements – specifically traffic improvements, broadband/fiber, and land conservation that adequately meets the needs of a dramatically changing the rural landscape. Rather they are identifying with a high level of precision, which parcels we can expect to be commercially developed fastest, cheapest, and soonest, while making broad sweeping recommendations that remain aspirational and need of actual policy.

I would like to request that Mebane City Council, Orange County Board of Commissioners, and their respective Planning Boards reject the Buckhorn Area plan in its current form and rather use it as a foundation document to adopt a Joint Planning Area that incorporates economic and residential interests. In order to best prioritize future land use for the sake of your community members and your advisory boards, please recognize this would result in something tangible. This public comment comes after hours of pouring over publicly available information, attending hours of meetings and public hearings to provide the perspective of someone born and raised in one of these, often maligned, rural buffer zones of Orange County. The existing schedule of each municipality's respective schedule easily allows for the establishment of a Joint Planning Area.

Members of the council, and likely some of the public who are present, are familiar with the list of documents I am about to name off. For everyone else, the following are **active** documents or designations related to planning and development within the area under review, including the parcel of 6016 West Ten, which will be heard later tonight. There are two categories of documents you should be aware of: Administrative – which are regulatory documents that dictate permitting and zoning requests. Conceptual – which are non-regulatory documents meant to be used as guidance for the planning boards to make recommendations to Council and Commissioners. Best described as well-informed aspirations, without enforcement. Meaning that, when applying for commercial/industrial conditional zoning permits – there are no requirement to incorporate these plans in the execution of land use authorization.

Administrative:

- WATER AND SEWER MANAGEMENT, PLANNING AND BOUNDARY AGREEMENT (WASMPBA)
- Universal Development Ordinance for [each respective municipality] – both of which are set to undergo revision this year and should be informed by the most up to date census information.

Conceptual

- Efland Mebane [E-B-M AMP](#)
- Orange County Comprehensive Plan (OC 2030)
- Efland-Mebane Small Area Plan
- 2017 Transportation Study
- Mebane Comprehensive Land (Mebane By Design)
- Buckhorn Economic Development District
- Mebane Comprehensive Transportation Plan (2040)

A normal citizen in a normal time does not have the luxury of dedicating this much time to research the topics of local governance. We are having to dive in, wade through, and be expected to compete with commercial developers in this the bureaucratic process without any formal training, or at minimum – a law degree. From the council's discussions, public sentiment being shared, and the break-neck speed of growth, the council is at an inevitable crossroads. I believe it has been more than evidenced that the Buckhorn Area Plan should be adopted into a Joint Planning Agreement between Mebane, Orange County, and the thousands of community members seeking responsible development with an attention to quality over quantity. Long lasting capital improvements, and effective tools to guide approvals and recommendations are sorely needed.

Adoption of a joint BAP [agreement] will provide crucial guidance to the Mebane and OC Planning Board on future land use, permitting variances, and requests for annexation to corporate city limits for industrial parcels within the Mebane ETJ and OC Cheeks township. It will also prioritize much needed NCDOT improvements to anticipate and facilitate expected growth.

To change this dramatically, designated land use from rural residential (and has been relegated to such on both comprehensive development plans) there is an obvious need for both municipalities to incorporate mutually agreed upon regulation for future land use. If a Joint Planning Area is not going to be considered, this economic development district should be reflected in an update to both the OC and Mebane UDOs– I request that Mebane CC and OC commissioners halt all further rezoning and development until an agreement is reached. I urge them to continue to review and revise the BAP, with adequate public input, and subsequently adopt the plan independently.

- *Given that the UDO will be amended this year, I request that a public link be added to today's meeting minutes.*
<http://cityofmebane.hosted.civiclive.com/cms/One.aspx?portalId=230755&pageId=12376581>

Incoming commercial investors and developers will pay exorbitant land prices, and promise council members the moon, all the while historically undervaluing land in subsequent assessments.

At Mayor Hooks recommendation in last month's meeting – I plan to focus my efforts and to bring these issues to my elected officials in Orange County. I have plenty of questions that are best directed at the Planning Director. In the meantime, I look forward to seeing the collaboration of both governing bodies to execute a growth strategy that is thoughtful about how and why economic development should occur, rather than simply where.

Mike Fox, Chairman of NCDOT Board of Transportation, joined the meeting via Zoom and introduced the new NCDOT Division 7 Engineer Wright Archer. He stated that Mr. Archer is very familiar with the Division 7 Area and will continue to partner with and support the City and its growth. Mr. Archer spoke briefly, stating that he would like to carry on the legacy of Mike Mills, former retired Division 7 Engineer and he looks forward to meeting everyone and to continue the partnership with Mebane. Mayor Hooks welcomed Mr. Archer and asked about a timeline for the completion of the NC 119 relocation project and the Mebane Oaks Road project. Mr. Archer stated that the NC 119 project has been a challenge and they hope to have the first phase completed by the later part of the Summer and the second phase, shortly thereafter. He said the Mebane Oaks Interchange project will be let this March. Mr. Greene questioned if the Mebane Oaks project would start before the NC 119 project is complete. Mr. Archer replied, most likely it will. Mr. Ewing questioned if the plan is still moving forward with an overpass and no divergent diamond, sticking with the original plan for the Mebane Oaks Interchange project. Mr. Archer replied there have been no changes. Mr. Ewing asked for an estimated completion date. Mr. Archer replied the later part of 2023. Mr. Rollins stated that years ago when The Meadows subdivision was being developed, the developer gave money to the City, which in turn, the City entered into a municipal agreement with NCDOT for a signal at the intersection of Mebane Oaks Road and Old Hillsborough Road. He questioned the status of that project. Mr. Archer said that project was put on hold due to budgetary constraints that came after several major storms came through. He said the design is complete and the right-of-way acquisitions are approximately 90% complete and they are beginning to start on the utility relocation. After those things get under way, that project will start. He said hopefully within the next month. Mr. Rollins said as the NC 119 project is coming to a close but an additional project has been funded from Lowes Boulevard down to Trollingwood Road. He questioned if that project is still on schedule. Mr. Archer said yes, it is set to let in December 2023. Mr. Archer shared that in the next few months they will begin a project of widening I-40 in Orange County. There was some discussion regarding the Buckhorn Area- Mattress Factory Interchange but no definite plans shared. Mr. Ewing questioned if there had been any investigations between Mebane Oaks Road and Pear Tree Road on Arrowhead Boulevard regarding the lack of turn-arounds in that area causing public safety issues. Mr. Archer said he is not familiar with any but he is happy to look into that matter. Mayor Hooks thanks Mr. Archer and Mr. Fox for the updates. Mr. Fox said the Mebane staff is so easy to work with and that is very much appreciated.

Mayor Hooks gave an overview of the Consent Agenda:

- a. Approval of Minutes-
 - i. December 7, 2020 Regular Meeting
 - ii. December 9, 2020 Continued Public Hearings
 - iii. January 4, 2021 Regular Meeting
 - iv. January 6, 2021 Continued Public Hearings
- b. Fire Protection Automatic Aid Agreement
- c. Petition for Voluntary Non-Contiguous Satellite Annexation- Agape Baptist Church
- d. Change in Late Fee Policy

Ms. Philipps made a motion, seconded by Mr. Greene, to approve the Consent Agenda as presented. The motion carried unanimously per a roll call vote.

Item 5c.

RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2

WHEREAS, a petition requesting annexation of the non-contiguous area described herein has been received; and

WHEREAS, the Mebane City Council directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED, by the Mebane City Council of the City of Mebane, North Carolina that:

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at virtually via Zoom at 6:00 p.m. on March 1, 2021.

Section 2. The area proposed for annexation is described as follows:

Beginning At A POINT IN MEBANE OAKS ROAD; Thence S 88°13'51" W A Distance Of 35.78' TO AN EIP; Thence S 88°13'51" W A Distance Of 248.62' TO AN EIP; Thence S 88°13'51" W A Distance Of 486.75' TO AN EIP; Thence N 27°59'02" W A Distance Of 200.35' TO AN EIP; Thence N 71°51'58" E A Distance Of 766.82' TO A COMPUTED POINT IN MEBANE OAKS ROAD; Thence S 19°09'02" E A Distance Of 414.73' TO A COMPUTED POINT; Which Is The Point Of Beginning, CONTAINING 5.24 ACRES, 228,292.5 S.F.

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a newspaper having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Mayor Hooks respectfully requested that Public Hearing commentators keep their comments at or under five minutes.

A virtual Public Hearing was held on a request for adoption of an Ordinance to Extend the Corporate Limits. Mr. Brown spoke concerning the request. He stated that the property is a non-contiguous satellite annexation containing approximately 47.502 acres located at 6016 West Ten Road in Orange County. He said that the applicant, Al. Neyer, has also spoken with the Planning Department regarding the intentions of a rezoning, which is also the next Public Hearing item. They plan to develop two spec buildings on the property. No one from the public spoke concerning

the matter. Mayor Hooks called for a motion to continue the public hearing until Wednesday, February 3, 2021 at 6:00 p.m. Mr. Bradley made a motion, seconded by Mr. Greene, to continue the public hearing until February 3, 2021. The motion carried unanimously per a roll call vote.

A virtual Public Hearing was held on a request from Al. Neyer for approval to establish M-2(CD) (Light Manufacturing, Conditional Zoning District) on a +/-46.38-ac parcel Located at 6016 West Ten Road, outside of the City's Extra-Territorial Jurisdiction (ETJ) in Orange County and zoned by Orange County. The property is currently used for agriculture and is zoned R-1 (Rural Residential) Mr. Stober spoke concerning the request. He stated that this request involves the same property as the previous public hearing request for annexation. The Council's action in January brought this property within the boundaries of the City's Comprehensive Land Development Plan and into the Primary Industrial Growth Area 5, part of the Buckhorn Economic Development District as such it is included in an area designated for economic development into the future and does have water and sewer service along West Ten Road. The applicant proposes to develop the property as a conditional zoning district with a limited menu of uses and a master plan that shall not be exceeded in intensity. The site plan shows the extent of this intensity, which may total as much as 675,000 s.f. of warehouse space and parking and stormwater controls to support this footprint. The property lies in both the Falls Lake nutrient-sensitive watershed and the Upper Eno River water supply watershed (II) and is subject the applicable stormwater management and stream buffering rules. Al. Neyer is also requesting the City's application of the 70% built upon area allowance for this site within the water supply watershed. The applicant provided a Traffic Impact Analysis (TIA) that did not recommend any offsite improvements for the project. The applicant is offering the following conditions for the project:

- Perimeter buffers of 100';
- Fence and 3' berm provided along the southern property line;
Provision of a right-turn lane with 100' of storage on West Ten Road;
- Proposed future driveway on Buckhorn Road will be limited it to right-in/right-out, essentially diverting all freight traffic north to the I-4-/85 interchange;
- Changed the maximum height requirement to 56'

Furthermore, the applicant proposes limiting the Light Manufacturing uses on the property to the following (all development standards, including necessitating a special use, will persist):

- Accessory Uses and Structures
- Apparel and Finish Fabric Products
- Bakery Products
- Beverage Products
- Building Supplies
- Bulk Mail and Packaging
- Cabinet and Woodworking Shops
- Communication Tower Under 50' in Height
- Computer and Office Equipment
- Courier Service
- Dairy Products
- Distribution
- Drugs and Pharmaceuticals
- Equipment Leasing and Rental
- Farm Product Warehousing and Storage
- Farm Supplies and Equipment Sales
- Fence, Wall
- Food Preparation and Related Products, Miscellaneous
- Office Supplies and Equipment
- Outside Storage
- Public Works and Public Utility Facilities Essential to the Immediate Area
- Research, Development or Testing Services
- Signs

- Solar Farms
- Small Wireless Facility
- Temporary Portable Storage Containers
- Temporary Construction, Storage or Office
- Warehouse (General Storage, Enclosed)
- Warehouse (Self-Storage)
- Wholesale Trade

Justin Parker, Market Leader with Al. Neyer, spoke on behalf of the applicant. He started his presentation with an overview of the company. He then reviewed the details of the project.

Site Enhancements:

Buffers and Landscaping

- 100-foot buffers
- Minimum of 3-foot landscape design and implementation
- Significant neighbor input on landscaping and site plan
- Fencing along the south property line

Traffic

- Right in, right out onto Buckhorn
- TIA reviewed by City of Mebane and NCDOT

Other

- Voluntary restriction on height and usage
- Oversized stormwater ponds

Mr. Parker shared that the following people are all logged into the Zoom meeting and are available to answer any questions:

Josh Reinke, Traffic Engineer with Ramey Kemp and Associates

Tim Summerville, Civil Engineer with Stewart Engineering

Paul Koontz, Attorney representing the applicant

Mr. Bradley asked for the estimated average in and out truck traffic. Mr. Parker said based on the TIA, given that this is a spec project, exact counts are not known but they did use the formulas provided by DOT which landed the trips per day at 1,100, including car and truck traffic. Mr. Reinke concurred.

