



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, February 3, 2020 in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 East Washington Street.

Councilmembers Present:

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

Also Present:

David Cheek, City Manager  
Chris Rollins, Assistant City Manager  
Lawson Brown, City Attorney  
Stephanie Shaw, City Clerk  
Cy Stober, Development Director  
Terrence Caldwell, Police Chief

Mayor Hooks called the meeting to order and gave the invocation.

During the Public Comment period, M.U.S.E. Vice President Becky Beedy and member Robin Freebird introduced themselves and shared a little bit about their organization. Ms. Freebird stated that M.U.S.E. is an art and art education nonprofit focused on bringing the people of historic Mebane and surrounding areas together to Make, Unite, Share, and Experience art in all forms. M.U.S.E. is a diverse group of local artists experienced in a large range of skills including teachers, illustrators, musicians, painters, designers, and sculptors. MUSE works to empower artists to not only share their ideas but to also raise awareness of the importance of art. Their intention is to make art more interactive within the growing community of Mebane. Ms. Beedy spoke to the importance of art to economic development in a growing community. She said M.U.S.E. seeks to work cooperatively with the City Council to beautify historic Mebane which will thereby make the downtown more attractive as a destination for visitors and businesses alike.

Also, during the Public Comment period, Stephen Laughead, 624 Collington Drive, stated that approximately a year ago he came before Council to talk about safety concerns for pedestrians walking along Wilson Road, from the Collington Farms Subdivision to the Sheets, gasoline and convenience store located on Mebane Oaks Road. He said he is following up as nothing has been done yet. He requested that the City push NCDOT to move forward with that project. He then congratulated Mr. Ewing on his election and said he will be working with a great group of people that are forward thinkers. He concluded with a suggestion that Council not allow anymore fast food restaurants be built in the area of Mebane Oaks Road.

In response to Mr. Laughead's pedestrian safety concern, Mr. Stober said that a request has been submitted to NCDOT in regard to prioritizing the installation of sidewalks on Wilson Road. Mr. Stober added that the BGMPO will be holding a public meeting on March 10<sup>th</sup> at the MACC, so if there are community members that want to emphasize the need for a particular project to be moved up the prioritization list, that meeting would be a great venue to do so. Mayor Hooks spoke to how the MPO and NCDOT prioritizes projects and stated that it can be a long, slow process.

The last person to speak during the Public Comment period was Teresa Dallas, Owner of Curious Peddler, 122 W. Clay Street, and member of the Mebane Merchants organization, thanked Council and City staff for the installation of the downtown wayfinding signs. She stated that she and the merchants are thrilled about the Main Street program. She concluded with an announcement about the monthly events to be held downtown by the MM. She stated each event will be coordinated to benefit worthy causes.

Mr. Cheek gave an overview of the Consent Agenda:

- a. Approval of Minutes – January 6, 2020 – Regular Meeting
- b. Resolution of Intent to Annex City Owned Property – Mebane Memorial Garden Cemetery
- c. Interlocal Agreement and Budget Amendment – Orange County- Small Area Plan
- d. Agreement with Alamance County – Radio Equipment on Tower
- e. Mebane Oaks-Hillsborough Road Intersection – Utility Construction Agreement

Ms. Philipps made a motion, seconded by Mr. Greene, to approve the consent agenda as presented. The motion carried unanimously.

Item b.

**RESOLUTION STATING THE INTENT OF THE CITY OF MEBANE TO ANNEX PROPERTY OWNED BY THE CITY WHICH IS NOT CONTIGUOUS TO THE EXISTING MUNICIPAL BOUNDARIES**

BE IT RESOLVED by the City of Mebane that:

**Section 1.** It is the intent of the Council, pursuant to G.S. 160A-58.7, to annex property described in Section 2, which is owned by the City of Mebane.

**Section 2.** The legal description of the property is as follows:

All of that certain tract or parcel of land lying and being in Cheeks Township, Orange County, North Carolina adjoining E. Washington Street Extension (SR 1303), Byrds Warehouse, LLC (DB 2479 Pg 425), RMC Mid Atlantic LLC (DB 3437 Pg 84), General Electric Company (DB 1251 Pg 566) and Byrds Family Limited Partnership (DB 2479 Pg 423) and being more particularly described as follows:

Beginning at an iron stake in the southern margin of the right of way of E Washington St, a corner with RMC Mid Atlantic LLC and running thence with the line of RMC Mid Atlantic S 08 deg. 24'05"E 1069.56 ft to an existing railroad tie, continuing S 08 deg 24'05" E 599.85 ft to an existing iron pipe in the line of General Electric Company, a corner; running thence with the line of General Electric Company S 78 deg 38'53" W 499.43 ft to a railroad tie, a corner with Byrd Family Limited Partnership; running thence with the line of Byrd Family Limited Partnership and Byrds Warehouse LLC N 05 deg 45'00" W 2050.18 to a point in the right of way of SR 1303, said point being 93.70 ft from the centerline of the 200 ft right of way of NC Railroad; running thence S 63 deg 14' 28" E 494.09 ft to a point, a corner with RMC Mid Atlantic; running thence S 08 deg 24'05" E 68.34 ft to the point and place of beginning and containing 19.574 acres, more or less. This description was derived from a survey by Alley, Williams, Carmen & King, Inc. dated November 27, 2006 and entitled "Final Plat Survey for the City of Mebane", job No. 06224

This conveyance is made subject to all easements and rights of way of record in the Register of Deeds for Orange County, North Carolina.

**Section 3.** The property described in Section 2 is not contiguous to the current municipal boundaries, but will meet requirements of G.S. 160A-58.1(b).

**Section 4.** A public hearing on the question of annexation will be held at the Mebane Municipal Building at 6:00 p.m. on March 2, 2020.

**Section 5.** 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.

Adopted this 2<sup>nd</sup> day of March, 2020.

