



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, December 5, 2022 in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 E. Washington Street.

Councilmembers Present:

Mayor Ed Hooks
Mayor Pro-Tem Tim Bradley
Councilmember Katie Burkholder
Councilmember Sean Ewing
Councilmember Montrena Hadley
Councilmember Jonathan White

Also Present:

Chris Rollins, City Manager
Preston Mitchell, Assistant City Manager
Lawson Brown, City Attorney
Stephanie Shaw, City Clerk
Daphna Schwartz, Finance Director

Mayor Hooks called the meeting to order and asked for a moment of silence. He then commended the City's Recreation and Parks Department, Public Works Department, Police and Fire Departments for job well done on the Christmas Parade.

No one spoke during the Public Comment Period.

Mayor Hooks recognized Emily Mathews, 2022 NCHSAA 3A Individual State Champion and State Champion for three consecutive years. He read aloud the following resolution honoring Miss Mathews.

**Resolution of Recognition
EMILY MATHEWS
NCHSAA 3A Individual
State Golf Champion for Three Consecutive Years**

WHEREAS, 2022 has proven to be a year of continued success for Eastern Alamance Senior Emily Mathews as she has now won the North Carolina High School Athletic Association 3A Golf Championship for three consecutive years, capturing this year's championship with an 11-stroke victory; and

WHEREAS, Miss Mathews was named to All-Conference all four years and has held the title of Conference Player of the Year for three of those four years; and

WHEREAS, Miss Mathews has continued to exhibit exceptional dedication, golf skills, athleticism and sportsmanship; and

WHEREAS, on November 9, 2022, Miss Mathews signed a letter of intent with Virginia Tech, where she plans to further her education and golf career; and

WHEREAS, Miss Mathews' notable achievements are a source of great pride for her family, her community, and her school, and it is appropriate that we recognize her as an accomplished athlete.

NOW, THEREFORE, BE IT, RESOLVED, that the City of Mebane City Council hereby proudly recognizes and commends Miss Mathews for her outstanding achievements during her high school years as a three-time NCHSAA 3A Girls Golf State Champion, wishing her much success and happiness in her future endeavors.

Adopted this 5th day, December, 2022.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Mayor Hooks gave an overview the Consent Agenda with the exception of item e. which he pulled off for Council discussion.

- a. Approval of Minutes- November 7, 2022 Regular Meeting
- b. Petition for Voluntary Contiguous Annexation- McKay Land NC, LLC- McKay Books
- c. Petition for Voluntary Contiguous Annexation- G & L Construction and Larry & Susan Wood- Peartree Townhomes
- d. Water Resource Recovery Facility (WRRF) Expansion Capital Project Ordinance Amendment 5
- ~~e. 2023 Regular Meetings and FY 2023-2024 Budget Calendar~~

Mr. Ewing made a motion, seconded by Ms. Hadley, to approve Consent Agenda items a-d. The motion carried unanimously.

Mr. Mitchell spoke concerning *item e. 2023 Regular Meetings and FY 2023-2024 Budget Calendar*. He stated that the July 4th holiday would be observed by the City on Tuesday, July 4th, therefore the Council could consider holding the July meeting either on July 3rd or July 10th. Mr. Bradley made a motion, seconded by Ms. Burkholder, to approve the 2023 Regular Meeting and FY 2023 Budget Calendar as presented and setting the July regular meeting date for July 10th. The motion carried unanimously.

Item b.

RESOLUTION SETTING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Glendel Stephenson Municipal Building at 6:00 p.m. on January 9, 2023.

