



**Planning Board
Minutes to the Meeting**

April 12, 2021
6:30 p.m.

The Planning Board meeting was held virtually and livestreamed via YouTube. The video can be accessed through the following link: https://www.youtube.com/watch?v=vNm0D7Mm_jl

Members Present Via Zoom: Keith Hoover, Lori Oakley, Kurt Pearson, Vice Chairman Judy Taylor, Larry Teague, and Chairman Edward Tulauskas

Also Present: Audrey Vogel, Planner; Cy Stober, Development Director; Ashley Ownbey, Planner; Kirk Montgomery, IT Director

1. Call to Order

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

2. Approval of March 8, 2021 Minutes

Lori Oakley made a motion to approve the minutes from the March 8, 2021 meeting. Judy Taylor seconded the motion, which passed unanimously.

3. City Council Actions Update

This agenda item was discussed at the end of the meeting. At that time Cy Stober, Development Director, provided an update on the City Council's recent action regarding Oakwood Subdivision rezoning request. The City Council unanimously approved the rezoning request at the April 7th public hearing.

4. Request to rezone the +/- 1.32-acre property located at 7713 US 70 (GPIN 9825532037) from B-3 to B-2 (CD) to allow for redevelopment and improvement of an existing nonconforming use by the Orange County Alcoholic Beverage Control Board c/o Tony DuBois

Staff presented the above application from Orange County Alcoholic Beverage Control Board. Two waivers are requested:

- The City's adopted plans recommend a 10' shared-use path along the property's road frontage, and the applicant is requesting to construct a 5' public sidewalk along the US 70 road frontage. A 14' public easement adjacent to the existing right-of-way will be provided if existing right-of-way cannot accommodate the proposed sidewalk.
- The UDO requires a parking stall length of 19', and the applicant is requesting a parking stall length of 18.5'.



The Planning staff has reviewed the request for harmony with the zoning of the surrounding area and consistency with the City's adopted plans and recommends approval. The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect the comments.

Ashley Ownbey provided a brief overview and PowerPoint of the request.

George Retschle, PE of Ballentine Associates, PA 221 Providence Road, Chapel Hill, NC 27514 presented on the behalf of the applicant and answered questions from the Planning Board. Mr. Retschle elaborated on the rezoning request and ABC Store site plan.

Larry Teague asked for clarification about the proposed sidewalk and multiuse path easement. Mr. Retschle clarified that a 5' concrete sidewalk would be provided in addition to a 14' easement dedication for a 10' multiuse path to be constructed in the future. Kurt Pearson asked who would construct the path in the future. Cy Stober responded that it would be the City's responsibility to enhance the sidewalk to a multi-use path in the future. Lori Oakley clarified that the "waiver request" for the multiuse path was not needed as the requirements would be satisfied by the sidewalk and easement. Cy Stober concurred.

Chairman Edward Tulauskas asked if there were any public comments. Audrey Vogel indicated that there were not any participants registered to speak and no written comments were received.

Lori Oakley commented that as a neighbor and resident of the Ashbury subdivision she was happy to see an updated ABC store similar to the one in Hillsborough being proposed. She added that the existing building on the back site is not aesthetically pleasing and that she is pleased with the new building and buffer being proposed. She also added that she supported the waiver request to reduce impervious coverage.

George Retschle responded that the proposed building will not be exactly the same as the Hillsborough ABC store, but it is the quality and the same architect.

Kurt Pearson noted that he was surprised that the adjoining neighbors have not spoken out about the rezoning request, recalling the previous rezoning request for the same site. He noted that there were previous concerns about nighttime activity and safety. Judy Taylor commented that the previous request was for a U-Haul rental center that had nighttime hours. Ms. Taylor noted that those concerns would not be as relevant for the proposed ABC Store use. Lori Oakley added that they may see neighbors commenting at the City Council hearing.



