



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=EJHbpR\\_Vhvw](https://www.youtube.com/watch?v=EJHbpR_Vhvw)

**Members Present:**

Judy Taylor, Vice Chair  
Susan Semonite  
Keith Hoover

Larry Teague  
William Chapman

**City Staff Present:**

Ashley Ownbey, Planner  
Audrey Vogel, Planner

Cy Stober, Development Director  
Kirk Montgomery, IT Director

**1. Call to Order**

At 6:30 p.m. Vice Chair Judy Taylor called the meeting to order.

**2. Approval of May 9<sup>th</sup>, 2022, Meeting Minutes**

Susan Semonite made a motion to approve the meeting minutes. William Chapman 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 May City Council meeting

**4. Request to rezone the +/- 21.33-acre property located on the northwest corner of Mebane Oaks Rd and Old Hillsborough Rd (PIN 9824013830) from B-2 and R-20 to B-2 (CD) to allow for a 60,000-sf place of worship by The Summit Church.**

The Summit Church, LLC, is requesting to rezone the above property from B-2 and R-20 to B-2 (CD) (General Business Conditional District) to allow for a 60,000-sf place of worship with a site specific plan. The property is located in the Mebane ETJ. Proposed onsite amenities and traffic considerations are detailed in the meeting agenda packet available [here](#). 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

Audrey Vogel provided an overview and PowerPoint presentation of the request.

David Wagner, Director of Facilities for the Summit Church, provided some background information about the Summit Church. He explained that they have multiple campuses in the area and have been in Mebane for 5 years currently using Hawfields Middle School. He noted that they have grown to a size necessitating a permanent facility.



Jonathan Allen, P.E. of NV5 Engineering presented the site plan and discussed the findings of the TIA. Sandra Wahba (LS3P), the project architect, described the proposed architecture for the facility and how it would be cohesive with Mebane's character.

Larry Teague asked about the proposed sidewalk. Mr. Allen confirmed that the sidewalk would be extended along Mebane Oaks Rd to the edge of the property.

Susan Semonite asked about the traffic study. Mr. Allen confirmed that the traffic data reflected pre-covid conditions.

Tom Boney of the Alamance News asked about the construction timeframe. Mr. Allen responded that the applicant is hoping to break ground in the fall and top be complete in 2023.

Larry Teague made a motion to approve the request as follows:

*Motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. The request:*

- *Is for a property within the City's G-2 Residential growth strategy area;*
- *Provides a sidewalk and multi-use path, supporting walking between differing land uses while also reducing parking requirements, and supports compact and walkable environments, consistent with Growth Management Goal 1.6 and Open Space And Natural Resource Protection goals 4.2 and 4.3 (p. 17)*
- *Provides a greenway, as required in the City's Bicycle and Pedestrian Transportation Plan*

Keith Hoover seconded the motion which passed unanimously. Judy Taylor confirmed that the request would be scheduled for a public hearing before the Mebane City Council on July 11<sup>th</sup>.

**5. Request for a Special Use Permit to allow a 185-foot monopole non-stealth telecommunications facility on the +/- 24.89-acre property zoned B-2 & M-2 located on Trollingwood Hawfields Rd (PIN 9816764270) by CITYSWITCH II-A, LLC.**

Staff presented the above application from Towercom IV-B, LLC. Special Use Permit granted by City Council is required for this wireless support structure for the following reason:

- Setbacks required by the underlying zoning must be reduced to accommodate the proposed wireless support structure

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. The applicant has an agreement to lease the property for this special use, pending approval of the City Council.

Cy Stober provided an overview and PowerPoint presentation of the request. Prior to the applicant presentation, Mr. Stober answered questions about the request.



Larry Teague asked about the pond on the property and the site access and the Lowes Blvd Corridor. Cy Stober confirmed that the existing farm pond will remain, and the tower will be accessed via a driveway on Trollingwood Hawfields Road. He also added that the corridor study would not impact the tower area.

Tom Boney asked about the proposed setbacks and tower location. Cy Stober confirmed that the tower would be setback 50' from the property line adjoining the right of way for the interstate.

Marc Tucker of Fox Rothschild LLP, presented on the behalf of the applicant in addition to Stephen Howard and Paul Prychodko of AT&T.

Mr. Tucker noted during his presentation:

- the tower would not injure surrounding property values, based on the analysis submitted with the application.
- The tower will not materially endanger the public health or safety
- The tower is presumed to be in harmony with the surrounding area and in conformity with adopted long range plans.
- The cell service improvements from the tower will help foster development in the area.
- The tower would support 6 antennas, the primary one being for AT&T.

Following the presentation, Mr. Tucker answered questions from the Planning Board and community members in attendance.

Larry Teague asked if there would be a light on the top of the tower for aircraft safety. Mr. Tucker responded that the height of the tower did not necessitate a light.

Tom Boney asked for elaboration on the collapse design of the tower. Mr. Tucker answered that per the fall zone analysis and engineering letter provided with the application, the tower extends deep under the ground and is designed to snap or fold onto itself and fall within a 50' radius under very rare extreme conditions of heavy radial ice and sustained winds that would cause failure. Stephen Howard of AT&T used an analogy of a bendy straw to further elaborate on the design.

Harry Isley explained that he and his brother Mack Isley own the unaddressed 4-acre property on Lowes Blvd (PIN 9814031565). Mr. Isley explained that they sold the land for the Lowes in Mebane and have an interest in development of this area. He expressed concern that the tower is not consistent with the surrounding area and referenced the recently approved hotels project adjacent to the tower (DRPBS Hospitality) and the Lowes Blvd Corridor Study.

Patty Dissinger, spoke on behalf of her parents who own the subject property and live adjacent to the site (1436 Trollingwood Hawfields Rd). Ms. Dissinger explained that the Tower may not be pretty, but it is needed because cell service coverage is very poor in the surrounding area. She added that the new hotels were already approved being near I-40 and the truck stop and future development in the area is most likely going to be industrial or commercial. Ms. Dissinger added that the project would be beneficial to her family by providing an income stream and better access to their billboard.



Keith Hoover asked for clarification about the referenced hotels. Cy Stober clarified that the adjacent property on Lowes Blvd has an approved special use permit for two hotels and a retail/office building. He added that construction plans are under review.

Judy Taylor asked if any trees would be removed. Cy Stober responded that vegetation would be removed only in the leased area.

Susan Semonite made a motion to approve the request as follows:

*Motion to approve special use request for 175'-tall non-stealth wireless communication facility as presented, including the setback deviation to allow for a 50' setback to the north, and Motion to find that the request is both reasonable and in the public interest because it finds that it:*

- 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*

Larry Teague seconded that motion which passed unanimously. Judy Taylor confirmed that the request would be scheduled for a public hearing before the Mebane City Council on July 11<sup>th</sup>.

**6. Request to rezone two (2) properties totaling +/- 20.38 acres located at 704 North First Street (PINs 9825085533 & 9825095188) from R-20 to R-8 CD for a residential development of 42 townhomes by Land Acquisition & Development Services, LLC.**

Land Acquisition & Development Services, LLC, is requesting to rezone the above properties from R-20 to R-8 (CD) to allow for a residential development of 42 townhomes. The property is located within Mebane City Limits. Proposed onsite amenities, waiver requests and traffic considerations are detailed in the meeting agenda packet available [here](#). 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

Audrey Vogel provided an overview and PowerPoint presentation of the request. Ms. Vogel also provided an overview of the proposed multiuse path network and pedestrian improvements connecting Cates Farm and Lake Michael parks to be constructed by the applicant in addition to three other developers with proposed residential projects in the area.

David Michaels of Windsor Homes represented the applicant and presented the site plan and proposed home products, including architectural commitments.

Susan Semonite asked about the price point of the homes and if the community would be age restricted. Mr. Michaels responded that it would not be restricted but the targeted buyer is older adults. He responded that the price point is expected to be in the \$300-\$400k range.



Larry Teague asked for more information about the stream crossing for the multiuse path. David Michaels responded by highlighting the proposed bridge over the stream. He explained that this route would divert pedestrians and cyclists away from the road while providing access to adjacent developments and a broader path network.

Larry Teague asked about stormwater and flooding. Mr. Michaels explained that the project engineer Gene Mustin is qualified to and tasked with designing a stormwater management system with will meet all of the City's criteria.

Judy Taylor asked about sidewalk connections to the shopping center across the street. Mr. Michaels highlighted the sidewalks along the frontage of the property that extend towards Stagecoach Rd.

Margaret Cole, 1603 St. Andrews Dr, commented that she would be interested in living in one of the proposed homes. Ms. Cole asked how big the garages would be? Marlo Countiss, sales agent from Windsor Homes in attendance, answered that the garages would be in the 19x19 to 20x21 range. Ms. Cole responded that would be too small. Ms. Cole also asked about the existing home on the property and if the existing tree canopy would be preserved. She emphasized the importance of tree preservation with respect to climate change. David Michaels responded that the existing home would be demolished, noting that it is in poor condition. Mr. Michaels highlighted in the site plan which areas would have preserved tree canopy or would be replanted.