Section 2. The area proposed for annexation is described as follows:

All that certain tract or parcel of land, being located in Melville Township, Alamance County, North Carolina, being more particularly described as follows:

BEGINNING at an iron pipe found in the southerly right-of-way line of Wilson Road [NCSR 2187]. Said iron being the northeasterly corner of Lot 144 of the W.E. McPherson Estate Subdivision (Plat Book 14, Page 60, Alamance County Register of Deeds), said iron having North Carolina Grid Coordinates (NAD 83/2011) of North(y) = 845,432.79 feet and East(x) = 1,921,300.48 feet; thence with the southerly right-of-way line of Wilson Road North 66 deg. 21' 23" East a distance of 775.69 feet to a point at the centerline of Haw Creek; thence with the centerline of Haw Creek the following fourteen (14) courses and distances:

- 1) South 14 deg. 32' 48" West a distance of 19.85 feet to a point;
- 2) South 17 deg. 40' 55" West a distance of 44.29 feet to a point;
- 3) South 18 deg. 04' 50" West a distance of 58.79 feet to a point;
- 4) South 10 deg. 55' 57" West a distance of 68.73 feet to a point;
- 5) South 10 deg. 09' 26" West a distance of 52.97 feet to a point;
- 6) South 11 deg. 56' 46" West a distance of 37.59 feet to a point;
- 7) South 11 deg. 36' 51" West a distance of 57.16 feet to a point;
- 8) South 16 deg. 01' 43" West a distance of 48.73 feet to a point;
- 9) South 10 deg. 48' 28" West a distance of 40.91 feet to a point;
- 10) South 06 deg. 01' 42" West a distance of 57.80 feet to a point;
- 11) South 13 deg. 50' 44" West a distance of 62.39 feet to a point;
- 12) South 13 deg. 04' 25" West a distance of 35.14 feet to a point;

13) South 03 deg. 08' 17" West a distance of 56.60 feet to a point; and

14) South 17 deg. 11' 46" West a distance of 36.05 feet to a point at the northeasterly corner of Lot 19 of the Woodhaven Subdivision, Section Two (Plat Book 21, Page 55, Alamance County Register of Deeds);

Thence with the northerly line of said Lot 19 South 83 deg. 50' 23" West a distance of 322.27 feet (passing an iron pipe found at a distance of 86.77 feet) to an iron pipe found at the northeasterly corner of Lot 18 of said Woodhaven Subdivision, Section Two; thence with the northerly line of said Lot 18 South 84 deg. 09' 52" West a distance of 78.40 feet to an iron pipe found at the southeasterly corner of the aforementioned Lot 144 of the W.E. McPherson Estate Subdivision; thence with the easterly line of said Lot 144 North 23 deg' 28" 31" West a distance of 426.74 feet to the point and place of BEGINNING, containing 6.654 acres, more or less, BEING ALL of that same property described in Deed Book 4226, Pages 977 and 981, Alamance County Register of Deeds.

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a newspaper having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Ed Hooks, Mayor

Stephanie W. Shaw, City Clerk

Item c.

RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Glendel Stephenson Municipal Building at 6:00 p.m. on January 9, 2023.

Section 2. The area proposed for annexation is described as follows:

All that certain tract or parcel of land, being located in Melville Township, Alamance County, North Carolina, being more particularly described as follows:

A PARCEL OF LAND LOCATED IN MELVILLE TOWNSHIP, ALAMANCE COUNTY, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING AXLE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID AXEL BEING IN THE NORTHERN RIGHT OF WAY OF BAKER LANE AND MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY CARRENO DEVELOPERS LLC. (DEED BOOK 3579, PAGE 629 ALAMANCE COUNTY REGISTRY) AND HAVING NC GRID COORDINATES N: 846,796.79', E: 1,920,261.63' NAD 83/11 AS DETERMINED BY AN ACTUAL GPS SURVEY (COMBINED GRID FACTOR 0.99995022); THENCE WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHERN RIGHT OF WAY OF BAKER LANE N 73° 21' 35" W 246.41' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEAST CORNER OF THAT PROPERTY OWNED BY QUALITY PROPERTIES TODAY LLC. (DEED BOOK 4033, PAGE 871 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF QUALITY PROPERTIES TODAY LLC. N 16° 28' 53" E 230.85' TO AN EXISTING IRON ROD IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON ROD MARKING SOUTHEAST CORNER OF THAT PROPERTY OWNED BY LORI W. LOWE (DEED BOOK 3271, PAGE 354 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE NEW CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF LORI W. LOWE N 16° 21' 49" E 119.26' MORE OR LESS TO A CALCULATED POINT IN THE LINE OF LORI W. LOWE; THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF LORI W. LOWE N 16° 21' 49" E 80.97' TO A NEW IRON PIPE SET AT THE NORTHEASTERN CORNER OF LORI W. LOWE; THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHEASTERN LINE OF LORI W.