\_\_\_\_\_  
Ed Hooks, Mayor

\_\_\_\_\_  
Stephanie W. Shaw, City Clerk

Mr. Stober presented a request for Bicycle and Pedestrian Advisory Commission (BPAC) Appointments. He stated that there are currently three (3) City openings and Staff recommends the two current BPAC members requesting reappointment to their positions due to their commitment and demonstrated service to the City: Sarah Elder and Sylvia Sichi. Adding that staff has no recommendation regarding the three qualified individuals who applied for the remaining position: Matt Engwall, Martha Hipskind, and Stephanie Rankin. Ms. Auditori made a motion, seconded by Mr. Bradley to reappoint Ms. Elder and Ms. Sichi and to appoint Mr. Engwall. The motion carried unanimously.

A Public Hearing was held on a request from Mr. Robert and Mrs. Carmen Giggey for the rezoning

of property totaling +/-0.43 acres at 7707 US 70 from B-3 to M-1(CD) to primarily permit a Truck and Utility Trailer Rental and Leasing use, as well as a narrow menu of other light manufacturing and business uses. The property is in the City's G-1 Mixed Use (I) Primary Growth Area "Downtown". Proposed M-1(CD) would restrict uses to "Equipment Rental and Leasing (with and without outside storage)".

Mrs. Giggey spoke on behalf of the request. She stated the property is currently vacant but in the past her husband operated machining and fabricating business on the property. She explained that he became physically ill and could no longer continue the business. She said with the building being empty has created a safety problem. She presented Council with a photo that showed the fencing behind their building that separates her property from the Ashbury subdivision. She said the fence only goes so far but they need to be able to extend the fence. She feels the Truck and Utility Trailer Rental and Leasing use would fit the property well.

Thomas Jones, man who contracted with the Giggey's to operate the truck rental business, spoke concerning the request. He spoke about the plans to repair and extend the fencing between the properties.

Mr. Greene shared his concerns with the truck traffic, the days/hours of operation and drop off confusion. Mr. Jones explained how the business works in regard to the pick-up and drop off of the trucks.

There was considerable discussion about the recorded plat which shows the public right of way on the property. Should the property owner wish to use the 30 feet of the 60 foot right of way for parking, they must request to abandon that portion of the road.

Barbara Phillips, 138 Bob White Way, spoke in opposition of the rezoning, citing concerns with noise, lighting and hours of operation. She stated the fence spoken of earlier is on her property and was installed by her. She said Ms. Giggey nor Mr. Jones have permission to extend the fence because it is on her property.

Mr. Laughead requested clarification about the zoning request. Ms. Philipps replied that the request is for M-1 with restricted uses.

Mr. Greene made a motion, seconded by Mr. Ewing, to close the Public Hearing. The motion carried unanimously.

Mr. Ewing said Barbara Phillips invited him to her backyard to look at the fencing and he stated he has strong concerns about the fencing issue. He asked if Mr. Jones has spoken to the Ashbury HOA. Mr. Jones said he has and they were going to meet if the rezoning was approved to come up with a plan with the homeowners to repair the fencing issue.

Mr. Greene said the area is too small for this type of business and he has concerns with hours of operation. He made a motion, seconded by Ms. Philipps, to deny the rezoning request as presented due to a failure to satisfy any one of the four criteria required for approval which was the rezoning would not be harmonious with the surrounding area and the property has size limitations for proposed use. The motion carried unanimously.

A Public Hearing was held on a request from Airgas USA, LLC, for a non-contiguous satellite annexation containing approximately 0.069 acres abutting their initial annexation that was annexed in July. The additional land was needed to accommodate the water runoff ponds. No one from the public spoke. Mr. Bradley made a motion, seconded by Mr. Greene to close the Public Hearing. The motion carried unanimously. Mr. Philipps made a motion, seconded by Mr. Bradley to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 0.069 acres. The motion carried unanimously.

A Public Hearing was held on a request from Airgas USA, LLC, for approval to rezone +/-0.069 acres within the NC Industrial Center (NCIC) from M-2 (Light Manufacturing) to M-1 (Heavy Manufacturing) as part of a recombination with the property owned by Airgas USA, LLC, for their production facility located at 2025 Development Center Drive. Mr. Stober gave a brief overview of the request. The property is needed to accommodate the stormwater control measure for the facility. No one spoke from the public. Mr. Greene made a motion, seconded by Mr. Ewing to close the public hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the M-1 rezoning as presented and a motion that finds that the

application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design because the request:

- a. Is for a property within the City's NCIC and is serving the stormwater management needs of a previously approved project (Mebane CLP, pp.43 & 46); and
- b. Serves Mebane CLP Growth Management Goal 1.7 by "...support[ing] industrial development at existing industrial parks near I-40/85 (pp.17 & 84).

The motions carried unanimously.

A Public Hearing was held on a request from Aubrey and Celine Meador for approval to rezone the +/-5.61-acre property located at 7920 East Washington Street from R-20 (Single-Family Residential) to B-2 (CD) (General Business, Conditional District). Mr. Greene requested to be recused. Ms. Philipps made a motion, seconded by Ms. Auditori, to recuse Mr. Greene. Mr. Stober gave an overview of the request, stating that the Meadors own the property and have proposed to limit its use to the two (2) proposed primary uses:

1. Conference/Retreat Center; and
2. Bed and Breakfast or Tourist Home

and five (5) accessory uses:

1. Accessory Uses and Structures (Customary);
2. Fence, Wall;
3. Signs;
4. Swimming Pool; and
5. Arts and Crafts Show (Temporary)

During the discussion at the Planning Board meeting, these seven (7) total uses were reduced from 21 proposed uses, and all outdoor activities were restricted to end by 10 p.m., all of which are noted on the site plan. He stated the applicant will go over their waiver requests.

Mr. Meador presented the attached PowerPoint. He highlighted the historical significance of the property, their vision and plans and stated they will be submitting a petition for contiguous annexation in the near future. Mrs. Meador talked passionately about how she fell in love with the property and how the renovations have been a labor love. Mr. Meador stated they want this property to honor Mebane, the history and be a good fit with the community. He reiterated the rezoning request overviewed by Mr. Stober and gave a detailed overview of the requested waivers as follows:

**Partial waivers requested for buffer zones.**

- TRC guidance stated that reduction of buffer zones could be offset by dedication of an undisturbed area on front lawn.
- Maintain the residential look of the neighborhood.
- Respect wishes of immediate neighbors
- Will work with City staff to add appropriate plantings that meet with City approval and our neighbors.
- Existing buffer areas have mature plantings.
- Existing trees will be maintained.

