



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=ia4bM9z8t6Q>

Members Present:

Edward Tulauskas, Chair
Jason VanBuren
Susan Semonite
William Chapman
Kurt Pearson
Gale Pettiford

Members Absent:

Keith Hoover
Judy Taylor, Vice Chair

City Staff Present:

Ashley Ownbey, Development Director
Kirk Montgomery, IT Director

1. Call to Order

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

2. Approval of August 8, 2022, Meeting Minutes

Jason VanBuren made a motion to approve the meeting minutes. Susan Semonite seconded the motion which passed unanimously.

3. City Council Actions Update

Ashley Ownbey, Interim Development Director, provided an update on the City Council's recent action at the September and October City Council meetings

4. Request to rezone two properties totaling +/- 87.73 acres located at 1818 Saddle Club Rd (PINs 9826425313 and 9826511986) from R-10 and R-20 to R-12 (CD) to allow for a residential cluster development of 207 single-family homes by Lebanon Road 3, LLC

Lebanon Road 3, LLC, c/o James Parker, Jr., is requesting approval to conditionally rezone two properties totaling +/- 87.73 acres located at 1818 Saddle Club Rd (PINs 9826425313 and 9826511986) from R-10 and R-20 to R-12 (CD) to allow for "Tupelo North," a residential cluster development of 207 single-family homes. The property is located in Orange County outside of the City Limits within the Extra-Territorial Jurisdiction. Lebanon Road Partners has the property under contract to purchase, contingent upon approval of the conditional rezoning.

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 four times and the applicant has revised the plan to



reflect the comments. The site specific plan, proposed onsite amenities, and staff report are included in the meeting agenda packet available [here](#).

Ashley Ownbey provided an overview and PowerPoint presentation of the request.

Timothy M. McAvinney of EarthCentric Engineering, Inc. attended the meeting on behalf of the applicant and provided a detailed presentation of the conditional rezoning request, including an outline of the site plan, proposed public multi-use path, requested dimensional waivers, Traffic Impact Analysis (TIA), architectural commitments, and examples of home elevations.

Mr. McAvinney noted that the improvements at the Lebanon Rd and Stagecoach Rd intersection per the TIA are still under review by NCDOT and that the developer commits to construct improvements or make a \$200,000 payment in-lieu for the intersection improvements at the time of the application for the 101st building permit.

Kurt Pearson asked how many times the Mebane Technical Review Committee (TRC) reviewed the site plan? Mr. McAvinney confirmed that the TRC reviewed the site plan four times.

Susan Semonite asked if Duke Energy had approved the location of the multi-use path within the power easement? Mr. McAvinney explained that the developer and project engineer are in contact with Duke Power about the path, and have received the requirements for the path to be located in the easement, but the location of the path has not been granted final approval. Mr. McAvinney also confirmed that some of the required open space for the development is within the power easement as well.

Ms. Semonite asked if lot 136 was necessary due to the note on the plans about a potential extension of Road D that would impact the lot's driveway access. Mr. McAvinney explained that the note is there to guarantee the lot has sufficient access.

Kurt Pearson asked how much of the property is currently zoned R-10 versus R-20? Mr. McAvinney explained that he didn't have the exact area off the top of his head but that the majority of the property is zoned R-10.

Kurt Pearson commented that the waivers requests for this R-12 conditional cluster development are necessary so that the site plan can provide for additional open space and other additional amenities, while meeting watershed impervious requirements. Mr. Pearson also asked Mr. McAvinney to elaborate on the TIA Improvements.

Mr. McAvinney explained that if the required improvements do not exceed \$200,000, the developer will build out the required improvements at the time of the 101st building permit. If the improvements are more complex and exceed \$200,000, the Developer will provide a payment-in-lieu. Ashley Ownbey clarified that TIA identified a degrading level of service at the intersection of Lebanon Rd and Stagecoach Rd largely due to vehicles turning left from Stagecoach Rd on to Lebanon Rd. In discussion with NCDOT, the cost to install a right turn lane would not necessarily be



the most effective use of funds because it wouldn't address the left turning traffic, and so a traffic signal is being considered.

Susan Semonite asked if any consideration has been given to the impact of traffic from Lebanon on to US Highway 70? Mr. McAvinney explained that the TIA did not identify a major degradation in the level of service at the intersections towards US 70.

Jason VanBuren asked how many lots would they lose if the setback waivers were not being requested and how it compared to Tupelo Junction to the south? Mr. McAvinney answered that he did not have the information about the number of lots, but that the requested dimensional standards are the same as Tupelo Junction. He also highlighted lots that exceed the minimum requested standards and that the site plan is designed with open space to increase separation between lots in the rear.

Steve Beckner, 7545 Old Sourwood Trl , commented that he and his mother own the adjoining property to the north of the site along Mill Creek. Mr. Beckner asked how much separation there would be between his property line and the nearest home and added that there is proposed residential development on two sides of his property that is different in character from his rural property. Mr. McAvinney highlighted the northern property line and stream as mentioned by Mr. Beckner and responded that at the closest point, it would be about 200 ft of separation.

Jason VanBuren made a motion to approve the request as follows:

*Motion to **approve** the R-12 (CD) zoning as presented; and*

*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. Specifically, the request:*

- *Is for a property within the City's G-4 Secondary Growth Area and is "...generally residential and commercial in nature..." (Mebane CLP, p.66);*
- *Is providing community facilities in the form of a greenway 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);*

William Chapman seconded the motion which passed unanimously. Mr. Tulauskas confirmed that the request would be scheduled for a public hearing before the Mebane City Council on November 7th.

5. New Business

Ashley Ownbey shared the following new business items with the Board:

- The Planning Board will meet for a training with the UNC School of Government on Wednesday, October 26th at 6pm
- Larry Teague has resigned from the Planning Board. Staff thanks him for his years of service on the Board and will be advertising his open Alamance ETJ seat in the coming weeks



Planning Board

Minutes to the Meeting
October 10, 2022, 6:30 p.m.

- The public engagement website is live for the Recreation and Parks Comprehensive Master Plan and an updated Bicycle and Pedestrian Transportation Plan.

Kurt Pearson asked Ms. Ownbey if any thought has been given to a joint workshop with the City Council to discuss shared visions and how to approach growth in Mebane.

6. Adjournment

Chairman Tulauskas adjourned the meeting at approximately 7:20 p.m.