LOWE N 72° 51' 07" W 195.51' TO AN EXISTING IRON PIPE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON PIPE BEING IN THE SOUTHEASTERN LINE OF THAT PROPERTY OWNED BY LINDA S. ALBRIGHT (DEED BOOK 2521, PAGE 872 ALAMANCE COUNTY REGISTRY) THENCE WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF LINDA S. ALBRIGHT N 19° 26' 54" E 44.87' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY LARRY P. JR. & SUSAN W. WOOD (DEED BOOK 797, PAGE 809 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF LARRY P. JR. & SUSAN W. WOOD N 19° 49' 51" E 125.97' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY KRISTIN MARIE CLEVELAND (DEED BOOK 4236, PAGE 803 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE KRISTIN MARIE CLEVELAND N 19° 42' 52" E 126.00' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY GREENLAND HOMES LLC. (DEED BOOK 4130, PAGE 950 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF GREENLAND HOMES LLC. N 18° 41' 22" E 125.86' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY JENNIFER SUE M. NEWLIN (DEED BOOK 3588, PAGE 430 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF JENNIFER SUE M. NEWLIN N 18° 41' 52" E 196.11' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY JOSEPH L. & ISOBEL B. WIGGS (DEED BOOK 2003, PAGE 356 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH JOSEPH L. & ISOBEL B. WIGGS THE FOLLOWING THREE (3) CALLS, 1) S 70° 54' 34" E 142.41' TO AN EXISTING IRON PIPE, 2) N 19° 36' 49" E 80.41' TO AN EXISTING IRON PIPE, 3) N 13° 46' 04" E 115.77' TO AN EXISTING IRON ROD, SAID IRON ROD BEING ON THE SOUTHERN RIGHT OF WAY OF STRATFORD ROAD; THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE EASTERN RIGHT OF WAY OF STRATFORD ROAD N 13° 50' 14" E 60.56' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY HENRY J. & BARBARA A. EIDEN (DEED BOOK 507, PAGE 308 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH HENRY J. & BARBARA A. EIDEN THE FOLLOWING TWO (2) CALLS, 1) N 13° 42' 02" E 32' TO AN EXISTING IRON PIPE, 2) N 09° 26' 29" E 73.48' TO AN EXISTING IRON PIPE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY ARROWHEAD GREENS HOMEOWNERS ASSOCIATION INC. (DEED BOOK 4069, PAGE 148 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE NEW CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHWESTERN LINE OF ARROWHEAD GREENS HOMEOWNERS ASSOCIATION INC. S 73° 15' 29" E 25.06' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY HOLLY A. & TYLER W. MICHELS (DEED BOOK 4254, PAGE 504 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHWESTERN LINE OF HOLLY A. & TYLER W. MICHELS S 73° 42' 08" E 68.27' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY WENDY W. KUAN (DEED BOOK 4248, PAGE 140 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHWESTERN LINE OF WENDY W. KUAN S 73° 58' 01" E 99.84' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY MOHAMED DAOUDI & JAOUA RHAZZALI (DEED BOOK 4324, PAGE 570 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH MOHAMED DAOUDI & JAOUA RHAZZALI THE FOLLOWING TWO (2) CALLS, 1) S 73° 28' 53" E 52.05' TO AN EXISTING IRON PIPE, 2) S 73° 42' 31" E 35.78' TO AN EXISTING AXLE, SAID AXLE MARKING THE NORTHWESTERN CORNER OF THAT PROPERTY OWNED BY MEBANE OPERATING COMPANY LLC. (DEED BOOK 4263, PAGE 762 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHWESTERN LINE OF MEBANE OPERATING COMPANY LLC. S 16° 18' 34" W 833.16' TO AN EXISTING IRON PIPE SAID IRON PIPE MARKING THE NORTHWESTERN CORNER OF THAT PROPERTY OWNED BY CARRENO DEVELOPERS LLC. (DEED BOOK 3579, PAGE 629 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHWESTERN LINE OF CARRENO DEVELOPERS LLC. S 16° 18' 17" W 574.47' BACK TO THE POINT AND PLACE OF BEGINNING, CONTAINING 10.651 ACRES OR 0.0166 SQUARE MILES MORE OR LESS. AS SHOWN ON PLAT ENTITLED "FINAL PLAT OF: CITY OF MEBANE CORPORATE LIMITS EXTENSION & VOLUNTARY CONTIGUOUS ANNEXATION", BY THOMAS A. TELLUP, PLS, SUMMIT DESIGN AND ENGINEERING SERVICES PROJECT 21-0047, DATED NOVEMBER 4, 2022, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a

