



**Planning Board
Minutes to the Meeting**
March 14, 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=O2ymWXj1pV4>

Members Present:

Chairman Edward Tulauskas
Gale Pettiford
Susan Semonite
Kurt Pearson
Keith Hoover

City Staff Present:

Audrey Vogel, Planner
Cy Stober, Development Director
Kirk Montgomery, IT Director
Kyle Smith, PE, Utilities Director
Franz Holt, PE, City Engineer

1. Call to Order

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

2. Approval of the January 10, 2022, Minutes

Gale Pettiford made a motion to approve the meeting minutes. Kurt Pearson 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 February and March City Council meeting. This included the introduction of William Chapman, appointed by the City Council on March 7th to fill the vacant position on Planning Board. Mr. Chapman was present at the meeting to observe and will be sworn in to sit on the Board at the April Planning Board Meeting.

4. Special Use Permit request for a Special Purpose Lot for use as an Elevated Water Storage Tank, a Public Works Utility Facility, on +/-1.39 acres of a +/-5.16-acre property at 1500 South Third Street (GPIN 9814066338), by the City of Mebane

The City of Mebane is requesting approval of a Special Use Permit to allow for an Elevated Water Storage Tank (EST) on a +/-1.39-acre parcel of the +/-5.16-acre property at 1500 South Third Street. The EST will store 1 million gallons of water and fulfill goals of the City’s adopted Long-Range Utility Plan as well as enhance the City’s public safety needs. Special Purpose Lots are detailed in Section 6 of the Mebane Unified Development Ordinance, where they are reserved for utility uses and all dimensional requirements (e.g. setbacks) are waived; the EST will be +/-200’ tall. The 20’ landscape buffer and driveway criteria apply. Additionally, the EST is subject to the development standards of



Section 4-7.9.H (“Public Works and Public Utility Facilities Essential to the Immediate Area”), which requires fencing and has use-specific regulations regarding noise, dust, and outdoor storage.

The City submitted its site plans and supporting materials for review by the City Technical Review Committee and all materials reflect staff feedback on the application and supporting materials.

Cy Stober provided an overview of the request.

Carolyn Long, resident of 2009 S Third Street, expressed concerns about flooding on her property. Cy Stober responded that her concerns would be addressed during or after the applicant’s presentation.

Kyle Smith, P.E. the City of Mebane Utilities Director provided a detailed presentation of the request including the need for the tower and the project site selection and details. During the presentation, he 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

Kurt Pearson asked if the new water storage facility would open up the possibility of future development to the west of Mebane. Mr. Smith responded that the storage tank will give the City additional volume.

Ed Tulauskas asked for some explanation regarding the pond easement on the property and how it will accommodate runoff on site. Josh Johnson, P.E., of Alley, Williams, Carmen, and King (AWCK) Mebane’s contracted stormwater engineer responded that pond on site was originally developed to treat the stormwater for a high-density medical center development. Josh noted that the pond could treat 1.5 acres of development on the subject property and what is being proposed on site is significantly less than that (0.31 acres of impervious). Josh also noted that the pond will require some maintenance, but it has sufficient capacity.

Kurt Pearson asked where Ms. Long lived relative to the site. Josh Johnson responded that her home is just to the west of the site and reference the stream on Ms. Long’s property that is related to the drainage issues she is having. Josh indicated that the proposed water tower should not worsen the drainage issues on Carolyn Long’s property.

Ed Tulauskas asked if there will be a fence around the tower. Kyle Smith responded that there will be a chain link fence for security and a planted buffer.

Kurt Pearson asked if the tower will be visible from the interstate. Kyle Smith responded that it should be visible and he is planning for it be branded nicely.

Carolyn Long reiterated her concerns about the stream on her property and the damage they have had from erosion and stormwater. City Engineer Franz Holt, P.E. responded that he planned on visiting Ms. Long’s property to examine and discuss her concerns further.



Kurt Pearson made a motion to approve the Special Use request for a special purpose lot 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.

Gale Pettiford seconded the motion, which passed unanimously. The request will go before the City Council on Monday, April 4th at 6:00 p.m. Cy Stober noted that the City Council public hearing will be quasi-judicial for special use permits requiring sworn testimony.

5. New Business

- a. Cy Stober thanked the Planning Board for getting the word out about the UDO revisions survey. He also informed them about the BGMPO Highway Safety Plan survey.
- b. Cy Stober shared that budget workshops are scheduled for March 23 and March 30.

6. Adjournment

The meeting was adjourned at 7:00 p.m.