1. THE FRONT LAWN, INCLUDING ALL IDENTIFIED TREES, WILL BE PRESERVED AS A LANDSCAPED AREA TO SATISFY THE STREETSCAPE AND SOME OF THE PERIMETER BUFFERING NEEDS. THIS AREA SHALL NOT BE USED FOR ANY OTHER PURPOSE, INCLUDING TEMPORARY USES.
7. REQUEST WAIVER FOR LANDSCAPING BUFFER REDUCTIONS DUE TO PRESERVATION OF IDENTIFIED TREES.
8. WAIVER REQUEST TO ACCEPT THE EXISTING CONDITIONS AS THE LANDSCAPED BUFFERS RATHER THAN IMPROVING THE BUFFERS TO 'SEMI-OPAQUE' BUFFERS AS REQUIRED BY THE MEBANE UDO ARTICLE 6-3.5.

BUFFER ZONE AREA CALCULATIONS	
WEST SIDE BOUNDARY AREA	1,520 SQ. FT.
WEST SIDE FRONT AREA	12,825 SQ. FT.
EAST SIDE AREA	4,770 SQ. FT.
TOTAL DISTURBED AREA IN BUFFERS	19,115 SQ.FT.
TOTAL UNDISTURBED FRONT LAWN AREA 19,397 SQ. FT.	

Mr. Meador read aloud a letter from Brent and Coral Dudley, abutting property owners directly east of the property, which stated they are in agreeance with the Meador's waiver requesting to

eliminate the required 50' of semi-opaque buffers around the perimeter which would allow retaining a view of the pond.

### Parking and driveway areas

- Requesting waiver from 42 required to 34 spaces.
  - Building size (< 4800 sq.ft.) would only require 24 spaces, but adding outdoor functional spaces (for a total of 8399 sq. ft.) increased requirement to 42 spaces.
  - Planning staff advised removing 4 spaces from plan due to proximity of neighbor.
  - Offsite parking with shuttle service will be utilized for events requiring more parking spaces.
- No on-street parking will be allowed.
- Requesting waiver from paved parking and curb and gutter requirements in order to preserve the historic integrity of the property.
- NCDOT has advised that a reduced driveway entrance on the west side would likely be acceptable (18' rather than 20') due to the placement of an historic stone column and mature cedar tree on a small embankment

<p>2. ON STREET PARKING SHALL NOT BE PERMITTED. 3. RETREAT/CONFERENCE CENTER FOOTPRINT: 8399 SQ. FT. 42 PARKING SPACES REQUIRED. 34 PARKING SPACES PROVIDED. 4. WAIVER REQUEST FROM MEBANE UDO 6-4.4.C(4) REQUIRING CURB AND GUTTER FOR MORE THAN 12 PARKING SPACES. 5. WAIVER REQUEST FROM MEBANE UDO 6-4.4.C(1) REQUIRING PAVING OF ALL DRIVEWAYS AND PARKING AREAS. 6. DRIVEWAY OBSTRUCTIONS THAT LIMIT THE WEST SIDE ARE THE EMBANKMENT, STONE COLUMN, &amp; CEDAR TREE.</p>
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Mr. Meador ended the presentation stating that it is important to them to be good neighbors.

Curtis and Jeanette Sellars, 200 S. Eleventh Street, homeowners directly beside the property, shared concerns with the fact that there will be limited parking for events and folks may park on the streets. They also shared concerns with the possibility of heavy traffic and noise during events.

Frank Ascott, abutting property owner at 7928 E. Washington Street, spoke in favor of the request. He commended the work the Meadors have completed thus far and thinks the project is something Mebane will be proud of.

Marty Bean, abutting property owner at 7820 E. Washington Street, spoke in favor of the request. The Bean family were owners of the property years ago and he stated all of the Bean family are very thankful for the work the Meadors have done to restore the home and to preserve the history. He stated just like the Dudleys, they would like the pond to stay unobstructed.

Iza Reyes, 304 Stratford Drive, Mebane, questioned what the City's regulations are on towing. Mr. Bradley replied, should there be any complaints with parking in front of someone's driveway or on the street in front of someone's home, the police department would be called and a tow truck would respond if necessary.

Mike Hill, 3931 N. Hampton Road, Durham, stated he is not a neighbor of the property but he can bring a different perspective on the matter and he hopes that Council will support the Meador's efforts. As the developer of the White Furniture Lofts, he said he could speak about historical preservation as it is near and dear to his heart but he wants to take a different direction. He stated while working on the downtown Durham projects years ago, he was often involved with a great deal of economic development and recruitment of companies who were looking at relocating to the triangle area which is really relevant because when he brings in investors into Mebane to show them White Furniture, they are amazed at the progress Mebane has made during the last several years. He said quality of life is one of the main driving factors when companies are making decisions about where they want to be located. He thinks Mebane is doing great things to enhance the quality of life for its citizens and the Meador project is a tremendous asset to for the community.

Mr. Boney, Editor/Owner of Alamance News, asked for clarification of the uses. Mr. Stober replied they are Conference/Retreat Center and Bed and Breakfast or Tourist Home for the primary uses and five (5) accessory uses: Accessory Uses and Structures (Customary), Fence, Wall, Signs, Swimming Pool and Arts and Crafts Show (Temporary).