newspaper having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Ed Hooks, Mayor

Stephanie W. Shaw, City Clerk

Mayor Hooks announced that the first two public hearings on the agenda will be combined as they relate to the same piece of property.

- a. *Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation- Sarah Bradley, J. Thomas Wilson, Tammy C. Wilson, Steven S. Scott and Linda P. Scott*
- b. *Conditional Rezoning- Crow Industrial +/- 77.689 acres- 1447 Trollingwood-Hawfields Road from LM (Light Manufacturing) and B-2 (General Business) to LM CD (Light Manufacturing Conditional District) to allow light-industrial development including three warehouse buildings by CHI Acquisitions, L.P.*

Mr. Brown stated that Council accepted the petition, Clerk's certificate of Sufficiency at last month's meeting and set the date of public hearing for tonight for consideration to adopt an ordinance to extend the corporate limits for the voluntary contiguous annexation. The property under request for annexation is located in the City's ETJ and is also the property under request for conditional rezoning. Mr. Brown explained that Ms. Ownbey and the applicant will give an overview of the conditional rezoning before voting on the annexation. He explained that the Council should vote on the rezoning request (item b.) first, and then, the annexation request (item a.). He stated that the applicant would more than likely withdraw the request for annexation should Council deny the rezoning request.

Ms. Ownbey gave an overview of the request from CHI/Acquisitions, L.P. for approval to conditionally rezone two properties totaling +/- 77.69 acres located at 1447 Trollingwood Hawfields Road from B-2 and LM to LM (CD) to allow for a light industrial development including three warehouse buildings. Currently, the properties are split zoned light manufacturing and B-2 which is General business district. Sharing a zoning map of the area, Ms. Ownbey stated that the request is to rezone the highlighted portion of the property. The larger property is split by Senator Ralph Scott Parkway and the red portion beneath the highlighted property will remain zoned B-2 and the highlighted would be rezoned to light manufacturing conditional District. She stated that there is a variety of zoning in the area. This property is in the North Carolina Commerce Park so adjacent property is zoned for light manufacturing use. Across the road there is some residential zoning as well as some general business owning. She said as mentioned by Mr. Brown the property is currently in the City's ETJ, so we do have the annexation request before us this evening. The properties are currently vacant and forested with a stream present along with wetlands and floodplain. Ms. Ownbey stated that as a conditional rezoning request this is a site-specific plan that carries with the action by Council and there are some proposed conditions associated with the request. The proposed conditions were presented as follows:

Proposed Conditions:

