



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. However, due to technical challenges the audio was not recorded on the video.

Planning Board Members Present:

Edward Tulauskas, Chair
Judy Taylor, Vice Chair
Jason VanBuren
Susan Semonite
William Chapman
Kurt Pearson

Members Absent:

Keith Hoover
Gale Pettiford

City Staff Present:

Ashley Ownbey, Development Director
Audrey Vogel, City Planner
Kirk Montgomery, IT Director

1. Call to Order

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

2. Approval of October 10, Meeting Minutes

Jason VanBuren made a motion to approve the meeting minutes. William Chapman seconded the motion which passed unanimously.

3. City Council Actions Update

Ashley Ownbey, Development Director, provided an update on the City Council's recent action at the November City Council meeting.

4. Request to rezone the +/- 0.74-acre parcel located at v (GPIN 9825231392) from HM (Heavy Manufacturing) to O&I (Office and Institutional) by TRG Capital, LLC.

TRG Capital, LLC is requesting to rezone the +/- 32,234.4 sf property addressed 304 E Washington St (Alamance County GPIN 9825231392), from HM, Heavy Manufacturing to O&I, Office and Institutional. 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 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. Audrey Vogel provided an overview and PowerPoint presentation of the general rezoning request.

Shawn Sidener of EarthCentric Engineering, Inc. attended the meeting on behalf of the applicant and was available to answer any questions about the request.

Tom Boney of the Alamance News asked about the "big picture" of the rezoning request noting that the applicant has two other rezoning requests on the agenda.

Audrey Vogel responded that more information about the other two rezoning requests would be presented during the meeting and added that the existing zoning in the area is challenging because it does not align well with the underlying property lines and creates non-conforming lots or lots that are difficult to use.

Kurt Pearson made a motion to approve the request as follows:

*Motion to **approve** the O&I 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-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.*

Susan Semonite 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 December 5th.

5. Request to rezone a +/- 15,681 s.f. unaddressed parcel with frontage on Oakwood Street (GPIN 982523121) from HM (Heavy Manufacturing) and R-12 (Residential) to R-12 (Residential) by TRG Capital, LLC.

Audrey Vogel informed the Board there are two R-12 rezoning requests from TRG Capital (agenda items 5 and 6). These requests are for two very similar, adjacent properties and for the sake of time and clarity Audrey would present these requests concurrently, but they would each require their own motion. See below item 6 for discussion and action on this item.

6. Request to rezone a +/- 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

TRG Capital, LLC is requesting to rezone the +/- 12,632 s.f. unaddressed property with frontage on Oakwood Street (Alamance County GPIN 9825232048), from HM and R-12 to R-12, and to rezone the adjacent +/- 15,681 property (Alamance County GPIN 982523121) from HM and R-12 to R-12.



Both properties are currently vacant and located within the Mebane City Limits. The purpose of the R-12 zoning requests is to eliminate the HM split zoning on each property. Both lots meet the minimum lot area and lot width 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 each property. The applicant will be required to make any improvements at their own expense.

The Planning staff has reviewed the requests for harmony with the zoning of the surrounding area and consistency with the City's adopted plans and recommends approval for both rezonings. Audrey Vogel provided an overview and PowerPoint presentation of the general rezoning request.

Shawn Sidener of EarthCentric Engineering, Inc. attended the meeting on behalf of the applicant and was available to answer any questions about the request.

Kurt Pearson asked if the applicant had a plan of action for getting water to the properties. Mr. Sidener said that it has not been decided, but the applicant will explore potential options of an extension along Oakwood St or an easement through 304 E Washington St (the previous rezoning request).

Tom Boney of the Alamance News revisited his question about the "big picture" of the applicant's three rezoning requests on the agenda. Shawn Sidener answered that the overall goal is to clean up the zoning. The applicant has immediate plans to upgrade his office building at 304 E Washington St and plans in the future to build homes on the Oakwood lots.

Judy Taylor made a motion to approve the R-12 request for the Oakwood St Parcel ID 168644 as follows:

*Motion to **approve** the R-12 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-1 Mixed Use Growth Area and provides a residential use in the Downtown Districts (Mebane CLP, p.68), and is consistent with Growth Management Goal 1.1 (p. 17 & 82) to encourage a variety of uses*

Kurt Pearson seconded the motion, which passed unanimously.

Judy Taylor made a motion to approve the R-12 request for the Oakwood St Parcel ID 168648 as follows:

*Motion to **approve** the R-12 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-1 Mixed Use Growth Area and provides a residential use in the Downtown Districts (Mebane CLP, p.68), and is consistent with Growth Management Goal 1.1 (p. 17 & 82) to encourage a variety of uses*



Kurt Pearson seconded the motion, which passed unanimously. Chairman Tulauskas confirmed the requests would be scheduled for public hearings before the Mebane City Council on December 5th.

7. Request to rezone two parcels, GPIN 9804720640 and portion of GPIN 9804810638, totaling +/- 77.689 acres located at 1447 Trollingwood Hawfields Rd 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

CHI/Acquisitions, L.P. is requesting approval to conditionally rezone two properties totaling +/- 77.69 acres located at 1447 Trollingwood Hawfields Road (GPIN 9804720640 and portion of GPIN 9804810638) from B-2 and LM to LM (CD) to allow for a light industrial development including three warehouse buildings. The property is located in Alamance County in the Extra-Territorial Jurisdiction (ETJ). A request for annexation has been submitted to the City and the public hearing is scheduled for the December City Council meeting. CHI/Acquisitions, L.P. has the property under contract to purchase, contingent upon approval of the conditional rezoning.

The site-specific plan, proposed onsite amenities, TIA roadway improvements, and staff report are included in the meeting agenda packet avai

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

The following individuals attended the meeting to represent the zoning request:

- Nick Thornton – Crow Holdings, applicant
- Nathan Rhomberg– VHB, traffic consultant
- George Retschle– Ballentine Associates, civil engineer

Nick Thornton gave a detailed PowerPoint presentation, including information about Crow Holdings, the subject property, site plan, and building architecture.

Chairman Tulauskas asked how site lighting would impact surrounding properties. Mr. Thornton responded that the site will have light poles designed to guide light downward and that the layout of the site and buffers will cluster most of the lighting internally.

Kurt Pearson asked the applicant to elaborate on the expected building use/tenants, types of jobs to expect and why Mebane is seeing so much of this type of development. Mr. Thornton responded that the type of tenants would likely be in the light manufacturing category as opposed to warehouse distribution. He explained that some of the smaller-scale operations like to have showrooms for customers on site. Regarding jobs, Mr. Thornton estimated a range of light assembly type positions in addition to smaller amount of front office and managerial work. Mr. Thornton explained that Mebane is targeted for this type of development due to the business-friendly environment, geographic location between two metropolitan areas, education base, strong labor force, and proximity to I-40/85.



Kurt Pearson explained that this information about economic growth is important because Mebane community members often only see the truck traffic on the road. Nick Thornton added that the proposed project would be a revenue positive development in that Crow Holdings and future tenants would pay taxes.

Judy Taylor asked if both driveways accessing Trollingwood-Hawfields Road shown on the site plan would be used for truck access. Mr. Thornton answered that the northern entrance would be intended for cars only and showed on the site plan how trucks would enter and exit the site.

Judy Taylor asked for more information about the stream on the property. Mr. Thornton highlighted the areas on the site that included the stream and stream buffer. He explained that the streams would not be disturbed and doing so would require additional, lengthy permitting through the Army Corps of Engineers.

Martin Shoffner, 1468 Trollingwood Hawfields Rd, commented that he owned a residential rental property across the street from the site and had concerns about the impact of the proposed development on the residential properties across the street. He specifically named truck traffic, especially noise at nighttime and "Jake Braking," as a concern. Additionally, Mr. Shoffner asked how the development would relate to the Lowes Blvd Corridor extension in the future and asked about the extension of utilities to serve the site.

George Retschle (Ballentine Associates, civil engineer for applicant) responded to Mr. Shoffner's question about utility service for the site and referenced the site plan to show how the project would connect to City utilities.

Ashley Ownbey responded that the extension of Lowes Boulevard would be constructed as the area is developed and the extension project has not been submitted to the NCDOT for consideration through the State's prioritization program.

Tom Boney asked about the proposed fire station dedication shown on the site plan. Nick Thornton answered that in collaboration with the City on the site planning process, it was determined that a fire station would be suitable in the area.

Tom Boney asked if the NCDOT approved the two driveways on Trollingwood-Hawfields Road as shown on the Plans.

Nathan Rhomberg (VHB, traffic consultant for applicant) answered that the NDOT has reviewed the plans and driveways as part of the TRC approval process. Mr. Rhomberg elaborated on the Traffic Impact Analysis which indicated that a traffic signal is not warranted on Trollingwood-Hawfields Road.

Judy Taylor expressed concern about truck traffic resulting from the project on Trollingwood-Hawfields Road, noting that trucks entering and exiting the site would increase congestion issues and could be potentially hazardous due to their size. She added that the North Carolina Commerce



Park is primarily accessed and contained on Senator Ralph Scott Pkwy and found it odd to see driveways on Trollingwood-Hawfields Road. Susan Semonite echoed these concerns.

Jason VanBuren asked if turn lanes would be provided and if the TIA considered UPS trucks.

Nathan Rhomberg answered that the site plan does feature turn lanes at all three entrances. He explained that the TIA does incorporate UPS in addition to other nearby projects in the area. Mr. Rhomberg added that the planned NC 119 widening project will help alleviate traffic concerns in the future. He also explained that TIAs do not separate trucks out in trip generation, but the proposed land use typically has a lower trip generation and truck traffic is not typically concentrated at peak hours.

Tom Boney asked if it would be possible to eliminate the driveways on Trollingwood-Hawfields Road all together and access the site exclusively from Senator Ralph Scott Parkway. Mr. Thornton answered that it would be possible, but not as feasible because it would require impacting the stream.

Kurt Pearson made a motion to approve the request as follows:

Motion to approve the LM(CD) zoning as presented.

*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 Industrial Growth Area, which "...supports industrial uses..." (Mebane CLP, p. 74);*
- *Serves Growth Management Goal 1.7 through the support [of] industrial development at existing industrial parks near I-40/85 (pp.17, 59 & 82)*

Jason VanBuren seconded the motion, which passed by a 4-2 vote. Judy Taylor and Susan Semonite did not vote in favor of the request. Ms. Taylor cited her truck traffic concerns as her reasoning. Ms. Semonite echoed these concerns and added that it would be possible to eliminate the driveways on Trollingwood-Hawfields Road by crossing the stream.

8. New Business

- Audrey Vogel shared that the application is open for the vacant Alamance ETJ seat on Planning Board.
- Ashley Ownbey shared information about public engagement for the Recreation and Parks Comprehensive Master Plan and an updated Bicycle and Pedestrian Transportation Plan.

9. Adjournment

Chairman Tulauskas adjourned the meeting at approximately 8:00 p.m.