Ms. Auditori made a motion, seconded by Mr. Bradley, to close the Public Hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Philipps to approve the Motion to approve the B-2 (CD) rezoning as presented and a motion finding that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design* because the request:

- a. Is a conditional rezoning request that limits its potential "General Business" uses to ones that will use the existing residence for business purposes, thereby being largely harmonious with the residential area and minimizing negative impacts;
- b. Is for a property within the City's G-4 Secondary Growth Area and is "...generally residential and commercial in nature..." (Mebane CLP, p.66); and
- c. Serves Mebane CLP Growth Management Goal 1.2 by "...support[ing] historic Downtown Mebane's culture: aesthetic, walkability, bikeability, shopping, dining, and housing options.". (pp.17 & 82);

The motions carried unanimously. Council thanked the Meadors for their hardwork on this project and for gifting such a beautiful place to the community.

By motion of Ms. Philipps, seconded by Mr. Ewing, Council unanimously voted to bring Mr. Greene back to the meeting. The motion carried unanimously.

Mayor Hooks called for a break at 8:09pm and called the meeting back to order at 8:19pm.

A Public Hearing was held on a request from TRG Capital, LLC for a contiguous annexation containing approximately 0.92 acres located at 7928 E. Washington Street. No one from the public spoke. Ms. Philipps made a motion, seconded by Mr. Greene, to close the Public Hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Bradley, to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 0.92 acres. The motion carried unanimously.

Mr. Stober gave a recap of the Summerhaven request as it has been continued for several months. He stated that the project is outside the City limits and the developer, Desco Holdings, LLC, will not be submitting for annexation. The project is in the southwest border of Mebane's ETJ on Hwy 119 at Kimrey Road. It is currently zoned R-20 and the applicant is not requesting a rezoning of the three (3) properties. It is a largely rural area, adjacent to a B-2 property however it is historically owned by the Presbyterian rest home. The applicant will be relying on on-site septic treatment for wastewater needs and using Orange Alamance Water System, Inc., services for water service needs. Mr. Stober stated the City Engineer provided a letter stating the utilities provided would be satisfactory for the residents of the 78 proposed lots. Mr. Stober went onto explain that since the last meeting, there has been a couple of revisions, as stated at that meeting the UDO requirements for subdivisions are satisfied by the submitted plat, however there were concerns about the traffic on Hwy 119 and also internal to the site because there is a potential school proposed for the 14 acres to the north of the property. He said we now know that school is Bradford Academy seeking a new campus. He said Bradford Academy had a Traffic Impact Analysis conducted and because they are a school, a whole set of rules kick in about review by NCDOT. NCDOT had sixty (60) days to review the TIA and they came to the conclusion that the TIA and transportation improvements proposed on Hwy 119 and internal to the property would be satisfactory. The City now has a TIA requirement as well and the TIA was reviewed by Ramey Kemp, the City's consultant, and they too had a similar professional opinion that the proposed transportation improvements onsite and on Hwy 119 were satisfactory. Mr. Stober said finally, as a separate matter, a payment in lieu was proposed at the last public meeting and the applicant has since provided a revised drawing showing that the four (4) acre stream area is proposed to be used as a walking trail. Currently in the UDO, a payment in lieu is an option that applicants can propose for Council's consideration. The payment in lieu is approximately \$16,000, otherwise the applicant proposes to build a walking trail around the creek and its four plus acres that would connect to the mail kiosk over near the traffic circle.

Mr. Bradley asked if there are any riparian buffer requirements that would cause concerns with walking trails in a stream buffer area. Mr. Stober said walking trails are commonly allowed in stream buffers; there will be a buffer disturbance permit that the City would need to review, then consult with the State to allow it as an exemption.

Mr. Greene asked if the 4 acres is sufficient based on the number of homes. Mr. Stober replied yes, the UDO only requires 2.2 acres for the 78 homes.

Amanda Hodierne, 804 Green Valley Road, Greensboro, NC, 27408, attorney representing the applicant, stated Mr. Stober did a nice job of summarizing but she would like to speak regarding the new information with the trail. She stated what her client would like to do make this as simplified as possible and they are happy to whichever option under the City's ordinance is most appropriate. She said originally, they were planning to move forward with the payment in lieu plan because in looking at this particular site they did not have wide swaths of greenbelt to connect to, to create a nice connection to the other trails in the City which she feels is what the spirit and intent of this ordinance seeks to do. So, the payment in lieu gives the City a piggybank to buildup, to work towards that goal and other measures, however, in case that does not quite suit the Council, they decided to show what they can offer in terms of an onsite recreation opportunity which is the out and back style of walking trail near the mail kiosk. She said there is a third option, which would allow for the HOA to maintain the walking trail.

Mr. Bradley asked what the structure of the trail would be. Ms. Hodierne said their preference would be a compact earthen trail that would be suitable for trail running but if that is not what the Council would like, they could also do a mulch trail. They would like to keep it natural.

Mr. Bradley said, he cannot speak for the other Councilmembers but he would prefer to take the payment in lieu. Ms. Philipps said her preference for onsite recreational facilities are playgrounds, ballfields and places where people can gather. She said she did not feel it was much of an offer for recreational space for the future residents of the neighborhood. Ms. Auditori said she agrees with Ms. Philipps. She feels that \$16,000 is inadequate and the proposed plan is not what she thinks of when she reads the ordinance that references public open space in a subdivision.

Mr. Ewing asked if there are any other options for green space at this site. Ms. Hodierne said the plan shows the proposed space as the most suitable in terms of utilizing natural areas. She said that is why she feels the ordinance allows for the two options for cases like this where there is not a great spot for open recreation space.

Mr. Laughead shared a concern with septic cesspool for 78 homes.

Melanie Tufts, 2832 Nereus Drive, Mebane, stated she is concerned with where the wildlife in the stream area will go. She also asked how residents on her road would access their homes when the subdivision is built. Mr. Rollins showed her the route on the map. Mr. Rollins and Ms. Hodierne assured Ms. Tufts that residents on Nereus Drive would have continuous access to their road during via a public road during construction and after. Ms. Philipps asked how many homes are located on Nereus Drive. Mr. Stober stated three properties, two homes and one vacant property.

Elliot Erwin, 2872 Nereus Drive, Mebane, said he is pleased that the plan shows the stream buffer being used as a hiking trail because there is a lot of habitat in that area.

Mr. Bradley made a motion to accept the subdivision plat as presented with the option of a payment in lieu. No one seconded the motion. Mayor Hooks stated the motion dies.

Ms. Auditori made a motion to deny the subdivision plat as presented because the property is located in the G-2 residential growth area which is supposed to promote conservation development and to her this project is not conservation development. Mr. Ewing seconded the motion. Mr. Bradley asked Ms. Auditori if her motion to deny was because of the density. Ms. Auditori replied conservation development. Mayor Hooks called for a vote and the motion to deny passed unanimously.

Ms. Hodierne asked Mr. Brown for guidance on the considerations that would warrant a denial of an UDO requirement subdivision that is not a legislative decision. Mr. Brown stated he would be happy to discuss with her tomorrow. She then asked what would our relief or remedy from this type of action be. He again stated he would be happy to discuss that tomorrow.

Chief Caldwell presented a request for Council’s consideration to approve the allocation of funds for purchasing the following items with Federal Equitable Sharing Funds and the necessary budget amendment.

1. Replacement of 2 Special Service Vehicles assigned within the Support Services Division:
  - a. Ford Explorer – \$37,786 (Replacing 2009 Ford Edge – 107,612 miles)
  - b. Chevrolet Tahoe – \$39,510 (Replacing 2011 Chevrolet Tahoe – 105,000 miles)
2. Alpha Card-ID Card Machine – \$2,102 (Updating the department’s ID Card Machine to be more efficient with producing ID Cards for our employees. This will ensure that our sworn personnel have updated Police Identification that is required when carrying weapons while not on-duty).
3. Brady Integrated Security-Door Access – \$10,950 (The door access control system needs upgrading to ensure building security).
4. Technical Server/Systems Migration – \$8,960 (Our current Records Management System needs to be upgraded to ensure records retention and operability).

The proposed purchases would use \$99,308 of the accumulated \$220,845 of funds currently on hand from the equitable sharing program. Ms. Philipps made a motion, seconded by Mr. Ewing, to approve the allocation of funds for purchasing the requested items with Federal Equitable Sharing Funds and the necessary budget amendment. Mr. Bradley asked if the purchase of the two vehicles will complete the need from last budget. Chief Caldwell said they will be coming back to request more use of forfeiture funds to complete the process. The reason they are not asking for all of it tonight is because the vehicles they are looking at are not in production at this time. The motion carried unanimously.

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year Beginning July 1, 2019 as duly adopted on June 3, 2019, is hereby amended as follows:

**ARTICLE I**

APPROPRIATIONS	Current Budget	Change	Revised Budget
<b>GENERAL FUND</b>			
Police	\$4,189,118	\$ 99,308	\$4,288,426

**ARTICLE II**

REVENUES	Current Budget	Change	Revised Budget
<b>GENERAL FUND</b>			
Appropriated Fund Balance	\$3,195,204	\$ 99,308	\$3,294,512

This the 3rd day of February, 2020.

Mr. Cheek presented a request for Council’s consideration to approve a new Planner position at Grade 14. He explained that the position was requested in the budget last year in anticipation of the problems staff is currently experiencing which is overwhelming growth. He said the City only has two (2) employees in the Planning Department and this year staff forecast receiving the most building permits ever. The request is before Council tonight because staff would like to begin the hiring process and have someone hired by late March, early April to enable staff to catch up with all the growth. Mr. Stober presented supporting statistics within a PowerPoint showing the need for immediately hiring a Planner.

Mr. Bradley said he does not mean to sound insensitive but how does the need for a Planner outweigh the personnel needs of other departments in the City due to the unprecedented

growth. He said he is not denying that it is not necessary but he questions how necessary it is in comparison of everything else. Mr. Cheek said he feels the request is urgent enough to get some help for Planning right now.

After considerable discussion, Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the new Planner position at Grade 14. The motion carried unanimously.

Mr. Boney made comments regarding personnel positions being added outside of the usual budget cycle.

Mr. Cheek made an announcement about the upcoming 2020 Census. He covered important dates and spoke of the efforts being taken to encourage participation.

There being no further business, the meeting adjourned at 9:10pm.

Attest: \_\_\_\_\_  
Stephanie W. Shaw, City Clerk

\_\_\_\_\_  
Ed Hooks, Mayor

# The White House

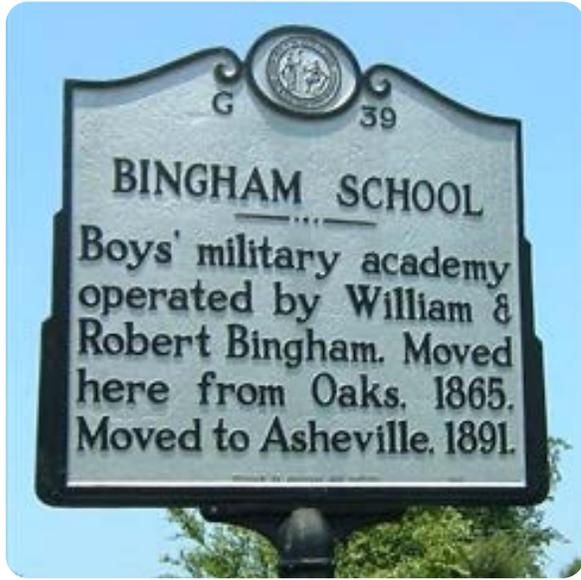
7920 E Washington Street

Mebane City Council  
February 3, 2020 Meeting



- **Historical Significance**
- **Vision & Plans**
- **Rezoning & Annexation**





# Historical Significance

## Prior owners

- Robert & William Bingham <1871
  - Founders of Bingham School
- Eliza Bingham Penick 1871
  - Sister of Bingham School founders
- Arthur White 1890
  - Father of White Furniture founders
- James Samuel White 1891-2
  - President of White Furniture Company, brother of founders.
- Phonse Bean & Bernie Bean 1949/1965
  - Both Executives of White Furniture
  - Both “Maker of Modern Mebane” award recipients.