Mr. Ewing questioned who determines the scope of the TIA. Mr. Reinke said City staff and NCDOT were involved all the way from scoping through the review. Mr. Ewing asked if any analysis was done east of the site. Mr. Reinke replied no, it was determined the vast majority will utilize the other direction. Including Medline and other possible future projects in the area, Mr. Ewing questioned the legality of heavy-duty vehicles traveling from the east, take exit 160, down to West Ten Road and then to facilities. Mr. Reinke said he is unaware of any areas where heavy-duty vehicles are prohibited. Mr. Ewing questioned the possibility of truckers skipping the weigh station and taking a different route. Mr. Bradley assured that DMV would put a stop to that if that became the case. Mr. Parker said based on their company's past projects, that 1,100 trips per day seems high. Mr. Ewing asked about loading docks. Mr. Parker said there is a total of 137 loading docks scoped out on the master plan but that does not mean they will all be used. Mr. Ewing asked about electric charging. Mr. Parker said they feel they can enhance the site on West Ten to include electric charging stations. Mr. Ewing asked Mr. Stober to investigate electric charging for these warehouses. Mr. Stober replied yes. Mr. Ewing asked about privacy fencing installation to lessen noise and light intrusion. Mr. Parker stated that privacy fencing will be installed on the southern portion of the site. Mr. Stober said the UDO requirements would be met regarding lighting.

Ms. Philipps asked about the buffer and the berm on the east side of the property and the effectiveness of berms for noise reduction. She thinks the noise may be more of an issue than the lighting for the neighbors. Mr. Stober said the UDO is fairly quiet on sound. Most often staff uses the Mebane Code of Ordinances when addressing noise complaints. Mr. Parker stated that

the berm and a majority of the plantings will be on the east side of the gas easement which be on the side closest to the adjoining property. He also said while they will look to retain as much of the existing vegetation, they will also enhance it and help with noise and lighting. Mr. Summerville added that the berms and landscaping will provide a buffer between the development and the offsite neighbors. A lower berm will provide sound mitigation from truck tires. The understory trees will be elevated to provide additional visual and audio buffers throughout the site.

Mr. Stober read aloud an excerpt of the City's noise ordinance to better address Ms. Philipps earlier question.

Fionna Johann, 2016 Johann Lane, Mebane, joined the Zoom meeting and read aloud the following comments.

Good evening Mebane City Council.

While I didn't sign up for public comment, I want to second everything Beth Bronson said earlier about the BAP...

On to the item at hand...

I am here today to state my opposition to the rezoning of 6016 West Ten Rd property to M-2 with the site plan as it is currently submitted. Many are familiar with the Buckhorn area as it stands now; rolling fields, farm land and rural residential lots. This vista is what has drawn and kept many residents in the area, a place we are proud to call home. As you know the site plan proposed by Al Neyer that stands before you for rezoning today calls for the creation of two warehouses. The plan proposes a north and south warehouse, their maximum square footages listed at 375,000 and 222,000 sq ft respectively. Numbers this large do not always mean much to us on their own so I offer a quick well-known comparison, the local Mebane Walmart is listed on the Alamance County GIS as being 184,419 square feet. One could fit 3.24 Walmart's inside of the 2 warehouses proposed by Al Neyer. As you can image these large warehouses will be quite out of place in a rural residential area. I ask that you do not approve the rezoning until buffers of 150' are in place to create harmony between these warehouses and the rural residential area they sit in.

While the developer has worked with the community to improve upon their initial site plan I still do not feel the accommodations made are adequate. Two warehouses covering 40+ acers of property are not in line with what the areas current aesthetic. I ask again, as I have repeatedly in the planning board meetings that the buffer area be increased from 100' to 150'. I realize in the abstract 100' sounds like a lot, I want to offer you two easy frames of reference: home plate to first base in a baseball diamond is 90' and HALF of a football field is 180', I am asking for 150. Image you are sitting on your back porch and 100' feet from your property line, there is a 56' concrete wall, this is a huge divergence from the open fields that have been our view for over 18 years. The landscaping buffers, 3' berms and the privacy fence in this site plan will help and are appreciated but the buildings will still tower above trees and fence alike. An extended buffer is the only way I can see that would provide neighbors with the continued rural feel and also accommodate growth in the area. This buffer would also provide more sound and light protection to the neighboring lots. This extended buffer could essentially mediate three problems neighbors will face, loss of the local rural esthetic, and the addition of noise and sound pollution.

The residents in the area, which is Orange County, not Mebane City, bought property here using the most readily available plans through Orange County. The 2030 Comprehensive plan and the Mebane/Efland small area plan state that the area, South of West Ten, East of Buckhorn and West of Bushy cook Rd was planned as a "rural residential" area. Putting M-2 zoning in this area is a direct contradiction of that plan. Many of us who have bought property in the area were aware that long term Orange County had planned to build industrial cites south of highway 70 and north of West Ten Rd. This property is outside those lines and therefor I ask that you extend the buffer zone to accommodate the rural lifestyle in which these warehouses will be placed. I am aware that as the Mebane City Council you are not held to Orange County plans, but I ask you to act in

good faith as I am sure you hope your elected officials would do for your property as well.

It is clear that with the Buckhorn Area Plan under review that Mebane would like to continue to grow the Buckhorn/Efland Area with more industrial sites. Despite the public opposition it seems as though we are in for more industrial growth. I am here to compromise, even if in my heart that is not what I want, I ask that you show the loyal hard working rural citizens in this area that you are concerned with their homes and land value and general wellbeing by increasing buffers. These industrial sites all around us will surely affect our property values that we have worked hard to invest in. It seems reasonable to accommodate local residents by making these sites blend in as much as possible. It is the only way I can see that these industrial sites can be harmonious with the current landscape.

On the City of Mebane website, the first words any visitor sees are "Friendly neighbors, exceptional amenities and growing global and local business some together to create a vibrant community." I ask that you take ALL of these words in true faith when looking at these site plans and considering the growth in Mebane. Let us continue to create a growing community with FRIENDLY NEIGHBORS, EXCEPTIONAL AMENITIES while also growing global and local business. Thank you.

Beth Bronson, joined the meeting via Zoom again. She said she is located within 300 feet of the proposed development at 6016 West Ten Road. She said it is not her intent to prevent her neighbors from doing what they wish with their property, however, by allowing for waivers and exceptions, and to process text amendments based on developer-initiated requests, the City is making land owners that much more vulnerable to predatory developers in the future. Not to say that this is that instance, it is about the precedent it is setting. She said this will continue to happen until appropriate regulatory documentation are adopted. She referenced the noise ordinance, saying when she was looking into this, she read a vibration requirement between certain hours. She said eighteen wheelers coming in and out, loading and unloading may fall under this Article 6-2 for compatibility standards for development. Ms. Bronson referred to a 10/70 provision. Mr. Stober stated that ordinance is at Orange County's disposal. The State issued a general statute several years ago directing municipalities that they are not permitted to have environmental regulations that supersede State or Federal law. In that case the buffers that Mebane is permitted to apply regulatory are 50 feet under the City's ordinance, so the City is limited to that as a maximum required buffer. Orange County did establish the 100-foot buffers prior to the passage of that law. Ms. Bronson said if the rezoning and annexation are approved on Wednesday, there would need to be an amendment to the Mebane By Design CLP and asked the status of that amendment. Mr. Stober said that the Council approved the amendment at the January meeting to include this property but there was no action taken on the Buckhorn Area Plan. Ms. Bronson stated she is against the rezoning and the annexation until more comprehensive plans can be adopted. She said if it is not feasible, she is requesting that Council require a 150-foot buffer on the residential adjoining property lines, limit hours of operation to 12 hours a day to better harmonize with the surrounding area, prohibit or limit delivery hours during peak commuter times and to require a 5- and 10-year comprehensive stormwater management analysis.

Mayor Hooks spoke up, stating that Ms. Bronson went over the 5-minute time limit and Council would need to move on to the next speaker.

Patty O'Connor joined the meeting via Zoom. She stated that she lives within 300-feet of the proposed development. She said she wrote to each councilmember earlier in that day and urged them to read the piece in its entirety and take it to heart. She said one of the reasons for zoning is to offer protection for those that are investing in an area and when you change the zoning on these properties, you remove protection and can negatively impact the property value and perhaps the resident's way of life. There is a big difference in living along an industrial corridor and being embedded in an industrial park. Medline when fully operational will likely have hundreds of tractor trailer visits daily and is located within a quarter mile of this proposed zoning change in which hundreds more tractor trailer visits could be added. If Medline expands to the property across the street, there could be even more tractor trailer traffic. Tractor trailer drivers

avoid the weigh scales all the time. Mr. O'Connor requested that the Council familiarize themselves with the "Connect Plan" which focuses on preservation of rural areas, decreasing impervious surfaces, maintaining water and air quality. It is very citizen driven. She said public comment is great, Council has to listen by law but it is not really involving citizens in the process of development in the community. She said the smell of diesel in the air which will negatively impact the quality of her life. She requested a breakdown of the TIA as to what traffic would belong to Medline and what traffic would belong to Neyer. Additionally, she requested that a real estate impact study be required. She asked that staff and Council to imagine the possibilities that there are other things than warehouses that can create a tax base for the City of Mebane. She concluded by stating she opposes the development.

Aimee Tattersall joined the meeting via Zoom. She stated that she lives next door to Patty O'Connor and she is crushed for neighbors who are immediately adjacent to this property. She said her property but not her house is located within 300-feet of the development. She said the noise from Medline can be overwhelming and the proposed development will be even closer. She referenced the TIA and increase of traffic during the peak hours. She questioned why they are only installing a privacy fence on the southern portion of the property and not on the eastern side. She said as to the question asked by Mr. Ewing earlier, it is her understanding that it is not legal for heavy-duty traffic to take West Ten Road from Mt. Willing Road because it is not graded or shouldered for such traffic. She said she would like staff to investigate having traffic lights at the left hand turns from the interstate on to Buckhorn Road. She questioned what Project Titanium is. Mr. Rollins said it is the ABB expansion project that has been completed.

Clerk Shaw read aloud the following letter:

Members of Counsel,

*I write today to express concern for the suggested changes in the developmental plan for my community. Specifically, I **object to the rezoning of 6016 West Ten Road.***

*I have lived in the Buckhorn road community of Mebane for the last 7 years and I am proud to call this home. I work as a critical care nurse and help run an ICU at one of our local hospitals. I have volunteered copious time to health and science education at local institutions to help better our community. My wife and I are strong supporters of small business here in Mebane and as such, we would like to see that market grow and flourish. Let me be clear- I do not oppose further development. In fact, I recognize the importance of promoting growth and bringing additional resources to our city. However, I am against development that does not align with already established development plans and is **directly harmful** to community members, as is the case being considered here.*

This 47-acre property is currently a beautiful cornfield, gently sloping downhill to its southern border, flanked on 3 sides by private residences. The property lies south of West Ten road and as such, rezoning to allow for industrial development would directly contradict both the "Mebane By Design Comprehensive Land Use Plan" and Orange County's official "2030 Comprehensive Plan" for land use. Both City and County development organizations have already suggested that this land not be used in such a manner. A decision to simply flip and say otherwise by approving this rezoning would be doing a great disservice to the people that live here, such as myself, that used the established land use plans as a guide to protect ourselves when deciding to establish our homes and invest in property here. The impact will be decreased home values across the board. It has been mentioned in previous meetings that a home impact analysis be done by the developer, which I continue to support.

As if it is not enough to rob homeowners of value in their biggest investment, let us add insult to injury. Let me speak to some of the specific concerns I have with the proposed site plan. First, the nature of the business being proposed is distribution. This means a 24/7 operation, which dictates 24/7 light spilling from the facility and 24/7 noise disturbance as trucks back up beepers and airbrakes engage relentlessly. There will be no resolve from the nuisance created by the proposed facility for neighbors- and that does not even consider the traffic issues that have been brought

up repeatedly at previous meetings. After meeting with several neighbors, the proximity of the facilities to the property line continues to be of utmost concern. The currently suggested 100 ft buffers with 10-foot trees and a fence between us are laughable accommodations when considering the egregious stature of the proposed 40+ acres of 56ft tall warehouse indicated by the site plans. We are asking that this zoning not be approved unless the developer is willing to guarantee 150ft (less than ½ football field) buffer distance between all property lines and the start of an impervious surface. Accommodating neighbors in that nature would not mitigate the damage to our home value but would help lessen the blow by decreasing the degree of nuisance that such a facility would create.

Development is a good thing for Mebane, but it needs to be done responsibly. First, the current site plan attached to this rezoning effort does not align with previously established land use. Second, in its current state, it does not offer sufficient protection to neighbors and the investments they've already made. In summary, I urge that counsel deny the rezoning completely, unless the developer is willing to guarantee meaningful accommodations that ensure it maintains a symbiotic relationship with the established community around the property. This includes guaranteeing 150ft buffers and performing a home impact analysis for properties within 300 ft.