Judy Taylor made a motion to approve the B-2 CD rezoning request as presented and to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Larry Teague seconded the motion. on. The motion passed unanimously per a roll call vote. Chairman Tulauskas indicated that the request will go before the Mebane City Council on Monday, May 3rd at 6:00 pm.

5. Request to rezone the +/- 1.48-acre property located at S NC 119 Hwy and Millstead Drive (GPIN 9814121597) from B-2 to B-2 (CD) to allow for a multi-tenant, neighborhood shopping center with drive-through restaurant by Evans Street Four, LLC, c/o Meda Williams

Staff presented the above application from Evans Street Four, LLC. The Planning staff has reviewed the request for harmony with the zoning of the surrounding area and consistency with the City's adopted plans and recommends approval. The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect the comments.

Ashley Ownbey provided a brief overview and PowerPoint of the request.

Phil Koch at EarthCentric Engineering Inc., 204 West Clay Street, Mebane, NC 27302, presented on the behalf of the applicant and answered questions from the Planning Board. Mr. Koch elaborated on the rezoning request and site plan.

Lori Oakley asked about the sign waiver request. Shawn Sidener at EarthCentric Engineering Inc. responded that it was his understanding that the dimensions of one of the wall signs may exceed the maximum allowable sign area.

Kurt Pearson made a motion to approve the B-2 CD rezoning request as presented and to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Judy Taylor seconded the motion. on. The motion passed per a roll call vote (4-1). Lori Oakley voted in favor of the B-2 CD rezoning but was not in favor the requested sign waiver. Chairman Tulauskas indicated that the request will go before the Mebane City Council on Monday, May 3rd at 6:00 pm.

6. Comprehensive text amendments to the Mebane Unified Development Ordinance per North Carolina General Statute 160D and State environmental regulations.

Cy Stober provided a presentation of the proposed comprehensive text amendments to the Mebane Unified Development Ordinance. The amendments include:

- Updates to Articles 2, 3, 7, 8, 9, 10, and 12 to comply with 160D statutory amendments
- Revisions to Article 5 "Overlay, Environmental, and Special Purpose Regulations" to reflect the Falls Lake Nutrient Management Strategy, the Upper Eno River Water Supply (II)



Watershed and import the City's Stormwater and Stream Buffer regulations from the City Ordinance

- Update to Article 7 "Subdivision Procedures and Design Standards" to accommodate multimodal transportation

Kurt Pearson thanked City staff for their work in delivering the required amendments. Larry Teague and Lori Oakley echoed Mr. Pearson's remarks. Cy Stober recognized Lawson Brown and Josh Johnson for their hard work on the UDO revisions.

Kurt Pearson made a motion to approve the amendments to the City of Mebane Unified Development Ordinance as presented, finding that the amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan Mebane By Design, and are mostly required by State law. Lori Oakley seconded the motion. The motion passed unanimously per a roll call vote.

Cy Stober commented that Staff is revisiting other areas of the UDO for revisions and will be in communication about that.

7. New Business

- (a) Cy Stober noted that the application for available planning board positions will be open in early May. The terms for 5 members of the planning board are soon to expire should they want to apply to be reappointed at the July City Council meeting. He noted that there is one ETJ position open that will require appointment from the Alamance County Board of Commissioners
- (b) Cy Stober announced that board member Mr. Thomas Vinson has retired and stepped down from the Planning Board. Mr. Stober shared remarks of appreciation for his service to the City of Mebane.
- (c) Mr. Sober also noted that the May 3rd City Council meeting will be held in-person. He noted that it is up to further discussion for how the Planning Board will proceed with their next meeting.

Kurt Pearson added that he would prefer to meet in person. He also asked about the progress of the London Ln stoplight project. Cy Stober provided an update on the project, noting that it would be completed this year. Cy Stober also provided an update on the Mebane Oaks Road widening project.

8. Adjournment

There being no further business, the meeting was adjourned at 7:35 p.m.