1920's



1950's

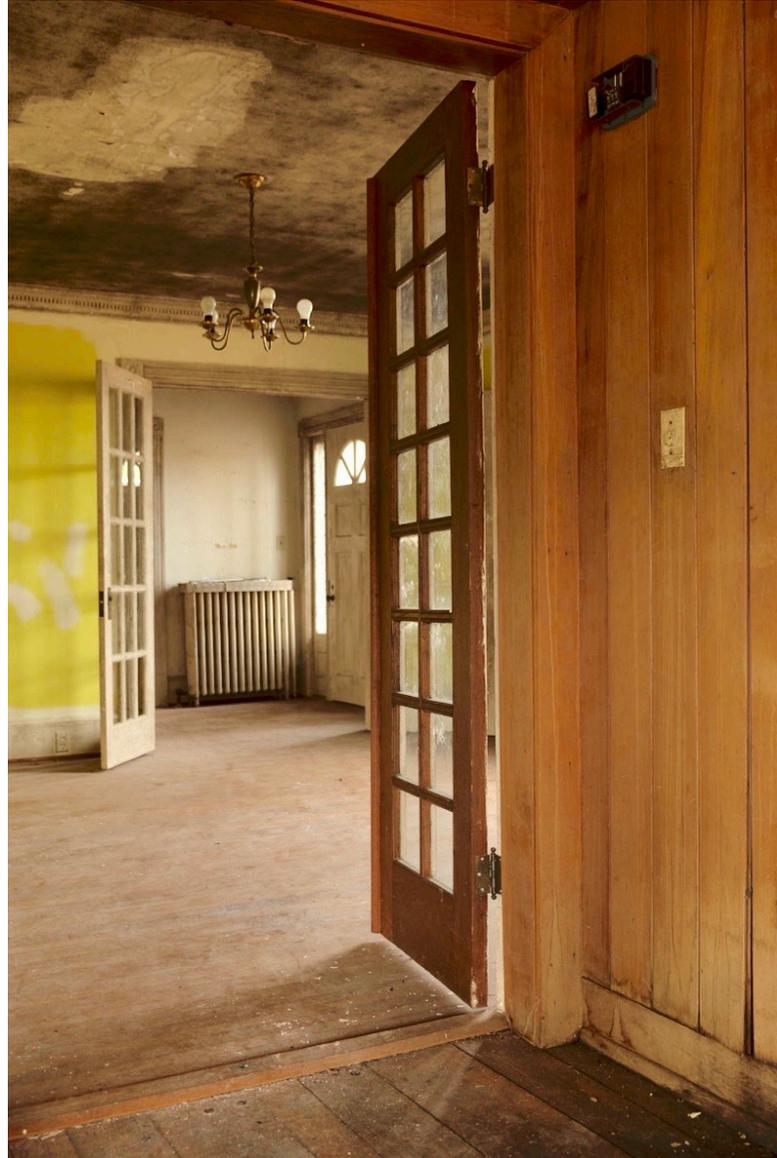


2018

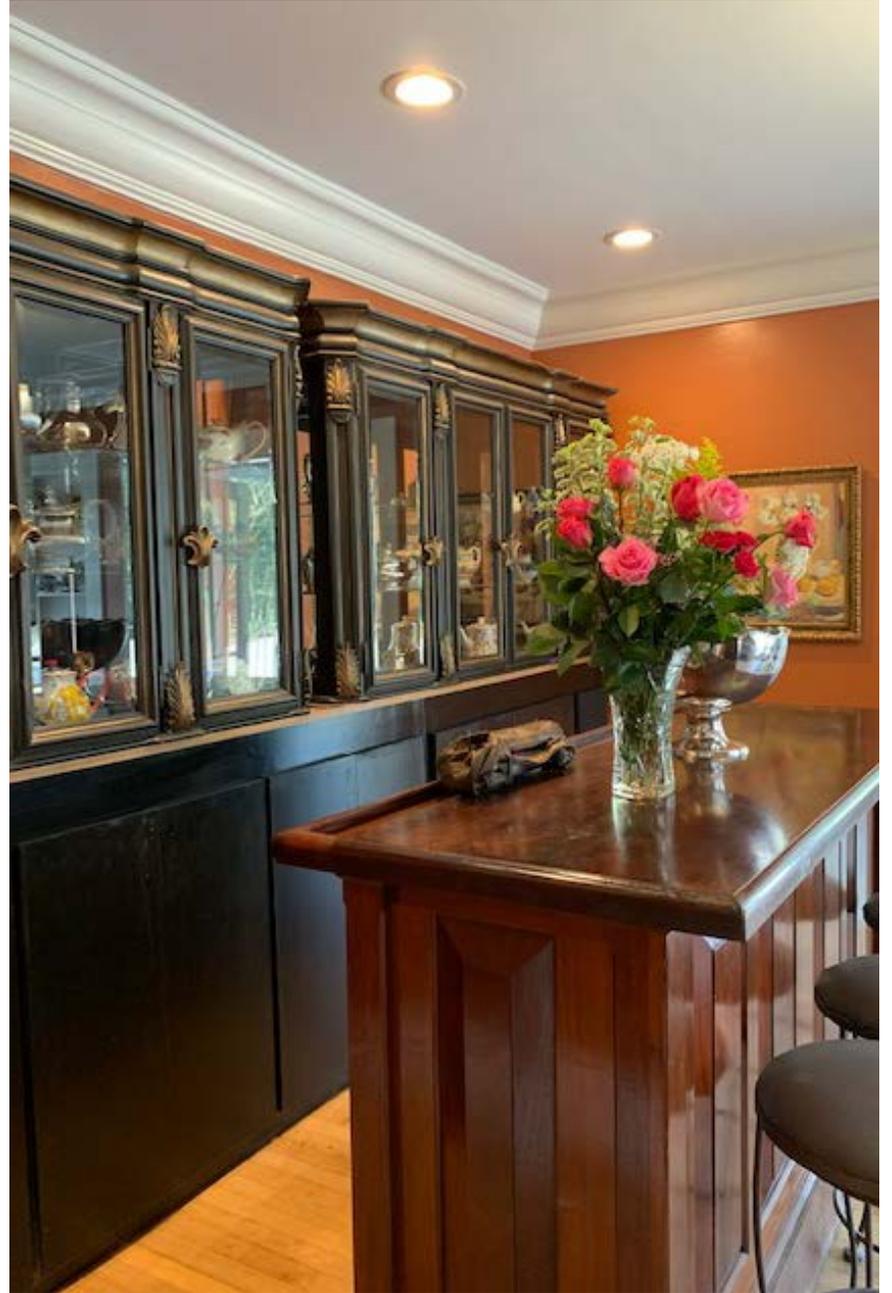
## Views from the past and pre-renovation















# Completion Plan

- **ADA Compliance**
  - Accessible parking, building access and restroom in place, with some further modifications planned (adding one more handicapped access parking spot & ramp to patio space).
- **Structural**
  - Floor loading has been assessed during project based on commercial code.
  - Support columns will be added to upstairs deck, based on engineer's evaluations.
- **Fire and safety**
  - Signage, compliant doorways, fire extinguishers and commercial HVAC smoke detectors will be added and adjusted as required.
- **Septic system**
  - We will connect to city sewer, even though Orange County Health has a plan to upgrade the existing septic system to meet requirements for the White House uses.
  - Request is being made to be annexed into the city limits.

# Our vision for the White House on Washington

*“A gracious space to gather.  
Capturing our history and  
celebrating life with family & friends.”*



Unless the Lord builds the house,  
they labor in vain who build it.







# Our history in the **Mebane** community



The Mebane Downtown Table



Reed's Coffee



Fine + Folk Art Carolina



# Rezoning Request

- Request for B2(CD) conditional rezoning with limited use.
- Primary use: Retreat/Conference center
- Additional request for Contiguous Annexation into the City of Mebane
- Goals:
  - Preserve and share this significant piece of Mebane's history
  - Maintain the historical integrity and residential look and feel
  - Stay in harmony with the surrounding neighborhood
  - Be a good, considerate neighbor
  - Work with the City to create a safe, attractive and appropriate environment
  - Provide a place to showcase the quality of life in Mebane



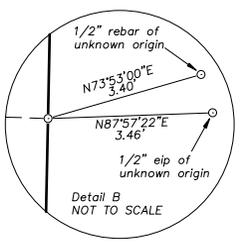
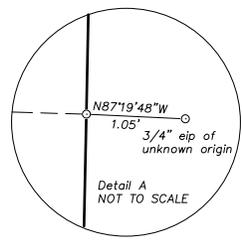


PROFESSIONAL LAND SURVEYOR

L-3939  
REGISTRATION NUMBER



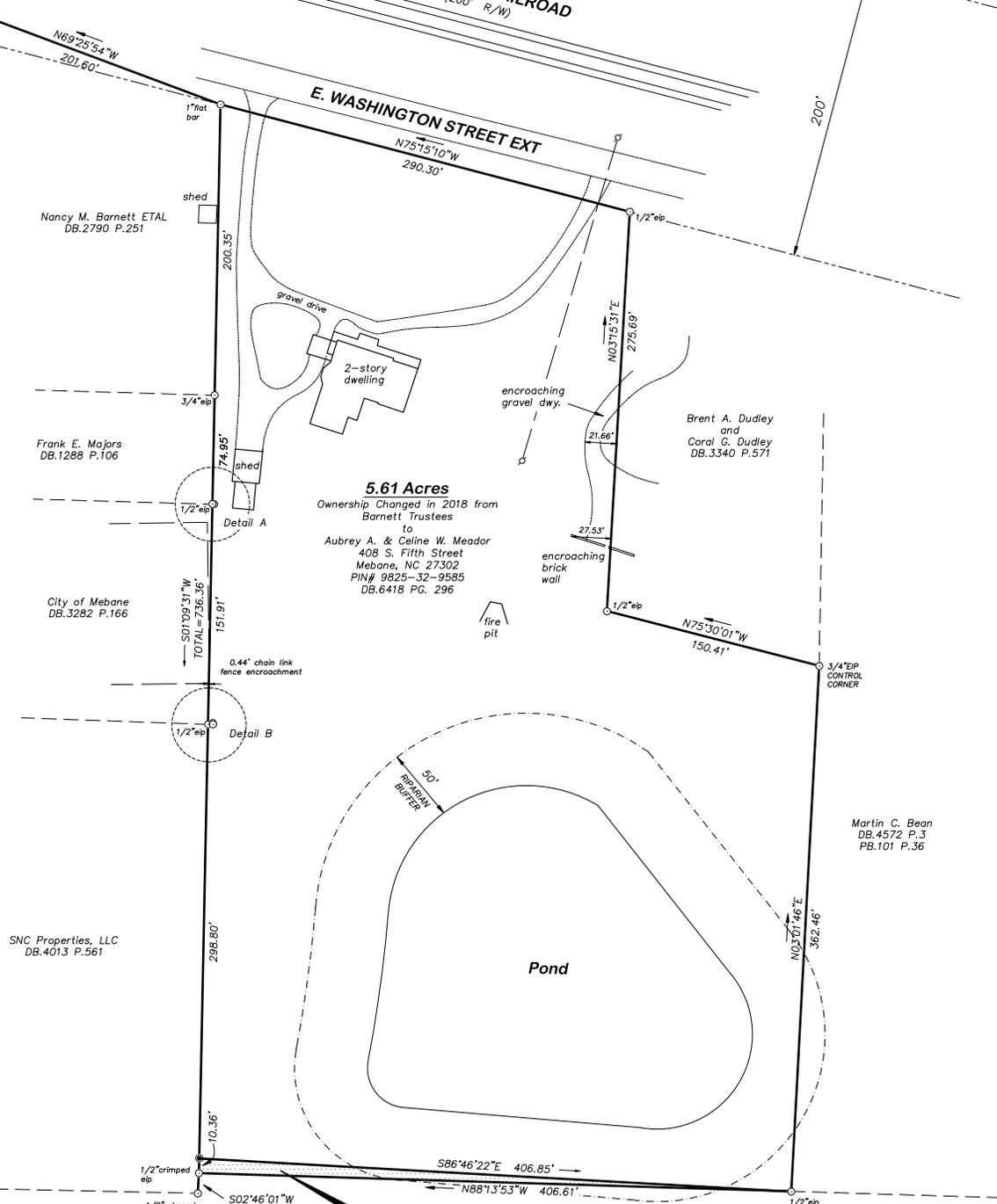
ELEVENTH STREET  
(60' PUBLIC R/W)



- REFERENCES**
- DB.6022 PG.427
  - PB.101 PG.36
  - DB.2790 PG.251
  - DB.3340 PG.571
  - DB.915 PG.418
  - DB.3282 PG.166

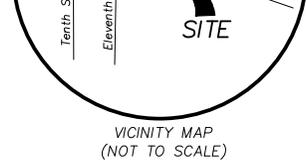
**CURRENT OWNER:**  
JOSEPH T. BARNETT TRUSTEE &  
RITA C. BARNETT TRUSTEE  
PO BOX 193  
PALOS VERDES ESTS CA 90279

- LEGEND**
- EIP EXISTING IRON PIPE
  - EIR EXISTING IRON ROD
  - NIR NEW IRON ROD
  - △ CP COMPUTED POINT
  - - - R/W RIGHT OF WAY



**5.61 Acres**  
Ownership Changed in 2018 from  
Barnett Trustees  
to  
Aubrey A. & Celine W. Meador  
408 S. Fifth Street  
Mebane, NC 27302  
PIN# 9825-32-9585  
DB.6418 PG. 296

Deed Gap  
0.05 Acres  
2106 S.F.



- NOTES:**
- 1.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - 2.) SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
  - 3.) NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
  - 4.) ALL AREAS BY COORDINATE COMPUTATION.
  - 5.) NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

**SURVEY FOR:**  
**JOSEPH T. BARNETT TRUSTEE  
AND  
RITA C. BARNETT TRUSTEE**

SCALE: 1" = 60'  
CHEEKS TWP - ORANGE CO., N.C.  
DATE: AUGUST 1, 2016



**LAND SURVEYORS**  
LICENSE NO: C-2565



# Partial waivers requested for buffer zones.

- TRC guidance stated that reduction of buffer zones could be offset by dedication of an undisturbed area on front lawn.
- Maintain the residential look of the neighborhood.
- Respect wishes of immediate neighbors
- Will work with City staff to add appropriate plantings that meet with City approval and our neighbors.
- Existing buffer areas have mature plantings.
- Existing trees will be maintained.

1. THE FRONT LAWN, INCLUDING ALL IDENTIFIED TREES, WILL BE PRESERVED AS A LANDSCAPED AREA TO SATISFY THE STREETScape AND SOME OF THE PERIMETER BUFFERING NEEDS. THIS AREA SHALL NOT BE USED FOR ANY OTHER PURPOSE, INCLUDING TEMPORARY USES.

7. REQUEST WAIVER FOR LANDSCAPING BUFFER REDUCTIONS DUE TO PRESERVATION OF IDENTIFIED TREES.
8. WAIVER REQUEST TO ACCEPT THE EXISTING CONDITIONS AS THE LANDSCAPED BUFFERS RATHER THAN IMPROVING THE BUFFERS TO 'SEMI-OPAQUE' BUFFERS AS REQUIRED BY THE MEBANE UDO ARTICLE 6-3.5.

## BUFFER ZONE AREA CALCULATIONS

WEST SIDE BOUNDARY AREA	1,520 SQ. FT.
WEST SIDE FRONT AREA	12,825 SQ. FT.
EAST SIDE AREA	4,770 SQ. FT.
TOTAL DISTURBED AREA IN BUFFERS	19,115 SQ.FT.

TOTAL UNDISTURBED FRONT LAWN AREA 19,397 SQ. FT.

## Parking and driveway areas

- Requesting waiver from 42 required to 34 spaces.
  - Building size (< 4800 sq.ft.) would only require 24 spaces, but adding outdoor functional spaces (for a total of 8399 sq. ft.) increased requirement to 42 spaces.
  - Planning staff advised removing 4 spaces from plan due to proximity of neighbor.
  - Offsite parking with shuttle service will be utilized for events requiring more parking spaces.
- No on-street parking will be allowed.
- Requesting waiver from paved parking and curb and gutter requirements in order to preserve the historic integrity of the property.
- NCDOT has advised that a reduced driveway entrance on the west side would likely be acceptable (18' rather than 20') due to the placement of an historic stone column and mature cedar tree on a small embankment.

2. ON STREET PARKING SHALL NOT BE PERMITTED.
3. RETREAT/CONFERENCE CENTER FOOTPRINT: 8399 SQ. FT.  
42 PARKING SPACES REQUIRED.  
34 PARKING SPACES PROVIDED.
4. WAIVER REQUEST FROM MEBANE UDO 6-4.4.C(4) REQUIRING CURB AND GUTTER FOR MORE THAN 12 PARKING SPACES.
5. WAIVER REQUEST FROM MEBANE UDO 6-4.4.C(1) REQUIRING PAVING OF ALL DRIVEWAYS AND PARKING AREAS.
6. DRIVEWAY OBSTRUCTIONS THAT LIMIT THE WEST SIDE ARE THE EMBANKMENT, STONE COLUMN, & CEDAR TREE.

## To be a good neighbor

- Not obstruct our neighbors' present view of the pond, as per their requests
- Fit into the neighborhood, not to look like a commercial property
- Cease all outdoor activities by 10pm.
- Work with city and neighbors to place additional plantings within the buffer zone, where suggested.
- We are reclaiming an abandoned property, with evidence of drug use, vagrancy and vandalism prior to renovation, subsequently enhancing property values.

9. *OUTDOOR EVENTS WILL CEASE BY 10 P. M.*



Aubrey & Celine Meador  
408 South Fifth St.  
Mebane, NC 27302