Thank you, members of the counsel, for your consideration regarding this topic.

William Woods

Mr. Parker addressed Mr. Tattersall's earlier question regarding the privacy fence. He said the buffer along the eastern face of the property starts at approximately 150-feet at the north side and grows to about 160-feet at the center of the property and is 203-feet in the southeast corner. As discussed already, the gas main is on that side but it is a significantly larger buffer than on south and that is the reason.

Ms. Auditori said that the first page within the packet regarding this project indicates that this piece of property's current zoning is ED-B2 but on the map it says R-1. She requested clarification as to which is the correct current zoning. Mr. Stober said it is R-1, that was a staff error.

It was stated that the gravel lot on the corner of Buckhorn Road and West Ten Road is not included in this request and is zoned EC-5 (Existing Commercial).

Mr. Ewing again requested clarification regarding the legality of heavy-duty traffic on West Ten Road from Exit 160 to Mt. Willing. Mr. Rollins stated that staff had discussions with the division engineer when Medline was considering that property because NCDOT committed up to one million dollars' worth of improvements to widen and strengthen the road down to Medline. None of that was promised beyond Medline and at that point, two years ago, they said it was not approved for truck traffic and if it became an issue, they would enforce it. Another conversation staff had with the engineer was about the professional truck drivers that work for these distribution centers and how they would lose their jobs if they start getting fines for avoiding weigh stations. Mr. Ewing requested clarification before Wednesday about whether it is legal or not for heavy duty trucks to travel that portion West Ten Road.

There was more discussion regarding the 105-foot landscaping buffer. Mr. Parker stated the width of the building is 300-feet and at the lower left-hand corner of the building, we are at a 115-foot buffer and at the right-hand corner of the building, we are at a 147-foot buffer and none of the parking except for a fire turn-around is within that area. Mr. Bradley said, so for all practical purposes, other than the short section on the south side, the development is at the 150-foot buffer. Mr. Parker said they are very close.

Ms. Auditori questioned if Mr. Parker is before the Mebane City Council requesting the annexation and rezoning, instead of Orange County Commissioners simply requesting a rezoning, solely because Mebane has the water and sewer extension down West Ten Road. Mr. Parker replied, that is correct, it is for utilities. She asked if it the project is still possible without the City's

utilities. Mr. Summerville said no, there is no availability of Orange County utilities here.

Mr. Bradley made a motion, seconded by Mr. Greene, to continue the public hearing until Wednesday, February 3, 2021 at 6:00 p.m. The motion carried unanimously per a roll call vote.

A virtual public hearing was held on a request from Desco Mebane Partners, LLC for a Street Closing Order for a portion of Burgess Drive. Mr. Brown presented the request. He stated that Desco Mebane Partners, LLC are the developers of Cambridge Park and as part of the original preliminary plat for the subdivision. Burgess Drive was a NCDOT road and this portion is under consideration tonight. In 2018, NCDOT relinquished maintenance of this portion to the City. All of the property contiguous to this portion of Burgess Drive is owned by Desco. He stated that all notices and publication requirements have been met. Ms. Hodierna joined the meeting via Zoom and concurred with the information provided by Mr. Brown. No one spoke from the public. Mr. Greene made a motion, seconded by Ms. Philipps, to continue the public hearing until Wednesday, February 3, 2021 at 6:00 p.m. The motion carried unanimously per a roll call vote.

A virtual Board of Adjustment public hearing was held on a request from Robert & Marlo Countiss for a variance for the property at 306 N. Wilba Road from:

1. the minimum building separation, and
2. lot size requirements to allow for an accessory dwelling unit

in an existing, second-level space above a detached two-car garage on the property. The existing conditions on the lot meet all other accessory dwelling unit development standards in the Mebane Unified Development Ordinance (UDO).

Board of Adjustment members Genice Akins and David Ferraro joined the meeting via Zoom.

The following joined the meeting via Zoom and Clerk Shaw swore them in.

Rob Countiss, applicant
Marlo Countiss, applicant
Cy Stober, Development Director
Wanda Howard, resident at 300 N. Wilba Road

Mr. Stober presented the request. He explained that Section 4-7.4.A(3) of the Mebane UDO requires a minimum lot area of 18,000 square feet for R-12 lots that contain a principal dwelling and a detached accessory dwelling. The lot area of 306 N. Wilba Road is 15,754 square feet. The Mebane UDO Section 4-7.4.A(3) also requires detached accessory dwelling units to be located a minimum of 20 feet from the principal dwelling. The existing detached garage structure is located 18 feet from the principal dwelling. The City Attorney and Development Director may grant *de minimus* variances for requests that are less than a 5% deviation from a development standard set in the Mebane UDO but both requests fail to meet this threshold.

Mr. Countiss spoke on behalf of their request. He stated that they are long time Mebane residents and they understand the board's role in trying to preserve the charming aspects of Mebane in manner that requires legal ordinance requirements. He explained that the property that they purchased was built in 1957, renovation permitted and completed in 2020. The property has an existing detached garage. He stated that he and Marlo had been looking to down-size for quite some time and desired to continue living in Mebane. The property was renovated nicely but they would like to complete an upfit of the detached garage's second floor, adding plumbing, electrical, and HVAC to allow for their daughter to live in this space. Mr. Countiss shared details regarding the neighborhood impact, along with photos of the home and proposed garage living area. He shared the highlights of the variance request as explained by Mr. Stober.

Mr. Bradley asked if there was still a garage under the second story. Mr. Countiss replied yes. There is fire rated sheetrock in the ceiling of the garage and they plan to add sheetrock around

the adjacent walls and concrete the flooring.

Ms. Auditori questioned if this would normally be grandfathered. Mr. Stober said what triggers the variance request is the change in use from a garage with an attic to a living area with plumbing and electrical wiring.

Ms. Howard stated that her home is located beside this property. She shared concerns with the fact that her bedroom is located on the end near the garage and driveway. She said if there was a privacy fence there, she would have no objection at all. Mr. Countiss shared that they just paid for a permit to have a privacy fence installed and that installation should be happening in the next day or so.

Mr. Bradley made a motion, seconded by Mr. Greene, to continue the public hearing until Wednesday, February 3, 2021 at 6:00 p.m. The motion carried unanimously per a roll call vote.

A virtual Board of Adjustment public hearing was held on a request from PT Greenland, LLC, for a variance to allow for four (4) uses otherwise prohibited for the proposed Mebane 5th Street Shopping Center development. Mr. Stober gave an overview of the request. The proposed shopping center is less than 15,000 square feet and is classified as a Multi-tenant Building or Neighborhood Shopping Center per the Mebane UDO. Per section 4-7.8.I of the Mebane UDO, the development standards for Multi-tenant Buildings/Neighborhood Shopping Centers prohibit 36 building uses. The applicant is seeking allowance the four following uses due to their hardship:

- Laundromat, Coin-Operated or Card
- Restaurant (drive-in or take-out window only)
- Restaurant (with drive-through)
- Physical Fitness Center, Training Center

Clerk Shaw swore in the following:

Chad Huffines, Project Civil Engineer representing the applicant
Cy Stober, Development Director

After considerable discussion, Mr. Stober stated that he is concerned and he would like to confer with Mr. Brown regarding a procedural question for the proper procedure for bringing this request to the City. He apologized to Mr. Huffine and to the Council and requested that this matter be revisited on Wednesday.

Mayor Hooks called for a five-minute break. Mayor Hooks called the meeting back to order.

Mr. Brown explained that the new chapter 160D repeats what was codified in earlier law which says no change in permitted uses may be authorized by variance. If the applicant went with a conditional use application, then Council could consider as a legislative action but it would not be a variance request. Mr. Brown stated that he, Mr. Stober and Mr. Huffine need to put their heads together and if this request takes the form of a conditional zoning use, the request would need to come back to Council in a different format. Mr. Huffine said that he was able to speak with his client, the applicant, during recess and ultimately, they want to do right by the process and if they need to withdraw the request and come back, they are happy to make that withdraw. Mr. Huffine formerly requested to withdraw the request. Mr. Greene made a motion, seconded by Mr. Ewing, to approve the withdraw request. The motion carried unanimously per a roll call vote.

A virtual Public Hearing was held on a request for adoption of the Lowes Boulevard Corridor Plan. Mr. Stober introduced the request, explaining that The *City of Mebane 2040 Comprehensive Transportation Plan (CTP)* was adopted by the City Council in May 2018 and recommends "Roadway Project #7", an extension of Lowes Boulevard to connect Trollingwood-Hawfields Road with NC 119. As identified in the CTP, construction of a new roadway is expected to improve connectivity and relieve congestion, especially at the intersection of Trollingwood-Hawfields

Road and NC 119, which currently has a Level of Service (LOS) F, as rated by the NC Department of Transportation. Furthermore, both NC 119 and Trollingwood-Hawfields Road have LOS D at this location that could be addressed through congestion relief and safety improvement and are forecast to continue to have substandard LOS without new remedies to redirect traffic flows, even after both roads are widened by NCDOT with State funds. The Lowes Boulevard Corridor Plan proposes four concepts for extending Lowes Boulevard. The proposed extension of Lowes Boulevard is intended to decrease the number of vehicles traveling through the intersection of Trollingwood-Hawfields Road and NC 119. Three of the concepts include variations, with one variation showing standard “T” stop-controlled intersections and the other variation considering roundabouts. Additionally, the proposed concepts include a multi-use path to improve bicycle and pedestrian access in the area, particularly to Hawfields Middle School and Garrett Elementary School.

Mr. Stober stated that conducting planning studies like this one during the pandemic has been especially challenging, however, the planning staff and project consultants worked diligently to involve the public. Mr. Stober shared the following public engagement timeline.

PUBLIC ENGAGEMENT

12/07/20: project website was announced at the Mebane City Council meeting.

Posted to City’s FB page on December 8

Announced again on December 14 at PB

12/10/20: letters mailed to property owners and residents of the mobile home park. Two attachments were included with the letters:

(1) Table of Important Dates

(2) Study Area Map

12/21/20: postcards mailed to property owners, residents of the mobile home park, and tenants of the surrounding multi-tenant buildings with all key meeting dates

12/30/20: letters mailed to property owners as courtesy notice of the Mebane Planning Board meeting.

Press release sent to local media.

01/07/21: Lowes Blvd Corridor Plan meeting

01/11/21: Mebane Planning Board meeting

01/15/21: letters mailed to property owners and residents of the mobile home park notifying them of the **02/01/21** public hearing. A sheet with the four concepts showing roundabouts was included with the letter.

Since the survey closed on January 22, 2021, the website has been visited more than 1,300 times and 35 surveys have been submitted. A month after the website’s release, the City hosted a virtual public input session. Thirteen individuals attended and the YouTube video has been viewed thirty times.

Mr. Stober gave recognition to new planner Ashley Ownbey as she managed this process and the project. He commended her on a job well done and stated that the City is very fortunate to have her on board.

Devyn Lozzi, Project Manager & PE with Ramey Kemp and Associates, presented the attached PowerPoint.

Mr. Stober stated that Concept 3 was the preferred concept based on survey participant feedback. He said at the January 7th public meeting, they received feedback from two of the principal property owners that would be affected by Concept 3. Based on input received before and during that January 7th public meeting, staff requested the drafting of a fourth concept. Concept 4 was first presented to the public at the January 11th meeting of the Mebane Planning Board and was ultimately recommended by the Planning Board, with the addition of roundabouts. Since that meeting, staff has met with property owners most impacted by the extension of Lowes Boulevard to Trollingwood-Hawfields Road. Concept 4 has been further modified to reflect input received from the property owners.

Mr. Bradley said when Council began discussion of a Lowes Boulevard project, this is not what he was anticipating. He said he was anticipating a connector from Lowes Boulevard over to Trollingwood Road to bypass the congestion between Lowes Boulevard, NC 119 and Old Hillsborough Road. He said these designs certainly open a lot of developable property but he questioned exactly what do they offer for the traffic congestion between Lowes Boulevard, NC 119 and Old Hillsborough Road. He said they are just dumping the traffic back on to NC 119 at Hawfields School, which during the school peak hours, could be the worst rated or second worst rated intersection in Mebane. He thought the intent of the project was to divert traffic.

Ms. Lozzi said to address Mr. Bradley's question about what the concepts fix, the proposed alternatives will help vehicles avoid the intersection of NC 119 and Trollingwood-Hawfields Road, giving motorists the option to bypass that intersection, especially those that may be employees of the facilities in the Commerce Park. With the existing uses surrounding that intersection, specifically the historic facility, the improvements are limited.

Ms. Auditori said she sees the concept which has the intersection lined up with the school entrance as an opportunity for those arriving at or leaving the school to go another route. Ms. Auditori expressed her like for Concept 4B. Mr. Ewing agreed.

