



**Planning Board
Minutes to the Meeting**

February 8, 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=bJiSo5Lck2Q>

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

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

1. Call to Order

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

2. Approval of Jan 11, 2021 Minutes

Lori Oakley made a motion to approve the minutes from the January 11, 2021 meeting. Judy Taylor seconded the motion, which passed unanimously.

3. City Council Actions Update

Cy Stober, Development Director, provided an update on the City Council's recent action to regarding the rezoning request at 6016 West Ten Road by Al Neyer. He also provided an update on the Lowes Blvd Corridor plan that was presented to City Council but no action was taken.

4. Request to rezone the property located at S NC Hwy 119 (GPIN 9814861392) from B-2 to B-2(CD) to allow for a multi-tenant shopping center with a drive-through restaurant on +/- 1.54 acres by PT Greenland, LLC

Staff presented an application from PT Greenland, LLC to rezone +/- 1.54 acres from B-2 (General Business) to B-2(CD) (General Business, Conditional) district to allow for a 10,800 sf Multi-tenant Building (aka "Neighborhood Shopping Center") complying with all development standards identified in the Mebane (UDO 4-7.8.I) and allowing for four (4) otherwise restricted uses: Laundromat, Coin-Operated or Card, Restaurant (drive-in or take-out window only), Restaurant (with drive-through), and Physical Fitness Center, Training Center. The other 32 prohibited uses would be restricted from use on this property. The site qualifies as a small lot for landscaping requirements. As a small lot, the UDO requires 5' minimum and 15' average aggregate buffering along property perimeters with properties. The applicant has requested a waiver to reduce the 15' streetscape to 11 feet to accommodate the existing sidewalk on 119. The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect any comments.



Audrey Vogel provided a brief overview and PowerPoint of the request.

Chad Huffine, Engineer at the L.E.A.D.S. Group, PA, 505 E Davis Street, Burlington, NC, 27215, presented on the behalf of the applicant and answered questions from the Planning Board. Mr. Huffine elaborated on the rezoning request and shopping center site plan.

Kurt Pearson asked about the location of the drive-through components, including windows, and ordering kiosks, on the site plan. Chad Huffine noted the locations of two drive through windows on the plan. He elaborated on the intent of the northern drive-through window clarifying that an ordering menu is not required for the intended use. Mr. Huffine indicated that the tenant to occupy the space with the southern drive through window has not yet been identified and a menu/ordering board may or may not be required, but the construction plans will include underground wire conduits to allow for a menu/ordering board if necessary. He also noted that the design of the site features 11 vehicle queuing spaces, which exceeds DOT requirements, for each window, and appropriate striping will be provided when necessary.

Larry Teague asked about the site's vehicular circulation and any anticipated traffic. Mr. Huffine described the counterclockwise entrance and exit pattern on the site. In addition, Mr. Huffine indicated that the drive isle at the south east corner of the property was designed as 36 to 44 feet wide which is double the typical 2 lane isle parking lot design.

Lori Oakley asked about the site's access point on the unnamed driveway, expressing concerns that the point on the driveway is the relatively close to the 5th Street / 119 intersection. Chad Huffine responded that the driveway is 80-100 feet from 5th Street. He explained the site presents a north to south topographic challenge and they designed the site so that the entrance was as far south as possible. Ms. Oakley also noted that she would like to see more accessibility through the site but understood that the steep grade and retaining walls pose a challenge.

Cy Stober responded to Kurt Pearson's previous comment about menu boards on the site. Mr. Stober noted that a menu board is not reflected on the approved plans. He explained that they are allowed by right but are not allowed to be positioned to face a public right of way, so in the event that a menu board is installed it would not face NC 119 and would require appropriate screening.

Kurt Pearson asked Chad Huffine if he was able to provide information about the tenant expected to occupy the northern space with the drive-through window. Mr. Huffine declined to answer at this time.

Lori Oakley made a motion to approve the B-2(CD) zoning as presented as that the application is consistent with the objective goals of the Mebane CLP and that the request is for a property within the City's G-1 Mixed Use (III) Primary Growth Area and satisfies growth management goals



1.1 and 1.6. Judy Taylor seconded the motion. The motion passed unanimously per a roll call vote. Chairman Tulauskas indicated that the request will go before the Mebane City Council on Monday, March 1st.

5. Overview and Discussion of UDO Revisions

Cy Stober provided a presentation on the City's effort to update and revise the Mebane Unified Development Ordinance. In his presentation, Mr. Stober described the 160D statutory amendments as required by state law, as well as separate environmental amendments required to reflect state environmental regulations for the Falls Lake Nutrient Management Strategy and Upper Eno Water Supply (II) Watershed, and he highlighted the timeline for presenting them to Planning Board and City Council. In addition, Cy presented on a second phase of updates to include revisions that are not required by NC General Statutes but have been identified by staff as needed to meet the growing demand for development in Mebane, including Dimensional Standards, Signs, Open Space & Rec Area, Buffers and Landscaping.

6. New Business

Cy Stober informed the Board about the creation of the Racial Equity Advisory Committee. He indicated that information and application materials will be available on the City's website and has been posted on Facebook.

7. Adjournment

There being no further business, the meeting was adjourned at 7:20 p.m.