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**Planning Board  
Minutes to the Meeting**

September 20, 2021  
6:30 p.m.

The Planning Board meeting was held at the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302 and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=qhCjERgfPB4>

**Members Present:** Chairman Edward Tulauskas, Lori Oakley, Gale Pettiford, Kurt Pearson, Kevin Brouwer, Larry Teague

**Also Present:** 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 August 9, 2021 Minutes**

Lori Oakley made a motion to approve the August 9 meeting minutes. Kevin Brouwer 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 at the August City Council meeting.

**4. Proposed Text Amendment to the City of Mebane Unified Development Ordinance Article 4 ("Use Regulations, Density, and Dimensional Standards") to allow multi-family, townhouse, and condominium residential uses and eliminate the minimum setback requirements in the B-1 Central Business District by Frank Ascott of TRG Capital, LLC.**

Audrey Vogel provided a brief presentation summarizing the request to amend Table 4-1-1 (Table of Permitted Uses) and Table 4-2-1 (Table of Density and Dimensional Requirements) to allow multi-family, townhouse, and condominium residential uses and eliminate the minimum setback requirements in the B-1 Central Business District. Ms. Vogel explained that subsections C, E, and F of Section 4-7.3 would also be revised such that the development standards for each residential use (condominium, multi-family, and townhouse) apply in the B-1 District. She also clarified that any residential development in the B-1 District would be subject to Design and Performance Standards in Article 6.



Ms. Vogel noted that the Amendments are consistent with City's adopted plans Mebane by Design and Mebane Downtown Vision Plan, and that the proposed amendments will allow residential development that is consistent with the use, appearance, and orientation of Historic Downtown Mebane.

Phil Koch, project engineer of EarthCentric Engineering, Inc., provided a brief presentation from the applicant elaborating further on the proposed amendments.

Lori Oakley commented that the proposed amendment made a lot of sense from a planning perspective and added that it would enable the type of development commonly seen in the downtowns of communities across North Carolina of comparable size. Ms. Oakley also referred to the compatibility with the goals and objectives in *Mebane by Design*.

Larry Teague asked how the proposed amendment was related to Mebane's participation in the North Carolina Main Street Program. Cy Stober responded that the city was about one year into the program, having been formally accepted in August 2020. He added that Mebane does not yet have a Main Street Board to refer to about the matter. He added that there have been inquiries about the proposed amendment from downtown stakeholders as there is interest in bringing residential development downtown.

Larry Teague asked if the intent would be to have commercial uses on the first floor with residential on the upper stories as seen in historic downtowns. Cy Stober confirmed that the amendment would allow this type of mixed-use development and that the Mebane UDO currently allows for two primary uses on a single site. He added that any special uses would still be required to go through the Special Use Permit process before the City Council or Board of Adjustment

Lori Oakley made a motion to approve the amendments to the City of Mebane Unified Development Ordinance as presented and that the amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design* and the Mebane Downtown Vision Plan. Kurt Pearson seconded the motion, which passed unanimously. Cy Stober commented that the request will go before the City Council at the public hearing scheduled for October 4.

## **5. New Business**

- a. Audrey Vogel introduced the City's new website [cityofmebanenc.gov](http://cityofmebanenc.gov) that launched in mid-August. Audrey answered questions about the website's organization and the GIS mapping resources.
- b. Audrey Vogel and Kirk Montgomery also informed the Planning Board that they would be assigned City of Mebane email addresses and would be getting information about this soon.



- c. Kurt Pearson asked Cy Stober about the various traffic related projects in Mebane. Mr. Stober provided an update on these various projects.
- d. Cy Stober informed the Planning Board about the upcoming Downtown Vision Forum event as part of the Mebane Main Street Program to be held at 6pm on 9/28.

**6. Adjournment**

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