Mr. Stober stated that staff does intend to submit the plan to the State for prioritization and funding as part of "SPOT 7" which would be submitted in 2022 which a fast track 5-7 year build out timeline. Mr. Bradley questioned why the City would submit this for funding and take away funding from other priorities when what primarily occurs with this development now is the City is opening up property for development. He said opening up the land for development is not the City's job. The intent was to take away traffic congestion from a busy intersection. He questioned why would the City solicit funding which would only increase private development, when the private developers, like on Keystone property with Cameron Lane, the developer is putting in the road. Mr. Stober acknowledged Mr. Bradley's comments and said just as staff did with "SPOT 6", staff would bring all projects to the Council for recommendation before submitting. He said staff would not be acting independently of the Council. Mr. Stober said that NCDOT made it very clear that the road needed to be routed to the existing three-way intersection with Senator Ralph Scott Parkway as the primary intersection, so having that road route from where Lowes Boulevard stubs out today to that intersection was necessary. NCDOT encouraged the City to consider a second intersection on Trollingwood-Hawfields Road which surprised staff.

Mr. Rollins said he would add that NCDOT will not fund these roads just for future development. The only way they would fund portions of one of these concepts would be if they believed that even after the NC 119 improvements and the other funded project that goes from Lowes Boulevard to Trollingwood Road, that these roads are still failing and need improvement.

Ms. Auditori said that one of the things that needs to be thought about with this plan and its purpose is that by providing additional connector streets it will inevitably redistribute traffic.

Mr. Stober said that another challenge that staff and the consultant had been that they tried their best to coordinate with NCDOT's preliminary designs for the widening of NC 119 at that location. He said a stoplight is already being considered by NCDOT at that location for the widening project, so the stoplight was integrated into the City's plan in case the stoplight is installed.

Ms. Philipps said in a follow up to Ms. Auditori's comments, by having multiple ways to get from Lowes Boulevard to Trollingwood-Hawfields Road would allow for more variety of routes and would help with the congestion on NC 119. She said Concept 3 or the Phased version of Concept 4B with the roundabouts would be the best.

Ken Walker, 135 Peppertree Drive, Mebane joined the meeting via Zoom. He stated that he is one of the owners of the commercial lot that is located on NC 119 directly across from Hawfields Middle School. He said it has become apparent that all four proposals would adversely affect their property and prohibit them from being able to move forward with any development plans.

He said prior to receiving the notification of this plan proposal, they had been negotiating with a developer regarding their property along with other adjoining properties. He said all proposals would end that possibility. He said they understand the need to improve traffic flow and access to this corridor, however, he would ask that the acquisition phase of this project take place as quickly as possible because they are halted in moving forward with developing their property.

John Williams, 1436 Trollingwood-Hawfields Road, joined the meeting via Zoom. He said he has 27 acres involved and he has lived on that acreage for 58 years. He said he never thought in terms going towards NC 119 to develop this property, he always thought he was on Trollingwood Road but it looks like there are some choices that need to be made. He said he and his family favor Concept 1 or Concept 2. He said it looks like Concept 4 is in play and if that is the case, they want Concept 4 Phased. He said he lives on this property and he hopes to complete his days on this property. He said he does not want a road going right by his driveway during the few years, few months or whatever it is he has left to live. He said if the City must go with Concept 4 Phased towards Trollingwood Road, let it be phased in because he wants to complete his days on this property and he doesn't want anything coming his way during the time he has left. He thanked Council for the opportunity to speak.

Tony Squires joined the meeting via Zoom. He stated that he is the owner of the 15-acre mobile home park on Trollingwood-Hawfields Road. He thanked staff for all the hard work that has been put into this plan. He said his biggest concern is that one of the concepts is forced or chosen without the concern of what a developer would want at the time of development. He said he does not like a design to be picked out until a developer has been identified. He said he has asked for maximum flexibility whether the road would go along the edge of the property lines or if it would split the properties. Mr. Stober said staff opinion is that modifications that meet the spirit and intent of what Council approves and do not impact any new property owners, there is some flexibility to modify the alignment of the approved corridor/road. Mr. Rollins said the road can be changed but would have to go through a similar public input process and Council approval. Mayor Hooks shared his concerns with folks that want to develop their property now but this plan due to the prolonged acquisition period could postpone or cancel out their ability to do so.

Clerk Shaw read aloud the following submitted letters:

My name is Eva Albright Covington. I am a lifetime resident of the Hawfields Community. I along with my siblings currently own property within the site you have proposed for Lowes Boulevard Corridor. I wanted you to hear my thoughts as they relate to this site and the Herbert Albright family. I would like to share with you a brief history of my Albright family.

Just over 100 years ago my Grandpa Herbert Albright acquired a large portion of the land which falls within your outlined site for the proposed Lowes Boulevard Corridor. At that time, the ONLY structure in ANY direction of Grandpa's land was Hawfields Presbyterian Church. Herbert was a carpenter and in 1921 he started building his homeplace on his Hawfields property. This house is still standing at 2035 S. NC Hwy 119. It's the white house just before the crossroads at the church. Herbert and his wife, Stella, raised their family of six children there. My Daddy, James Albright, was one of the children. Over time all six children established their homes on Grandpa's land which meant all of Herbert's 16 grandchildren grew up on the very site you are discussing. After 100 years, we still have Albrights living within this site. My aunt who is 92 years old remains in her home. Also, I have cousins of 3rd, 4th and 5th generation who still have their homes at this location. We have other Herbert Albright descendants who reside nearby in the community including some 6th generation. Needless to say, our Albright family for many years has had a strong presence in the area and has offered significant support to the historical church and community of Hawfields. Actually, Grandpa Herbert gave some of his land to the church which is now used as a parking lot.

As we all know time has changed a lot in Hawfields and growth has taken over with more on the way. I have been following your plans for the proposed Lowes Boulevard Corridor. It appears the concepts to be considered include a road with an entrance off 119 just across from Hawfields Middle School. Although this project is in the early stages, I wanted to go on record as offering a

recommendation. In consideration of the Herbert Albright family which spans 100 years within this location, it seems fitting to me that the road in mention should reflect the Albright name! It is my hope when the time is right that together we can make this happen!

*Thank you,
Eva Albright Covington*

Ladies and Gentlemen of Mebane City Council:

I would like to address the proposed Lowes Boulevard Corridor plan as it concerns the road changes adjacent to my property. According to all concept drawings this project would take almost my entire parking lot and my signage. When I purchased this property in 2010, I followed the city requirements and had my hand laid stone sign and parking lot both completed as required by the City of Mebane. These requirements being: 1) sign must be the proper distance from the road based on the possibility you would employ eminent domain, so it would not need to be moved; and 2) the parking lot required me to have a specific amount of spaces based on the square footage of my business. Both of these requirements I paid to have completed to specifications prior to moving to this property. Any of the proposed plans destroys my signage and takes all of the parking spaces I was required to create based on City guidelines. Additionally, the proposed widening of NC 119, and division by concrete barriers would mean that my patients would not be able to make a left turn into or out of my office. This will further hinder my ability to serve my patients.

Mebane Family Chiropractic has been in business in Mebane since 1993. Prior to moving to my current property, I rented space on N. Fifth Street in the Food Lion Plaza. I purchased my current property in 2010 as an investment in Mebane and as a plan to take me to retirement. 2020 was a difficult year for many businesses, and by sheer will and my willingness to adapt as necessary I just busted my ass to get through 2020. Unlike a lot of small businesses, I came out of 2020 in great shape. Any of these proposed plans would essentially shut my office down.

Small businesses in Mebane, especially those that have been around for 20+ years, have helped build Mebane to what it is today. The fact that the City can just throw all concern aside for where they are and what happens to them is heartbreaking. Small business owners have poured their blood, sweat and tears into their dream business and livelihood to have people with more money than them destroy all they've achieved.

I am respectfully voicing my concern over these plans, and requesting that an option be available that will allow me to stay in the business that I have built and so love.

*Thank you,
Tara L. Corbett
1923 S NC Hwy 119
Mebane, NC 27302*

Mr. Greene made a motion, seconded by Mr. Ewing, to continue the public hearing until Wednesday, February 3, 2021 at 6:00 p.m. The motion carried unanimously per a roll call vote.

Mr. Stober presented a request for Bicycle and Pedestrian Advisory Commission (BPAC) Appointments. He explained that Per Article 25 of the City of Mebane Code of Ordinances, the City Council has the authority to appoint up to seven (7) community members to the BPAC. The BPAC should include one member of each of the City's two extraterritorial jurisdictions (ETJs) in its neighboring counties whenever possible. There are currently three (3) City openings on the BPAC, including one that is reserved for an Alamance County ETJ representative, should they apply. Staff recommends current BPAC member Rebecca Brouwer, who is requesting reappointment to her position. Staff also recommends the appointment of Jason Smith to

represent the Alamance County extraterritorial jurisdiction. Staff had no recommendation regarding the five qualified individuals who applied for the remaining position: Matthew Cummings, Kiah Gaskin, Hank Igoe, Katy Jones, and Davia Silberman. Ms. Philipps made a motion, seconded by Mr. Greene, to appoint Rebecca Brouwer, Jason Smith, and Katy Jones to serve on the City of Mebane Bicycle and Pedestrian Advisory Commission and provide guidance to the Mebane City Council on the implementation of the Bicycle and Pedestrian Transportation Plan and related matters. The motion carried unanimously per the roll call vote.

Mr. Davis presented a request for the Recreation and Parks Advocacy Commission Appointments. City Council approved to reinstate the Recreation and Parks Advocacy Commission in 2020. The Recreation and Parks Department held applicant registration on-line and in-person for two months and received twenty-eight applications. Staff recommends that City Council select the six most worthy candidates for a seat on the Recreation and Parks Advocacy Commission. Mr. Bradley made a motion, seconded by Ms. Philipps, to appoint the following six members to the Recreation and Parks Advocacy Commission. The motion carried unanimously per a roll call vote.

Tanner Dish
LaShonda Hester
Justin Brawley
Sherri Seagroves

Shayla Clemmons-Armas
Jesse Whitaker
Coach John Kirby

Mr. Brown presented a request for approval to purchase property near the Community Park. Mr. Brown stated that several years ago when the City was considering partnering with the YMCA, the staff looked at the property which at that time was for sale for approximately \$150,000 per acre but the YMCA discussion cooled, the property was not purchased. Since that time the family has indicated its desire to sell the balance of the property along West Center Street to the City. The gross acreage is 7.8 acres, with the net acreage outside the rights of way of NC HWY 70 and the NCR, being approximately 5.9 acres. The price for the same is \$535,000, which represents a discount from the prior asking price. Staff had the city engineer draft a couple of schematics, one with a proposed police department and one with a 40,000 square foot community building, along with a full-size soccer field. With the space needs study underway, the tentative indication is that the police department needs upsizing. If the Council agrees, then the City would have 45 days to conduct due diligence, such as title examination, environmental evaluations, survey and soil borings. An agreement with these terms has been signed by the sellers. It includes a provision for a termination if the known recorded NOTICE OF RESIDUAL PETROLEUM cannot be addressed to the City's satisfaction.

Mr. Rollins stated that the schematics represent only ideas, nothing is written in stone. Staff just wanted to show different uses that could go on the property.

Mr. Bradley questioned the cost. Mr. Rollins stated this property has been looked at since the beginning and this is the best price staff was able to get.

Mr. Greene asked when would the police station begin being built. Mr. Rollins said that Council, nor staff has seen the final report from the space needs study, however one of the things that has come up during the study is that the police building is in good shape but does not meet the standards that police departments need in today's world. He added that the national police consultant that has been working with the CPL team on the space study stated that putting a police station in an area where the City hopes to see future development in, will a lot of times trigger that growth. This property is located near the existing station and that location has worked well because you can get to the north side of town as well as to the interstate easily. He said again that nothing is written in stone. If the City started today, a police station would not be built for 3-4 years.

Mr. Greene questioned if on the other side of this property closer to the bypass, would the City not have to put in a pump station to serve any other development to the west. Mr. Rollins said if you look at the way the sewer falls, that is correct.

Mr. Bradley asked if the space needs study would recommend a location for the police department. Mr. Rollins said staff did not ask them to evaluate station sites. Mr. Bradley said it feels a little too far on one side of town and the cost of the land seems expensive.

Ms. Auditori said Council and staff has been talking about this property for months, if not over a year, and she is excited about the possibilities that it presents. She said she thinks it would be a really smart investment in the City's future as we all know that Mebane is growing and the City's need to expand is not going away. She said this would be a great location, especially with the location of the new bypass and its proximity to this site. She said she supports the purchase of this land.

Mayor Hooks said the land along the interstate, particularly south of interstate, probably cost four or five times the amount of this land. He said future development is going to happen and the City needs to be considering the purchase of land when the opportunity allows.

Mr. Bradley said those are great comments but we have no idea if this is an appropriate place to build a police department and none of us knows how we might fund a \$12 million dollar community center or if this is a good place for such. He said this purchase feels like speculation, when in three to four years the City may need to purchase land somewhere near the interstate for a police department and possibly two more fire departments.