Judy Tibedo, 1526 St. Andrews Dr, asked about the proposed greenway network and if it would be accessible to Mill Creek. Cy Stober pulled up the map of the proposed greenway network confirmed that it would be accessible via the Mill Creek community.

Susan Semonite asked about the crossings shown on the map. Cy Stober responded that they would be high visibility crossings, to be evaluated by NCDOT on a case-by-case basis.

Tom Boney asked for more information about the proposed homes and if Windsor Homes has done anything similar in the county. David Michaels explained that the homes would be paired in groups two, with the exception of four detached units. Tom Hall of Windsor Homes answered that they have done detached units in Magnolia Glenn.

William Chapman made a motion to approve the request as follows:

*Motion to approve the R-8 (CD) zoning 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. The request:*

- *Is for a property within the City's G-3 Mixed-Use growth strategy area;*
- *promotes a village concept that supports compact and walkable environments, consistent with Growth Management Goal 1.1 (p. 17);*
- *Is providing community facilities in the form of a greenway that connects to surrounding residential developments and ultimately Lake Michael and Cates Farm Park, consistent with Growth Management Goal 1.4 (p. 17, 83);*



- *Provides a greenway and open space in a developing area, connecting to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90); and*
- *Provides a greenway, as required in the City's Bicycle and Pedestrian Transportation Plan.*

Keith Hoover seconded the motion which passed unanimously. Judy Taylor confirmed that the request would be scheduled for a public hearing before the Mebane City Council on July 11<sup>th</sup>.

**7. Request to rezone the +/- 30.55-acre property located on North First Street (PIN 9816907457), from R-20 to R-8 (CD) to allow for a residential townhome development of 150 homes by Kirkpatrick & Associates, LLC.**

Kirkpatrick & Associates, LLC., is requesting to rezone the above properties from R-20 to R-8 (CD) to allow for a residential development of 150 townhomes. Proposed onsite amenities, waiver requests and traffic considerations are detailed in the meeting agenda packet available [here](#). 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 presentation of the request.

Tony Tate represented the applicant and presented the site plan. Caroline Cheeves of Ramey Kemp Associates presented the findings of the TIA, describing the proposed traffic improvements and the traffic impact relative to the other proposed residential developments off of N First St in TRC. Jay Colvin of Dan Ryan Builders presented the home products. Representatives from Stocks Engineering were also in attendance.

Larry Teague asked if there were any retention ponds. Mr. Tate confirmed that there are two ponds as shown on the site plan to collect and drain stormwater.

Judy Taylor asked about the parking shown on the plans. Mr. Tate highlighted on the plans where additional spaces are being provided near the mail kiosk.

Susan Semonite asked about the minimum 3' side yard setback. Mr. Tate explained that there would be 3' of side yard area as part of the end townhome lots, but all together 20' of separation between buildings including common area owned and maintained by the HOA.

Keith Hoover made a motion to approve the request as follows:

*Motion to approve the R-8 (CD) zoning 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. The request:*

- *Is for a property within the City's G-3 Mixed-Use Growth Area and is "...an ideal site for residential growth..." (Mebane CLP, p. 80);*



- *Promotes a village concept that supports compact and walkable environments, consistent with Growth Management Goal 1.1 (p. 17 & 82);*
- *Improves safety and confidence of pedestrian access across NC-119, consistent with Public Facilities and Infrastructure Goal 2.1 (p. 17 & 84);*
- *Provides open space connectivity and a greenway connection across a major transportation corridor, consistent with Open Space and Natural Resource Protection Goal 4.2 (p. 17 & 89);*
- *Provides open space in a developing area, connecting to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90); and,*
- *Contributes to a greenway network, as required by the City's Bicycle and Pedestrian Transportation Plan.*

William Chapman seconded the motion which passed unanimously. Judy Taylor confirmed that the request would be scheduled for a public hearing before the Mebane City Council on July 11<sup>th</sup>

#### **8. New Business**

The following new business items were shared with the Board:

- The newly appointed Planning Board member Jason VanBuren will join the board at the July 18<sup>th</sup> Planning Board Meeting
- The board member elections for chair and vice chair will be on the July meeting agenda/
- Staff is arranging a Planning Board basics training
- City offices closed Monday, June 20 for Juneteenth
- Goodbye and thank you to Cy for his last Planning Board meeting as Mebane Development Director.

#### **9. Adjournment**

Vice Chair Judy Taylor adjourned the meeting at 8:45 p.m.