



**Planning Board  
Minutes to the Meeting**  
January 10, 2022  
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=eEpxyBpayMI>

**Members Present:** Chairman Edward Tulauskas, Vice Chair Judy Taylor, Kurt Pearson, Larry Teague, Keith Hoover, Susan Semonite, Lori Oakley, Kevin Brouwer

**Also Present:** Audrey Vogel, Planner; Ashley Ownbey, 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. The Chairman announced that the Planning Board would accept written public comment, following suit with the City Council’s guidance at the January 3<sup>rd</sup> Meeting.

**2. Approval of December 13, 2021, Minutes**

Larry Teague made a motion to approve the meeting minutes. 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 at the January City Council meeting.

**4. Request to rezone the +/- 1.26-acre property addressed 204 N Fifth Street (PIN 9825145309), from B-2 (General Business District) to B-1(CD) (Central Business Conditional District) and for a Special Use Permit to allow for a Planned Multiple Occupancy Group by Carreno Developers, LLC.**

Carreno Developers, LLC, is requesting a rezoning to bring the property into consistency with surrounding zoning and address existing nonconformities. Additionally, the applicant is applying for a Special Use Permit to allow for the existing Planned Multiple Occupancy Group, as specified in Section 4-7.14 (C) of the Mebane Unified Development Ordinance (UDO). The applicant is proposing a restricted menu of uses for this zoning district rather than requesting all by-right uses otherwise allowed in the B-1 district. The applicant plans to renovate the existing structure and improve an underdeveloped and nonconforming parking lot. No onsite amenities or dedications are proposed, though the applicant is pursuing an encroachment agreement with the City to address existing encroachments into the public right-of-way. Two waivers are requested:

- Waiver from the minimum required parking of 124 spaces, based upon the area of the retail and office space, with consideration for the provision of the Mebane UDO permitting deviations from parking requirements in the B-1 Central Business Zoning District



- Waiver from exterior building material standards to allow for the use of aluminum and steel on a portion of the building

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 an overview and PowerPoint of the request.

Phil Koch, P.E. of EarthCentric Engineering and Anna Wirth of Flock Design & Architecture represented the applicant and provided a detailed presentation of the request. Mr. Koch explained the purpose of the request and described the modifications to the existing parking lot in detail. Anna Wirth provided a presentation on the building modifications. They reiterated that the project would not only remedy existing nonconformities and structural issues on the property, but also improve the appearance of the property and harmony with the surrounding downtown area.

During the presentation, Anna Wirth explained that the request would meet the following criteria for a special Use Permit:

- a) Will not materially endanger the public health or safety;
- b) Will not substantially injure the value of adjoining or abutting property;
- c) Will be in harmony with the area in which it is located; and
- d) Will be consistent with the objectives and goals in the City's adopted plans

Chairman Tulauskas asked if per the rendering provided in the PowerPoint, does the applicant plan to bury powerlines along 5<sup>th</sup> Street. Anna Wirth explained that the powerlines are "ghosted" in the rendering for visual effect, but they are not proposed to be buried. Mr. Koch added that a powerline would be buried for the parking lot renovation, but not the one in question.

Larry Teague asked if the on-street parking along 5<sup>th</sup> Street would remain. Mr. Koch confirmed that the parking would remain. Cy Stober clarified that this existing street parking is public, City-owned right-of-way.

Susan Semonite asked about the extent of the proposed parking lot with respect to the existing fence at the corner of 5<sup>th</sup> St and Graham St. Mr. Koch explained that the fence would be removed completely, and the parking lot would extend beyond the footprint of the existing parking area.

Judy Taylor asked if the number of ADA parking spaces provided was based on the amount of parking spaces required by the UDO, or the number of spaces provided on the plans per the waiver request. Mr. Koch responded that the ADA spaces were based on the 38 spaces provided but could be adjusted if deemed necessary. He also explained that there would be signage posted onsite directing visitors to additional public parking, and that the site simply is not big enough to provide more parking on site.



Larry Teague recommended that the City Council look into the on-street parking be made into handicap spaces. Mr. Koch responded that the slope/grade of the street would not allow ADA compliance but reiterated that more spaces in the on-site parking lot could be converted to handicap spaces.

Judy Taylor raised questions about parking along E Graham St, expressing concerns that the project may open the door to on-street parking on the already narrow residential street. She noted for the record that Council may want to consider restricting parking on that street.

Manley Palmer, 102 N. 6<sup>th</sup> Street, shared concerns about commercial traffic from the site emptying onto Graham St. He noted that the intersection of Graham and 5<sup>th</sup> is dangerous. He added that parking on Graham Street during the parades makes the road nearly impassable.

Lori Oakley asked about the landscaping onsite interfering with site distance. Mr. Koch responded that the landscaping will be worked out during the construction plan phase, and the site triangles would be maintained and unobstructed.

Kurt Pearson asked about proposed signage to direct patrons to overflow public parking. Mr. Koch indicated that it was something they would work with the City on, and anticipated a map style sign that displayed downtown destinations and historical features in addition to public parking.

Kurt Pearson asked how often Mr. Koch anticipated that overflow parking will be needed for the site. Mr. Koch explained that there will likely always be some demand for additional parking. The current site does not have any parking available, so the demand is already there. He said it is likely that patrons are currently parking at the Dollar General across the street, and their aim is to discourage that.

Susan Semonite added that pedestrians often need to cross 5<sup>th</sup> Street to access the site. Mr. Koch responded that the proposed site improvement would create an opportunity for better visibility for crossing and added that people parking in the overflow public parking would be able to come down Graham Street where it is easier to cross. Judy Taylor raised some questions about how pedestrians would travel to the site. Kurt Pearson requested that the City facilitate the process for activities in the public ROW that would improve site access and reduce the impact on Graham St.

Kurt Pearson made a motion to approve the B-1(CD) zoning as presented and to approve the Special Use request for a Planned Multiple Occupancy Group as presented; and to find that the request is both reasonable and in the public interest because it finds that it:

- Will not materially endanger the public health or safety;
- Will not substantially injure the value of adjoining or abutting property;
- Will be in harmony with the area in which it is located; and
- Will be consistent with the objectives and goals in the City's adopted plans.



Judy Taylor seconded the motion, which passed unanimously. The request will go before the City Council on Monday, February 7th at 6:00 p.m.

**5. New Business**

- a. Audrey Vogel provided an update on the Planning Department’s public engagement efforts for revisions to the Mebane Unified Development Ordinance, including the informational webpage and public input surveys.
- b. Ashley Ownbey shared an announcement about the open positions on the Bike and Pedestrian Advisory Commission (BPAC).
- c. Cy Stober shared an announcement about the City’s Downtown Exterior Improvements Grant.
- d. Cy Stober provided an update on anticipated and ongoing transportation projects occurring in Mebane.
- e. Lori Oakley announced that she would be stepping down from the Planning Board after the meeting.

**6. Adjournment**

The meeting was adjourned at 7:20 p.m.