Ms. Auditori said if this property is not the best location for a police department, then perhaps it would be a good place to expand the recreational opportunities. Ms. Philipps added that since this property is adjacent to city owned land already, it has utilities already and it will be located near the new NC 119 Bypass when it's completed, makes this a really attractive parcel for the expansion of the City's programming whether it is parks and recreation, a police department or whatever "comes down the pipe". She said the thing about land is they are not making more of it.

Mr. Ewing asked if staff has looked at any other land. Mr. Rollins replied, no. This land was only looked at because the City has already invested in the driveway, the pump station, the utilities, and it adjoins the land the City already owns. He stated that he regrets putting titles on the drawings. The drawings were simply to show what could go there.

Ms. Auditori made a motion, seconded by Ms. Philipps, to approve the purchase of the 7.8 acres, known as 627 West Center Street, for the price of \$535,000, after standard due diligence. The motion passed with a 3-2 roll call vote. Ayes- Ms. Auditori, Mr. Philipps and Mr. Ewing. Nays- Mr. Bradley and Mr. Greene. Ms. Auditori made a motion, seconded by Mr. Ewing, to approve the budget amendment to be made to accommodate the purchase. The motion passed unanimously per a roll call vote.

Mr. Brown presented a request for approval of the City Manager's compensation. He explained that on August 3, 2020, the Council named Chris Rollins as the City Manager, effective upon the retirement of David Cheek, City Manager, who retired on January 31, 2021. At that time, the Council elected to defer the annual compensation of the new manager until Mr. Rollins assumed his new role. Mr. Rollins is currently receiving an annual salary of \$191,000 and benefits from the merit pay plan and the cost-of-living increases approved by Council. David Cheek was receiving an annual salary of \$199,000. Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the annual compensation of Chris Rollins, City Manager, be set at \$199,000 with entitlement to future cost-of-living increases and standard employee benefits as approved by Council generally. The motion carried unanimously per a roll call vote. Mr. Rollins thanked the Council.

Mr. Rollins gave an update on the Racial Equity Advisory Committee. He said that Council approved the committee application at last month's meeting and the application has been added to the City's website and social media accounts. He shared that interested citizens can access the application multiple ways, electronically and manually. Applications are due by March 10th. All applications will be reviewed by Council and staff and the seven-member committee selection is set to take place at the April 5, 2021 Council meeting.

There being no further business, the meeting adjourned at 11:18pm.

Attest: _____
Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor



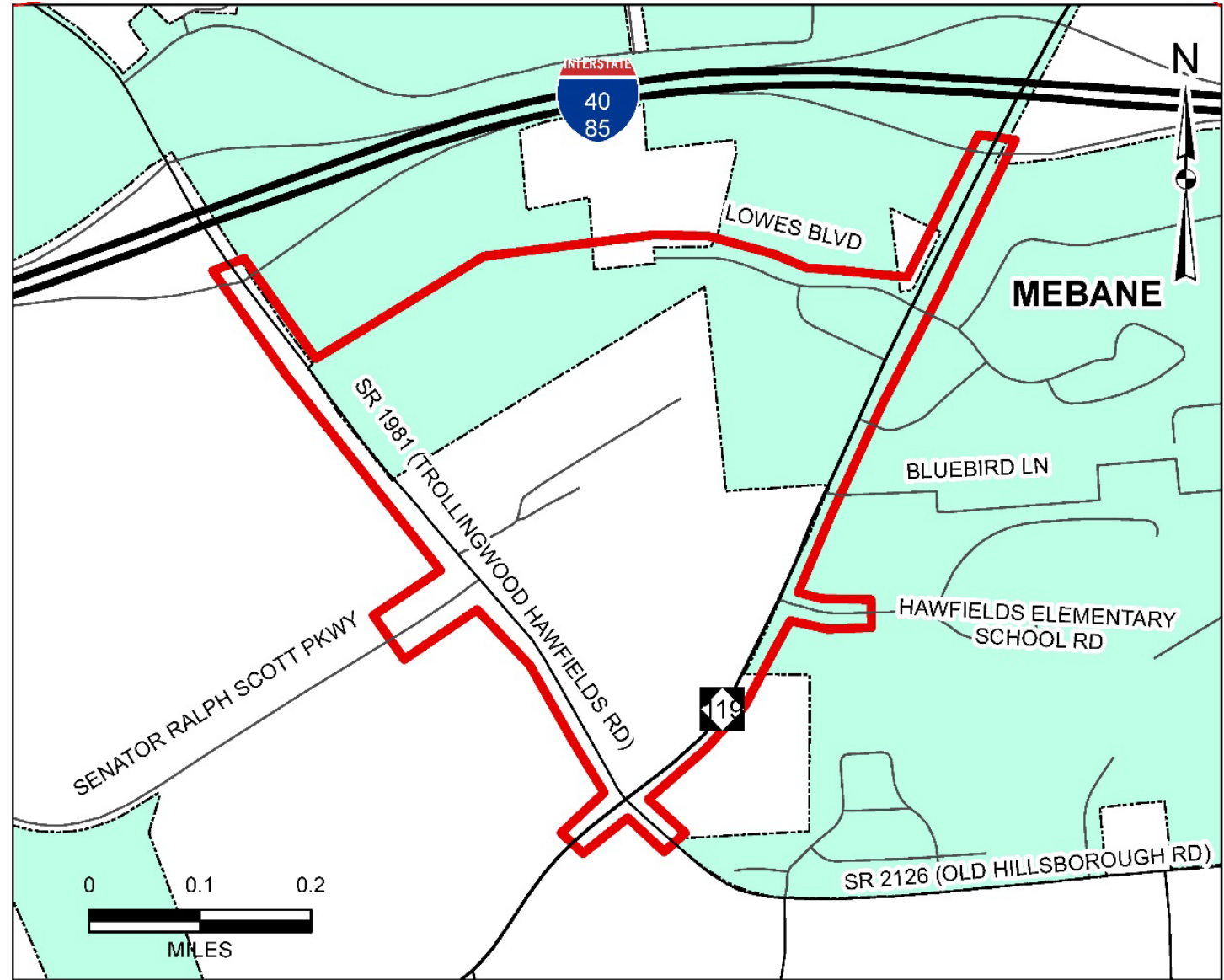
CITY OF MEBANE

LOWES BOULEVARD CORRIDOR STUDY

FEBRUARY 1, 2021 CITY COUNCIL MEETING



STUDY AREA





DESIGN CONSIDERATIONS

DESIGN CRITERIA

- Posted speed: 35 mph
- Multi-use path
- One lane per direction
- Considered land impacts of two lanes per direction (only one lane per direction is currently proposed)
- Access to Hawfields Middle School
- Connection to existing intersection of Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway

CONSIDERATIONS

- Limit impacts to:
 - Existing buildings and residents
 - Known historic sites
 - Known environmental features (streams, ponds, etc)
- Consider future growth of North Carolina Commerce Park
- Known proposed development next to Lowe's Home Improvement



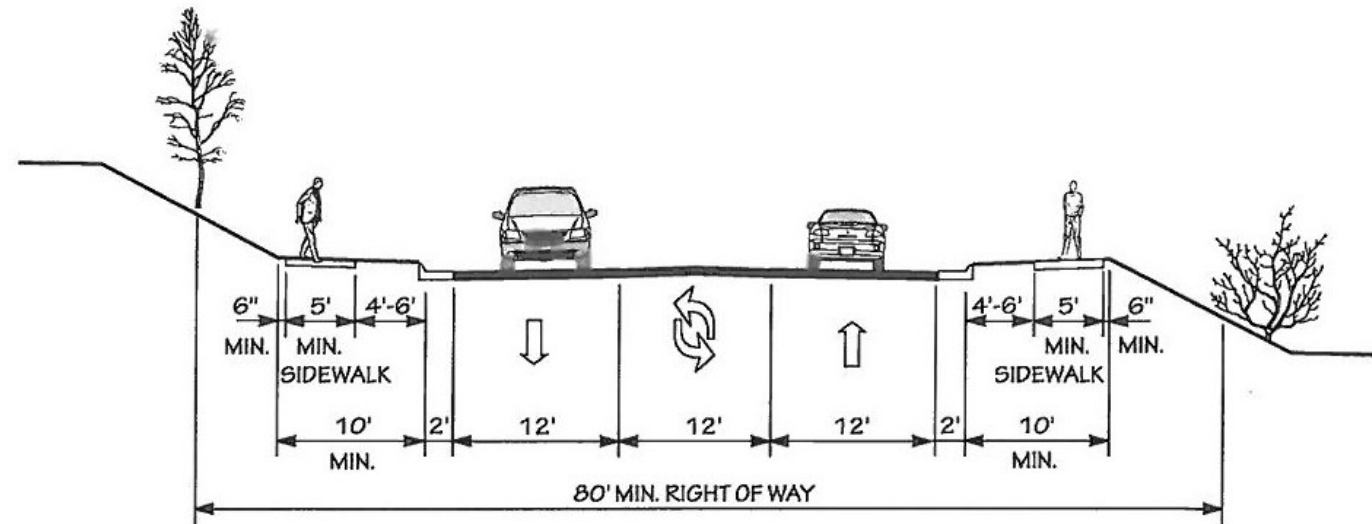
DESIGN CONSIDERATIONS CONT'D

PROPOSED CROSS SECTIONS

- Three-lane
 - One travel lane each direction
 - Center turn lane
 - Includes dedicated right-turn lanes
 - Does not limit left turns
- Two-lane divided
 - One travel lane each direction
 - Raised center median
 - Includes dedicated turn lanes
 - Limits left turns
 - Possibility for median landscaping

DESIGN CONSIDERATIONS CONT'D

THREE-LANE SECTION



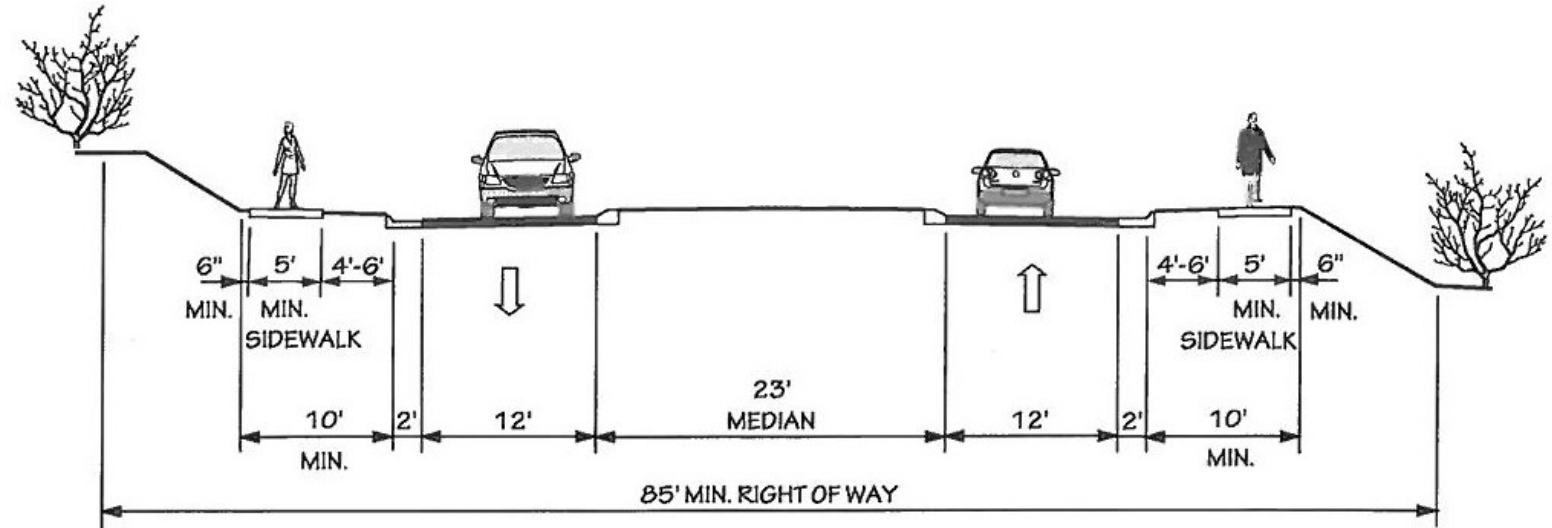
2 LANE WITH TWO WAY LEFT TURN LANE, CURB & GUTTER, AND SIDEWALKS POSTED SPEED 25-45 MPH

Source: North Carolina Department of Transportation

Note: 5-foot sidewalk on both sides shown in diagram, but proposed design would include a 10-foot multiuse path on one side.