- Dedication of lot to City of Mebane for future fire station, with appropriate financial guarantees regarding utility extensions.
- Prior to plat recordation, the ability to bond improvements not yet constructed.
- Parking calculated at 0.75 parking spaces per 1,000 square feet of floor area, as opposed to employee-based parking calculations of the UDO.
- Construction of 5' sidewalk on south side of Senator Ralph Scott Parkway. Request of City Council to waive sidewalk requirement along other property frontages.
- Perpetual maintenance of sight distance easement area on adjoining property to the west.
- Consistent with TIA and NCDOT's review, construction of exclusive right turn lanes at each

driveway on Senator Ralph Scott Parkway and exclusive right and left turn lanes at each driveway on Trollingwood-Hawfields Road.

Nick Thornton with Crow Holdings Industrial came forward to present their request via a PowerPoint presentation. He stated that when making an investment in a community they work with the City to ensure that they are developing a project that is appealing and will add to the area. Mr. Thornton reiterated the same site information as shared by Ms. Ownbey. He then shared a site map depicting a proposed layout of the property. He stated taking this development into account, they wanted to make sure that their studies from the outset were tuned right. So, after talking with the City staff and with NCDOT, they used a higher density traffic designation under the industrial use because these are speculative buildings and they do not know who the end users will be yet. He stated that they desired to come up with the best industry plan with the least impacts on the area such as the stream. He shared renderings of the proposed buildings.

There were some questions from Council regarding parking, potential clientele and the traffic impact, Mr. Thornton answered those questions and wrapped up his presentation.

Tom Boney, Owner/Editor of the Alamance News, questioned who first raised the idea of a land donation to the City for a future fire station. Mr. Mitchell explained after in depth conversations with the developer about how they could best serve the community and after charity/non-profit organization ideas were visited, the developer still wanted to do more for the community, so staff then shared that a recent study had identified the City's need for a future site for a fire station in the western part of the City. Mr. Boney then asked if there were any special considerations given to the developer as a result of their promise to donate the land, specifically the thing that jumps of the page is the unusual manner of having entrances onto Trollingwood-Hawfield Road as previously all discussion about the industrial park had been that all access would be via Ralph Scott Parkway. Mr. Rollins replied with a strong no. He stated that NCDOT required that those two driveways be there. Mr. Boney said if the company is making a voluntary donation of this land, why is it included as part of the conditions for the rezoning. Mr. Rollins stated it is not a city requirement, the company is offering the land. Mr. Thornton stated they wanted to make it actionable and make it a commitment as part of their project.

There was more discussion among the Council and Mr. Thornton regarding the access driveways and the stormwater retention.

Mr. Ewing made a motion, seconded by Ms. Hadley, to close the public hearing. The motion carried unanimously.

Mr. Bradley made a motion, seconded by Ms. Burkholder, to approve the LM(CD) zoning as presented and a 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-1 Industrial Growth Area, which "...supports industrial uses..." (Mebane CLP, p. 74); and,
- Serves Growth Management Goal 1.7 through the support [of] industrial development at existing industrial parks near I-40/85 (pp.17, 59 & 82)

and a motion to waive the requirements that certain minimum improvements be provided before a surety bond is secured and that sidewalk be provided on all frontages, per justifications presented by City staff. The motions carried unanimously.

Mr. Ewing made a motion, seconded by Ms. Burkholder, to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 94.691 acres. The motion carried unanimously.

A public hearing was held on a request from TRG Capital, LLC to rezone the +/- 32,234.4 square foot property addressed 304 E. Washington Street from HM, Heavy Manufacturing, to O&I, Office and Institutional. Ms. Ownbey gave an overview of the request. The property is developed with one structure currently being used as an office building. The existing "General Office" use is not

permitted in the HM Zoning District and is considered nonconforming. Rezoning the property will bring the current use into conformity and enable the applicant to expand the use. The property meets the minimum lot area and lot width and can accommodate the minimum setbacks required for the O&I Zoning District. The surrounding zoning in the area includes HM, R-12, B-2, and LM. Several of the adjoining HM lots are occupied by the Mebane Home Telephone Company. The remaining HM lots are owned by the applicant and are proposed to be rezoned. Surrounding land uses include single-family residential, self-storage, and vacant land. A variety of business uses are present across the railroad right-of-way. The property is located in the G-1 Mixed Use Growth Strategy Area for the Downtown area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. The proposed rezoning will be of a lesser intensity compared to the existing zoning and bring the current use of the property into conformance with the Unified Development Ordinance.

Shawn Sidener, EarthCentric Engineering, was present to speak on behalf of the applicant but had no further comments to add to Ms. Ownbey's overview of the request.

No one from the public spoke.

Mr. White made a motion, seconded by Mr. Bradley, to close the public hearing. The motion carried unanimously. Ms. Burkholder made a motion, seconded by Ms. Hadley, to approve the rezoning Motion to approve the O&I rezoning as presented and a 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-1 Mixed Use Growth Area and provides a small business use in the Downtown District (Mebane CLP, p.68), and is consistent with Growth Management Goal 1.1 (p. 17 & 82) to encourage a variety of uses.

The motions carried unanimously.

Mayor Hooks announced that the next two public hearings on the agenda will be combined as the requests are from the same applicant.

- d. Rezoning- TRG Capital, LLC- +/- 15,681 square foot unaddressed parcel with frontage on Oakwood Street from HM (Heavy Manufacturing) and R-12 (Residential) to R-12 (Residential)*
- e. Rezoning- TRG Capital, LLC- +/- 12,632 s.f. unaddressed parcel with frontage on Oakwood Street (GPIN 9825232048) from HM (Heavy Manufacturing) and R-12 (Residential) to R-12 (Residential) by TRG Capital, LLC*

Ms. Ownbey have an overview of the requests. She explained that TRG Capital, LLC is requesting to rezone both properties on Oakwood Street from HM and R-12 to R-12. The purpose of the R-12 zoning requests are to eliminate the HM split zoning on the properties. The vacant lots meet the minimum lot areas and lot widths and can accommodate the minimum setbacks required for the R-12 Zoning District. Sewer is available in the area. Water will require an extension or easements to serve the property. The applicant will be required to make any improvements at their own expense. The surrounding zoning in the area includes HM, R-12, B-2, and LM. Several of the adjoining HM lots are occupied by the Mebane Home Telephone Company. The remaining HM lots are owned by the applicant and are proposed to be rezoned. Surrounding land uses include single-family residential, office, self-storage, and vacant land. The two properties are located in the G-1 Mixed Use Growth Strategy Area for the Downtown area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the City's Comprehensive Land Development Plan. The proposed rezoning will be a continuance of the R-12 zoning to the south

and the east of the property and eliminate the range of incompatible uses allowed by the existing HM zoning.

Shawn Sidener, EarthCentric Engineering, was present to speak on behalf of the applicant but had no further comments to add to Ms. Ownbey's overview of the request.

No one from the public spoke.

Mr. White made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously.

Mayor Hooks called for action on *item d*. Mr. Ewing made a motion, seconded by Ms. Hadley, to approve the R-12 rezoning as presented and a 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-1 Mixed Use Growth Area and provides a residential use in the Downtown District (Mebane CLP, p.68), and is consistent with Growth Management Goal 1.1 (p. 17 & 82) to encourage a variety of uses.

The motions carried unanimously.

Mayor Hooks called for action on item e. Mr. White made a motion, seconded by Mr. Bradley Motion to approve the R-12 rezoning as presented and a 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-1 Mixed Use Growth Area and provides a residential use in the Downtown District (Mebane CLP, p.68), and is consistent with Growth Management Goal 1.1 (p. 17 & 82) to encourage a variety of uses.

The motions carried unanimously.

There being no further business, the meeting adjourned at 7:03 p.m.

ATTEST:

Stephanie W. Shaw, City Clerk