



The Mebane City Council held a continued meeting at 6:00 p.m., Wednesday, March 3, 2021. The March 1, 2021 meeting was continued per G.S. 166A-19.24, which states that when a public body conducts a public hearing as a remote meeting, it must allow for written comments on the subject of the public hearing to be submitted between publication of any required notice and 24 hours after the public hearing. 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 Everette Greene
Councilmember Patty Philipps
Councilmember Sean Ewing
Councilmember Tim Bradley

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
IT Director Kirk Montgomery

Mayor Hooks called the meeting to order. He then stated that tonight's meeting is a continuation of the public hearings held on Monday, March 1, 2021. He commended former Editor of the Mebane Enterprise Adam Powell for winning multiple 2020 Press Association Awards.

Mr. Bradley said there was a public comment made on Monday quoting himself and Mr. Greene and while Council has a policy of not making comments during the Public Comment Period, he wanted to let everyone know that his comment was taken from a series of emails where he was asked to explain why he voted a certain way on a particular project. He was not representing the Council in any way. He did not want Council to think he was telling people that Council thought that same way on that particular project. He stated that he had forwarded those citizen emails to Council members when they were occurring but he is happy to reshare the emails if so needed.

Mayor Hooks stated that the first item on the agenda for Council's vote is the continued public hearing on a request for the adoption of an Ordinance to Extend the Corporate Limits- Agape Baptist Church. No one from the public spoke concerning the matter. Mr. Greene made a motion, seconded by Ms. Philipps, to close the public hearing. The motion carried unanimously per a roll call vote. Ms. Philipps made a motion, seconded by Mr. Ewing, to adopt the Ordinance to Extend the Corporate Limits to include the 5.24 acres. The motion carried unanimously per a roll call vote.

Mayor Hooks stated that the second item on the agenda for Council's vote is the continued public hearing on a request from PT Greenland, LLC, requesting a rezoning from B-2 (General Business) to B-2(CD) (General Business, Conditional) district to allow for a Multi-tenant Building (aka "Neighborhood Shopping Center") complying with all development standards identified in the Mebane UDO 4-7.8.1 and allowing for the following four (4) otherwise restricted uses:

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

Mr. Bradley requested that Mr. Stober walk Council through the traffic pattern thoughts from the Technical Review Committee's (TRC) point of view. Mr. Stober said the City's Unified Development Ordinance (UDO) has a requirement for stacking a drive-through and the project as designed met that requirement. He said there are two drive-throughs provided on the site plan, one of which uses the drive aisle between the parking spaces which is unusual but TRC accounted for that and it does meet the City's criteria but would not be allowed by right, hence the need for the public hearing. Staff and DOT neither offered any objection to the entry-exit driveway location and they confirmed that no queueing would overflow from the site into the private drive that goes down to

Lowes Foods Shopping Center. He said the TRC looked at every opportunity to ensure that the UDO requirements for stacking were met, also using every reasonable rationale to make sure that the UDO was met as written and in spirit while not overstepping its bounds for what is a discretionary matter for public hearing with regard to providing two drive-through windows as well as providing a drive through in a shopping center of this size which requires a conditional rezoning. Mr. Bradley said he just wanted to make sure TRC was comfortable with the site plan as presented.

Ms. Philipps shared her concern with folks not knowing which direction they should go when entering the parking lot. She asked what type of signage they plan to use to give people direction as to which lane they will need to use. She said with there being two drive throughs, she feels there will be a lot of potential for conflict and confusion among car movement and at the entrance of the site. Mr. Huffine joined the meeting via Zoom. He shared PowerPoint slides depicting facilities with similar traffic patterns in an adjoining city.

Mr. Ewing shared concerns with the potential for a criss-cross traffic pattern. He said he could support the idea of a “wait in your car” pick-up parking area, much like the one at Mebane’s Blue-Ribbon Diner.

Mr. Greene said he would like to ensure that Mr. Huffine’s client’s venture is successful and that is the reasoning of expressing concerns with the traffic pattern. He said ultimately the TRC and the Planning Board approved the site plan so he is sure they did their due diligence.