DESIGN CONSIDERATIONS CONT'D

TWO-LANE DIVIDED SECTION



2 LANE DIVIDED (23' RAISED MEDIAN) WITH CURB & GUTTER AND SIDEWALKS

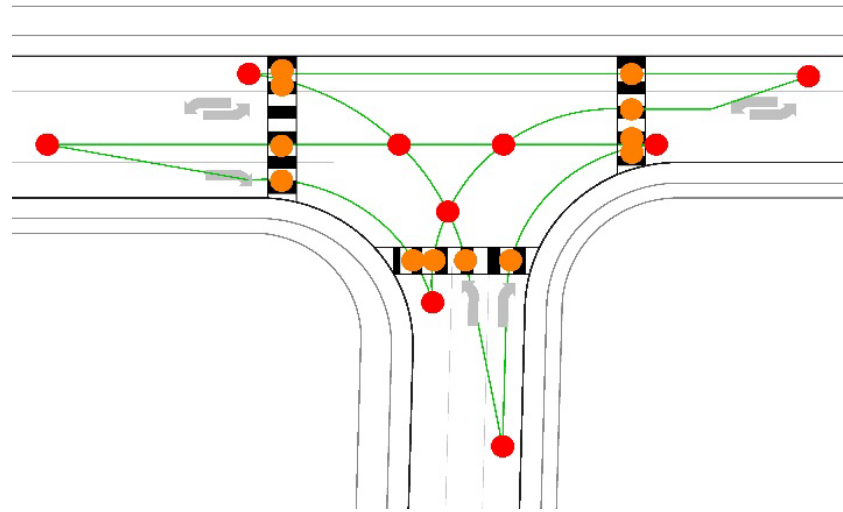
POSTED SPEED 25-45 MPH

Source: North Carolina Department of Transportation

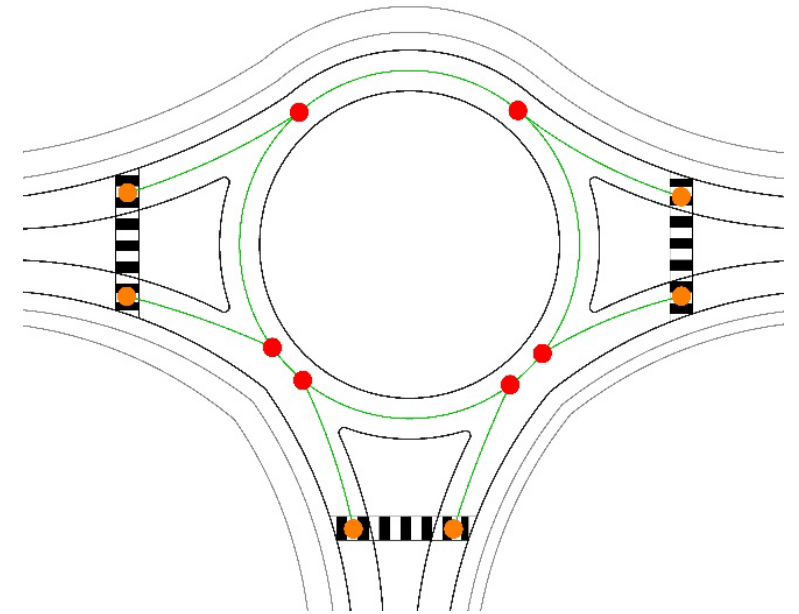
Note: 5-foot sidewalk on both sides shown in diagram, but proposed design would include a 10-foot multiuse path on one side.

DESIGN CONSIDERATIONS CONT'D

STOP-CONTROL VS. ROUNDABOUT



9 Vehicle Conflicts
12 Pedestrian Conflicts



6 Vehicle Conflicts
6 Pedestrian Conflicts

- Vehicle conflict
- Pedestrian conflict
- Vehicle travel path



CONCEPT 4B

LOWES BOULEVARD TO TROLLINGWOOD-HAWFIELDS ROAD: DEVELOPMENT DRIVEN

- Shown as three-lane section
- Roundabouts on Lowes Boulevard Extension and at Hawfields Middle School Road and Sen. Ralph Scott Parkway extensions
- Lowes Boulevard extends from current end point to connect with Trollingwood-Hawfields Road, near gas station
- Existing traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road
- Additional concept based on coordination with landowners

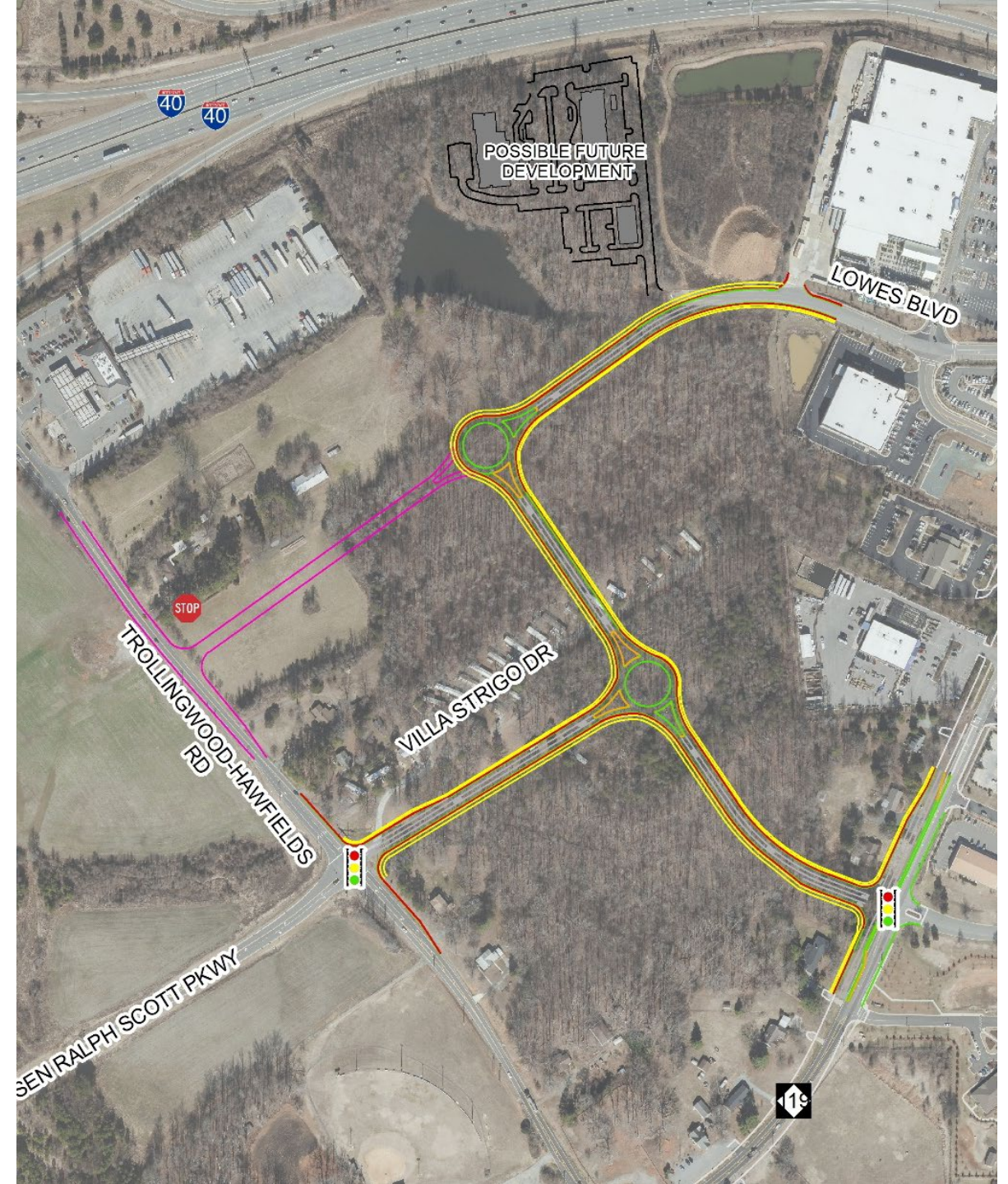
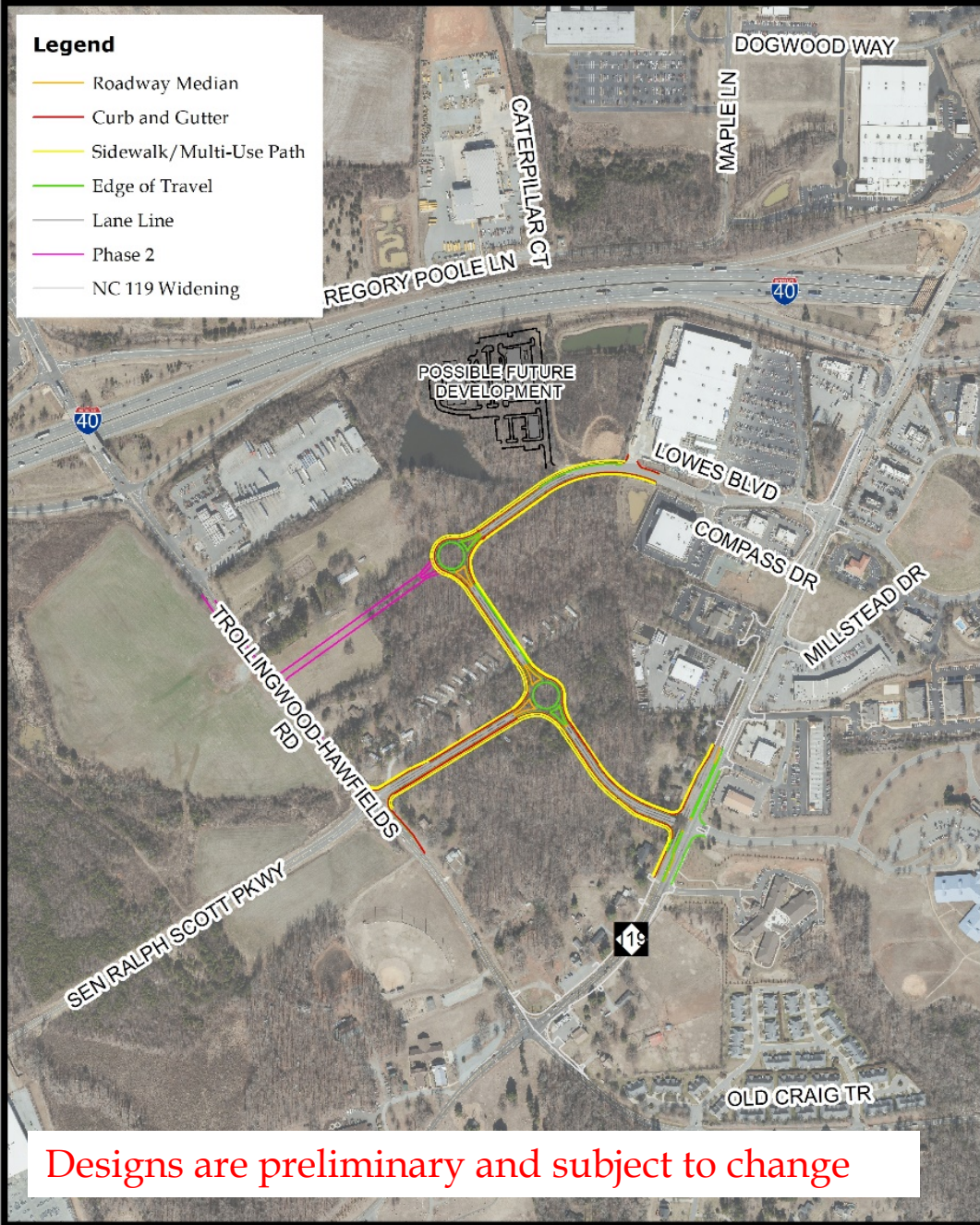
CONCEPT 4B

Lowes Boulevard Corridor Plan



CONCEPT 4B - PHASED

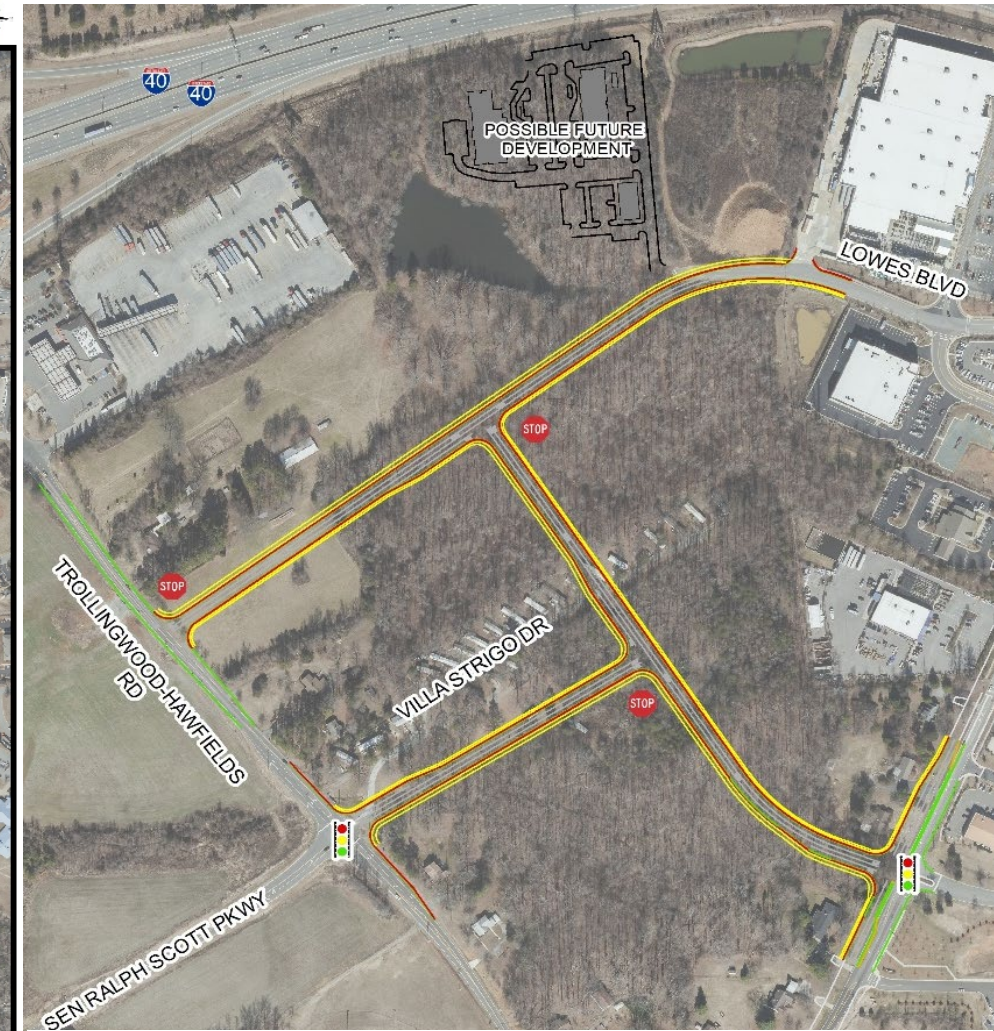
Lowes Boulevard Corridor Plan



LOWES BOULEVARD TO TROLLINGWOOD-HAWFIELDS ROAD: DEVELOPMENT DRIVEN

CONCEPT 4A

- Three-lane section
- Proposed stop-control “internal” intersections
- Traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road



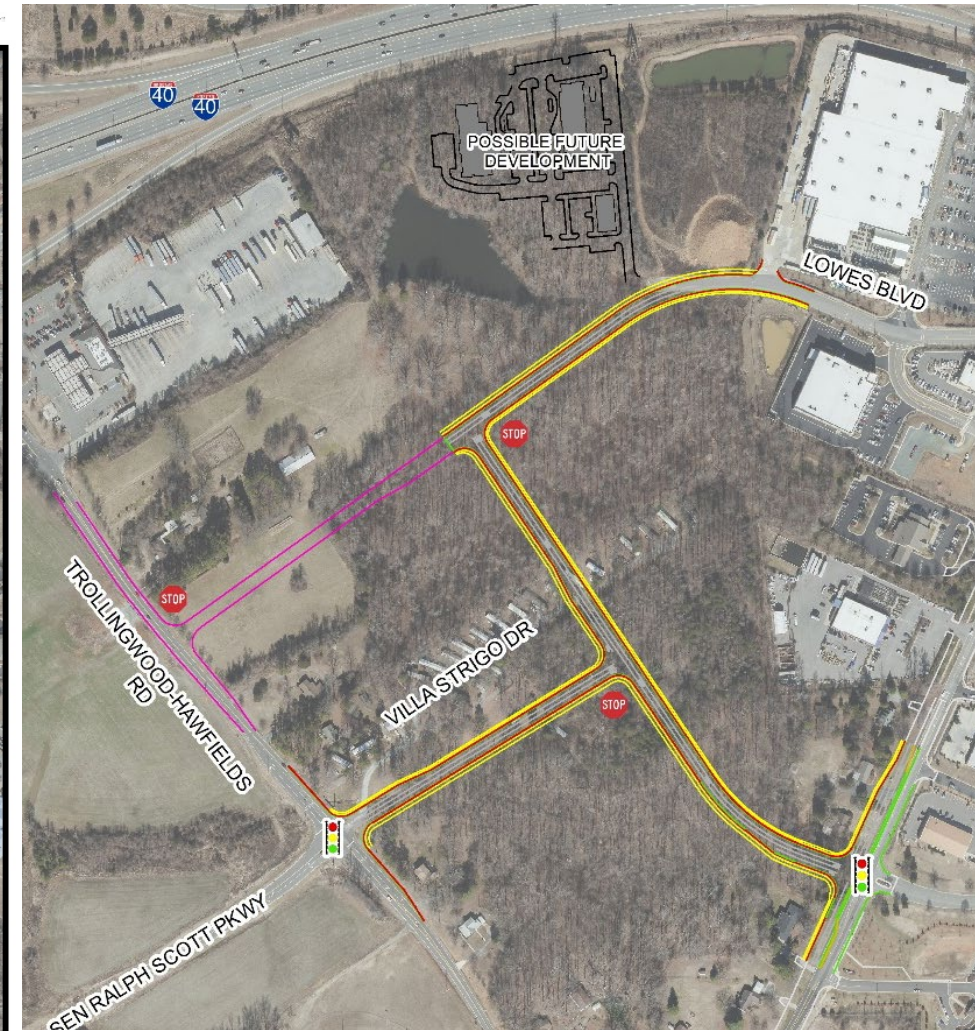
Designs are preliminary and subject to change

LOWES BOULEVARD TO TROLLINGWOOD-HAWFIELDS ROAD: DEVELOPMENT DRIVEN

CONCEPT 4A: PHASED

- Three-lane section
- Proposed stop-control “internal” intersections
- 2nd phase, offering additional connection to Trollingwood-Hawfields Road
- Traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road

CONCEPT 4A - PHASED Lowes Boulevard Corridor Plan

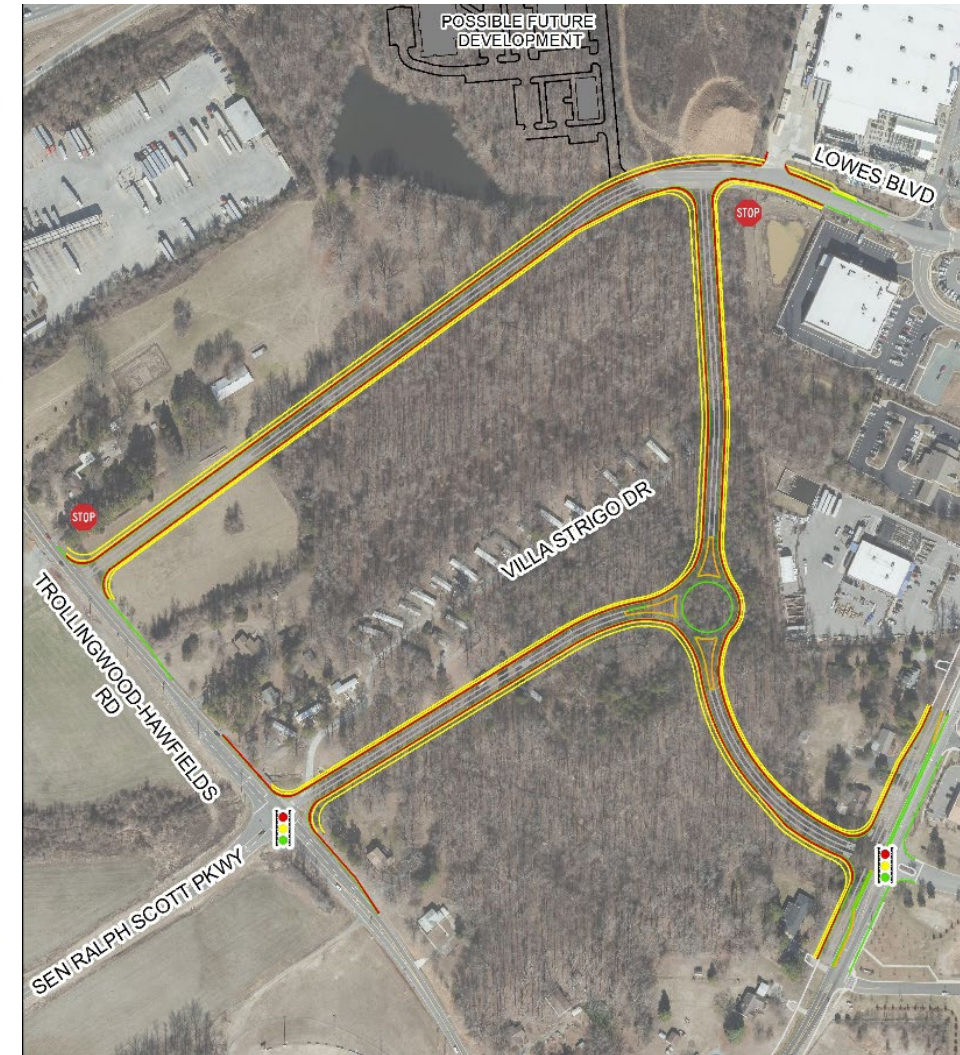


Designs are preliminary and subject to change

LOWES BOULEVARD TO TROLLINGWOOD-HAWFIELDS ROAD

CONCEPT 3

- Three-lane section
- Mix of proposed stop-control and roundabout “internal” intersections
- Traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road



Designs are preliminary and subject to change

LOWES BOULEVARD EXTENSION TO TROLLINGWOOD-HAWFIELDS ROAD WITH STOP-CONTROL

CONCEPT 1A

- Two-lane divided section
- Proposed stop-control “internal” intersections
- Traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road



Designs are preliminary and subject to change

LOWES BOULEVARD EXTENSION TO TROLLINGWOOD-HAWFIELDS ROAD WITH ROUNDABOUTS

CONCEPT 1B

- Two-lane divided section
- Proposed roundabout “internal” intersections
- Traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road



Designs are preliminary and subject to change

LOWES BOULEVARD EXTENSION TO HAWFIELDS MIDDLE SCHOOL ROAD EXTENSION WITH STOP-CONTROL

CONCEPT 2A

- Two-lane divided section
- Proposed stop-control “internal” intersections
- Traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road

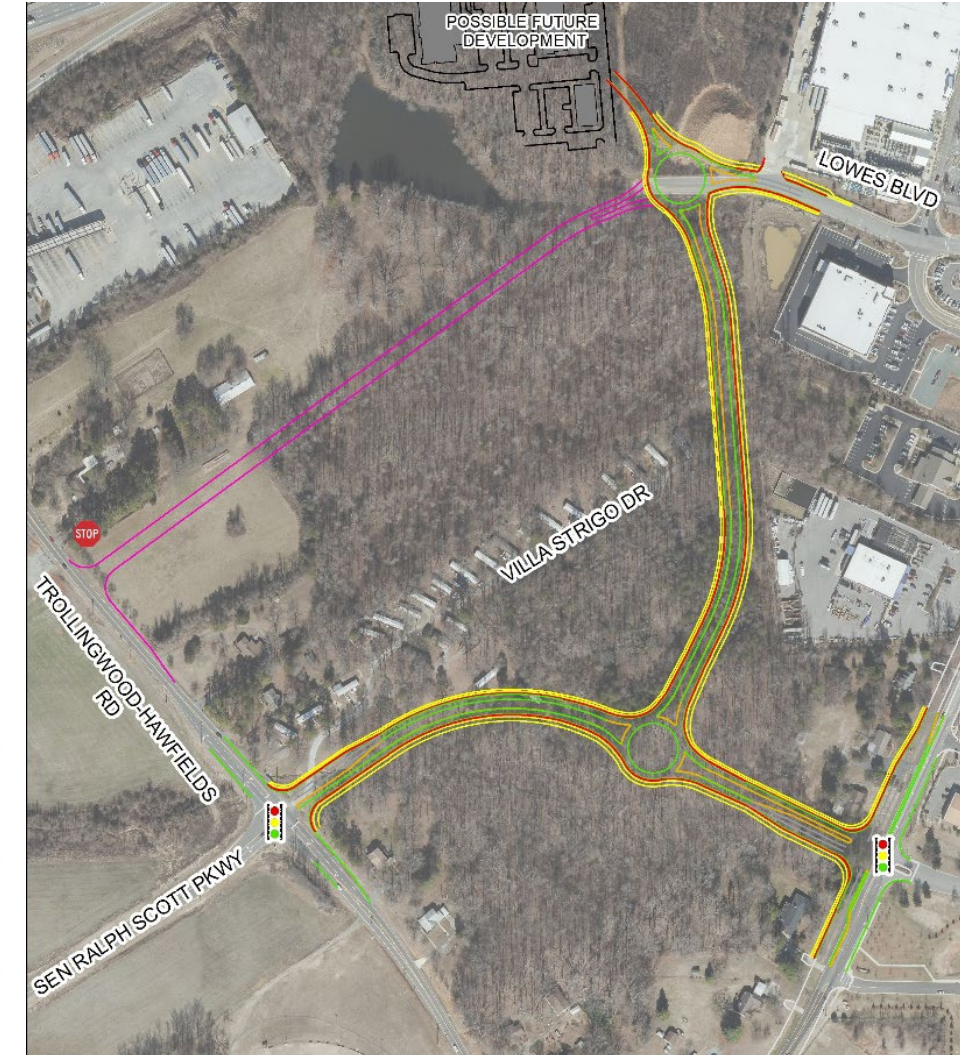


Designs are preliminary and subject to change

LOWES BOULEVARD EXTENSION TO HAWFIELDS MIDDLE SCHOOL ROAD EXTENSION WITH ROUNDABOUTS

CONCEPT 2B

- Two-lane divided section
- Proposed roundabout
“internal” intersections
- Traffic signal at Trollingwood-
Hawfields Road and Sen.
Ralph Scott Parkway will
remain
- Proposed traffic signal at NC
119 and Hawfields Middle
School Road



Designs are preliminary and subject to change

PRELIMINARY COST ESTIMATES

| CONCEPT | COST ESTIMATE* |
|------------|---|
| Concept 1A | \$3.4 Million (\$5.3 Million with Phase 2) |
| Concept 1B | \$4.5 Million (\$6.4 Million with Phase 2) |
| Concept 2A | \$3.5 Million (\$5.4 Million with Phase 2) |
| Concept 2B | \$4.6 Million (\$6.5 Million with Phase 2) |
| Concept 3 | \$6.1 Million |
| Concept 4A | \$2.9 Million (\$4.7 Million with Phase 2) |

*Cost estimates shown are preliminary estimates and are subject to change. These estimates do not consider land acquisitions, utility construction, signage, or traffic signals



PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT EFFORTS

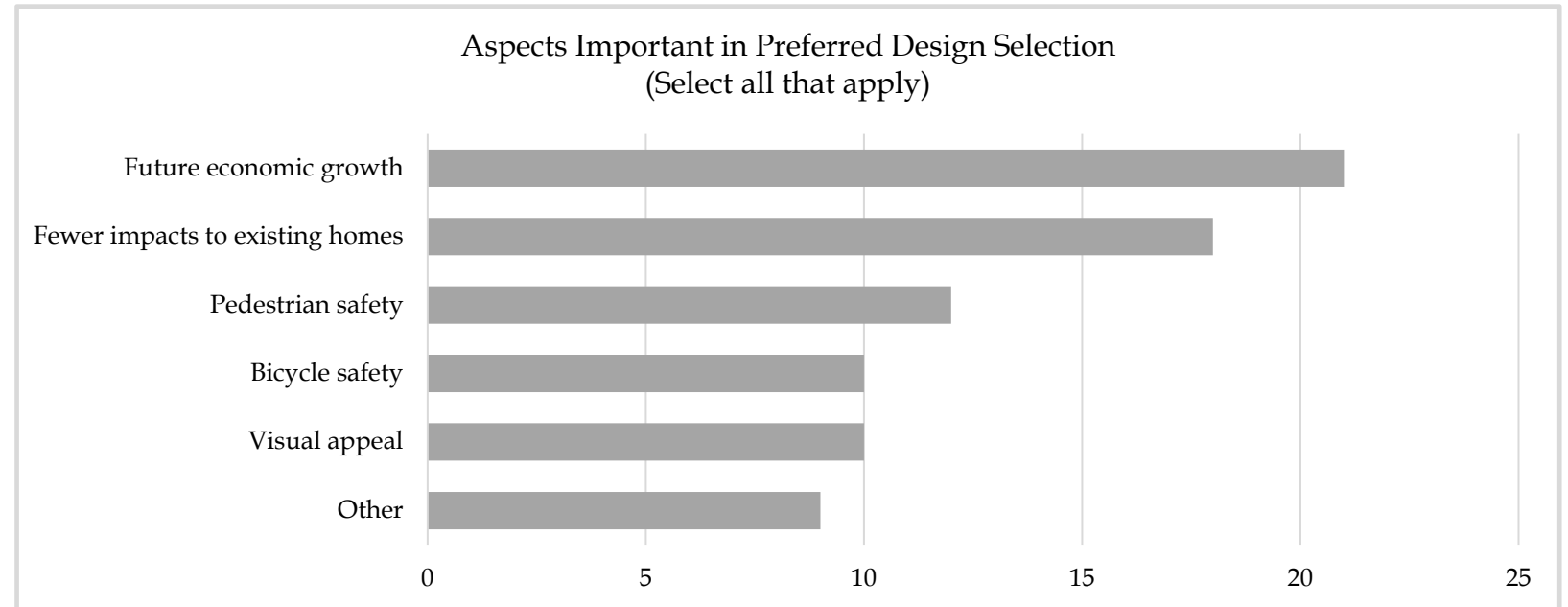
- Project website to provide information, active since December 7, 2020
- Public engagement survey available from December 7, 2020 – January 22, 2021
- Public virtual meeting on January 7, 2021

PUBLIC SURVEY RESULTS

- Summary of results is based on 35 survey participants
- Most live or travel through the study area regularly
- Major public concerns:
 - Traffic congestion on roads and at intersections
 - Safety
- Public opinion of traffic in study area is mostly negative. Some mention only bad during rush hour and school pick-up and drop-off

PUBLIC ENGAGEMENT CONT'D

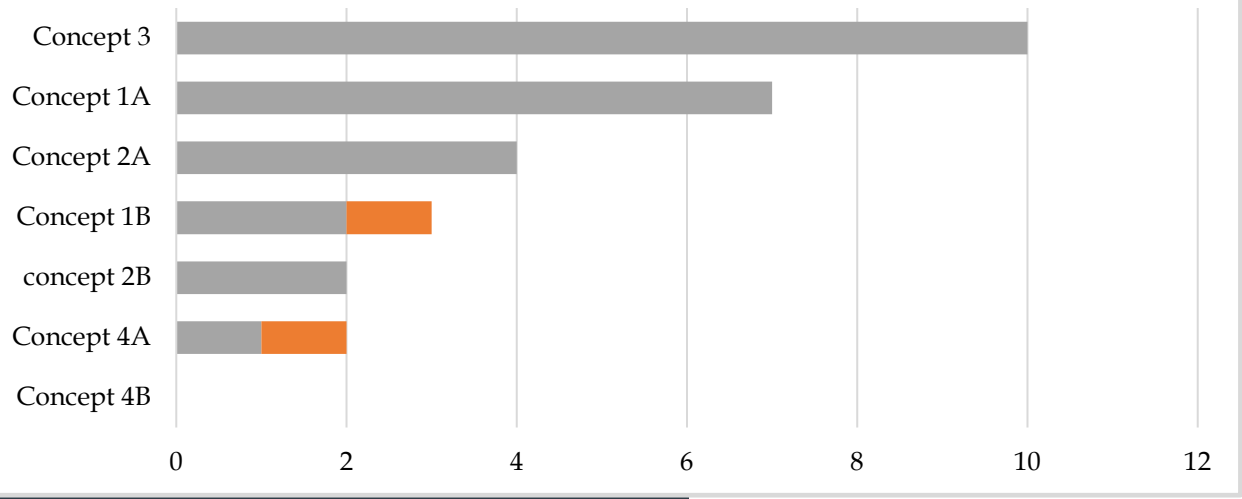
- 56% of survey participants say pedestrian access is important, while 38% disagree
- 48% of survey participants say bicycle access is important, while 29% disagree
- Survey participants valued all the design factors shown below, but future economic growth was the most important factor



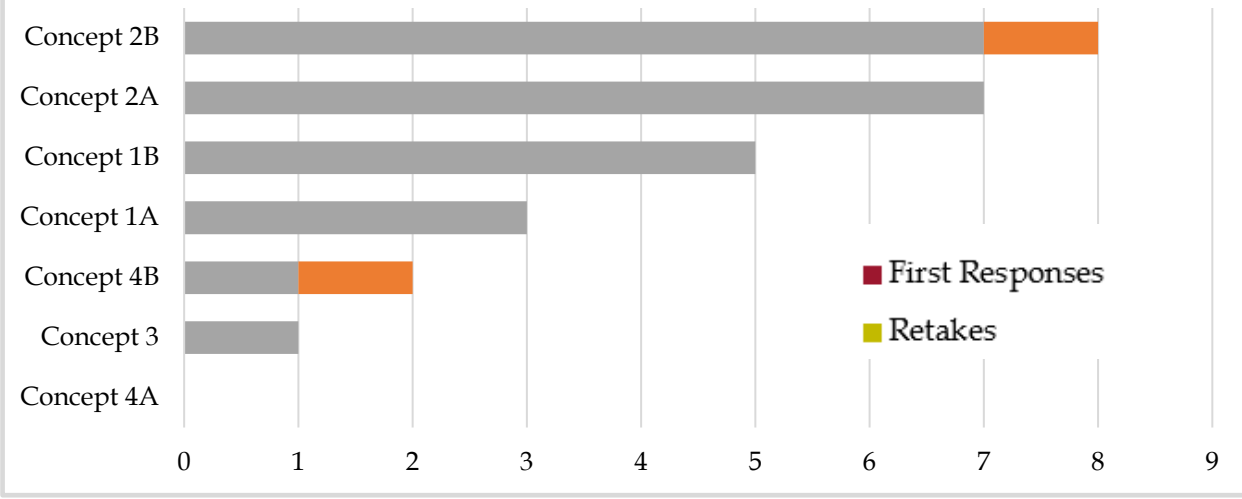
PUBLIC ENGAGEMENT CONT'D

- Concept 3 was the preferred design of survey participants
 - City of Mebane Planning Board recommended Concept 4B on January 11
- Concept 2B was the second most preferred design, followed closely by Concept 2A
- 31 survey participants took the survey without Concept 4A and 4B as an option, 2 participants had all options, 2 participants retook the survey

Participants First Concept Choice

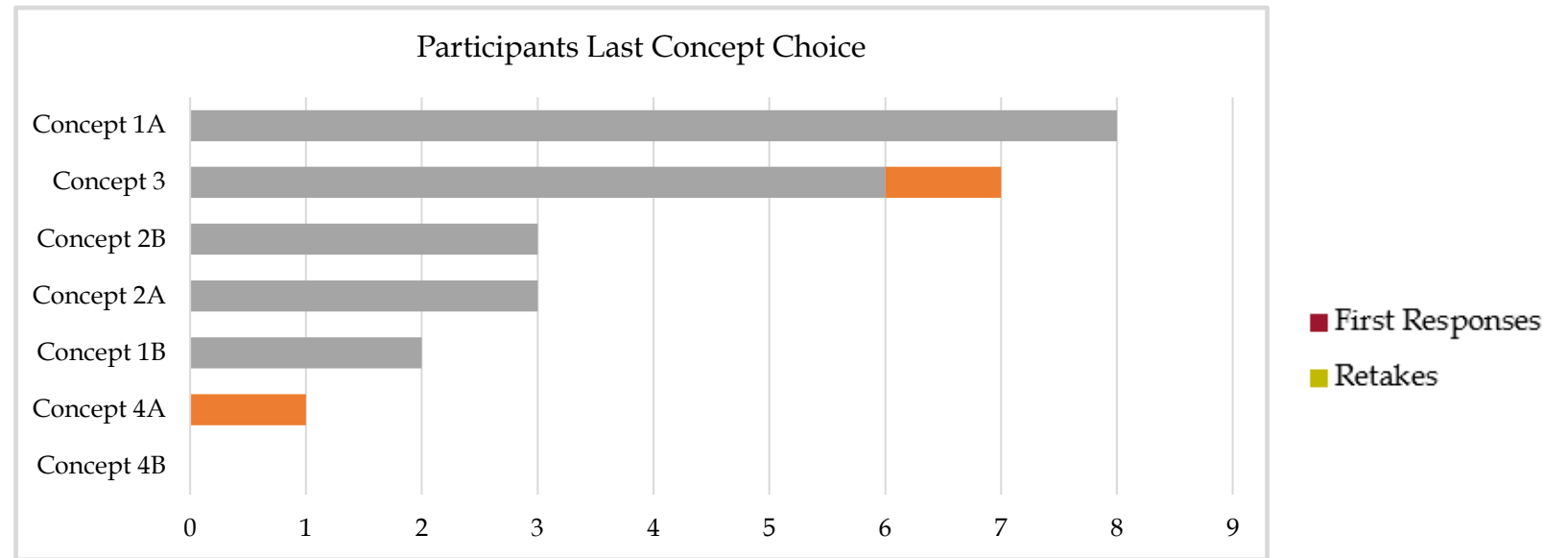


Participants Second Concept Choice



PUBLIC ENGAGEMENT CONT'D

- Concept 1A was the survey participant's least favorite design
- Survey participants were mostly split on cross section, though there was a slight preference for a three-lane section (55% vs. 45%)



QUESTIONS?

Contact Information:

City of Mebane, Planning and Zoning

Ashley Ownbey, Planner

Email: planning@cityofmebane.com

Phone: 919-563-9990