Ms. Auditori said while Council cannot base its decision on the tenants that plan to inhabit this property but at the same time, it seems like a very site-specific plan for certain tenants. So, she is curious if that plan does not materialize or if it does not work out in a year from now, will this be a viable plan for other tenants. She wants this to be successful but she also does not want an empty building in the future. Mr. Huffine said he is basing the presentation on the worst case from a traffic perspective. He said the perspective tenants have requested this as a “want list”, if they were to make improvements to the locations where they are now, this plan is how they would want it. He added that should these perspective tenants decide not to not come to Mebane, the center would be occupied and they would likely not have the need for either one of the windows and if this were not a small center, less than 15,000 square feet, they would not have even worried about it but he is grateful that so much thought is being put in on this project because he feels confident in the decisions being made on queue length and the way the site will “behave”.

Ms. Philipps said it is all of their hopes that this project will be successful but they just wanted to be sure that the stacking of the cars will not be an issue.

Mr. Huffine shared slides depicting building elevations including dining and gathering spaces on the east and west sides of the building.

No one from the public spoke concerning the matter. Mr. Greene made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously per a roll call vote. Mr. Bradley made a motion, seconded by Mr. Greene, to approve the B-2(CD) zoning 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. The request:

- Is for a property within the City’s G-1 Mixed Use (III) Primary Growth Area and provides “...neighborhood-scale retails and commercial development and entertainment... [and provides] ...internal roadways that require interconnectivity between different development projects.”
- Satisfies Growth Management Goal 1.1: “Encourage a variety of uses in growth strategy areas and in the downtown, promote/encourage a village concept that supports compact and walkable environments.”

- Satisfies Growth Management Goal 1.6: “Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements.”

The motions carried unanimously per a roll call vote.

Mayor Hooks stated the next item for the Council’s vote is the continued Public Hearing on a request for adoption of the Lowes Boulevard Corridor Plan. Mr. Stober said in response to Council’s concerns and discussion on Monday night, two additional concepts were drafted, Concepts 7 and 8 which are basically modifications to Concept 1A. Mr. Stober gave an overview of the modifications.

Mr. Bradley shared concerns with adding the purple lines which indicate a future Phase 2 road extension. He feels it may hinder developers from looking at the area. Ms. Philipps said she likes the purple lines as it shows the intention to provide multiple connections. Ms. Audtiori said she agrees that showing more connectivity would better serve the greater community needs and she feels it is important to consider the feedback they have received and the recommendation of the Planning Board. She added that she still likes Concept 4B, sharing her concerns with the Concept 3 as that concept shows multiple roads connecting so closely together. Mr. Stober assured Council that all of Ramey Kemp’s concept designs took in NCDOT’s recommendations. Mr. Ewing asked if the request to provide rear access to those three properties on NC 119 was included. Mr. Stober said that would be a conditional requirement per the Council’s motion but that access is largely captured in the two new concepts and in concept 1A.

There were no comments from the public. Ms. Philipps made a motion, seconded by Mr. Greene, to close the public hearing. The motion carried unanimously per a roll call vote. Mr. Bradley made a motion, seconded by Mr. Greene, to approve Concept 7 of the Lowes Boulevard Corridor Plan. The plan reasonable and in the public interest, and is consistent with the goals and objectives of the City’s adopted plans, specifically:

- Roadway Project #7 of the City of Mebane 2040 Comprehensive Transportation Plan (p. 78);
- The City’s Comprehensive Land Development Plan Public Facilities and Infrastructure Goal 2.1:
- *“Improve safety and confidence of pedestrian access across major streets, including I-40/85, US-70, NC-119, Mebane-Oaks Road and other highly-traveled roadways.”* and
- The City’s CLP Community Appearance Goal 3.2:
- *“Improve efforts to identify entrance corridors, streetscapes, wayfinding, and signage that consistently reflects the City’s “Positively Charming” brand.”*

The motion failed with a 2-3 vote per a roll call vote. Ayes- Mr. Bradley and Mr. Greene. Nays- Ms. Auditori, Ms. Philipps and Mr. Ewing.

Ms. Philipps made a motion, seconded by Mr. Ewing, to approve Concept 8, as presented with no round-a-bout, of the Lowes Boulevard Corridor Plan. The plan reasonable and in the public interest, and is consistent with the goals and objectives of the City’s adopted plans, specifically:

- Roadway Project #7 of the City of Mebane 2040 Comprehensive Transportation Plan and the City’s Comprehensive Land Development Plan Public Facilities and Infrastructure Goal 2.1.

The motion passed unanimously with a roll call vote.

There being no further business, the meeting was adjourned at 6:59pm.

ATTEST:

Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor