



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=UvGvPlvx\\_RM](https://www.youtube.com/watch?v=UvGvPlvx_RM).

**Members Present:**

Edward Tulauskas, Chair  
Judy Taylor, Vice Chair  
William Chapman  
Keith Hoover  
Gale Pettiford  
David Scott

**Members Absent:**

Kurt Pearson  
Jason VanBuren  
Susan Semonite

**City Staff Present:**

Ashley Ownbey, Development Director  
Briana Perkins, City Planner  
Chad Cross, IT Specialist

**1. Call to Order**

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

**2. Approval of May 8, 2023, Meeting Minutes**

Gale Pettiford made a motion to approve the meeting minutes. Judy Taylor seconded the motion, which passed unanimously.

**3. City Council Actions Update**

Ashley Ownbey informed the Board that the City Council had approved the rezoning and special use requests by 3S Investments, LLC. With their approval of the special use request, the City Council included the condition the applicant provide sidewalk along a portion of South Third Street.

Additionally, Ashley Ownbey reported the City Council had approved Phase 2 amendments to the Mebane Unified Development Ordinance (UDO). She reviewed the changes that occurred between the Planning Board's recommendation and City Council's approval. Ashley Ownbey also reported on appointments to the Mebane Planning Board. The City Council reappointed Susan Semonite and William Chapman to the Board and appointed a new member Colin Cannell who will begin serving in July.

**4. Request to rezone the +/- 12,632 square foot parcel located on St. Lukes Church Rd. (GPIN 9815358449), from R-12 and HM to R-12 by GD Adams, LLC.**

GD Adams, LLC is requesting approval to rezone a +/- 12,632 square foot lot on St. Lukes Church Road from R-12, Residential District and HM, Heavy Manufacturing to R-12. The property is within the City of Mebane's ETJ in Alamance County and the property would be served by Orange-Alamance Water and a septic system. The surrounding area includes vacant lots, residential homes,



and a church. The property is located in the Secondary Growth Strategy Area as identified in *Mebane By Design*, the City's Comprehensive Land Development Plan.

The site-specific plan and staff report are provided in the meeting agenda packet available [here](#).

Briana Perkins provided a more detailed overview and PowerPoint presentation of the request.

Jerry Adams, owner and applicant of the general rezoning request, informed the Board that St. Lukes Church Road is a dirt road and everything around the parcel is residential. He stated that he is planning to develop the property with a two-bedroom, single-family home with an attached garage that would be ADA accessible. He said that the septic system had already been approved for the property and a new home will be connected to Orange-Alamance Water.

David Scott asked Mr. Adams if he was planning to build a spec house. Jerry Adams replied that he is building a spec house. He said that his homes are well-built, and everything is high-end.

David Scott made a motion to approve the R-12 zoning request from GD Adams, LLC as follows:

*Motion to approve the R-12 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-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p.66).*

William Chapman seconded the motion, which passed unanimously.

## 5. New Business

Ashley Ownbey informed the Board that City offices are closed on June 19 and July 4 for holidays. She stated that due to the July holiday, the City Council meeting will be held on July 10 and the Planning Board meeting is scheduled for July 17.

## 6. Adjournment

Chairman Tulauskas adjourned the meeting at approximately 6:41 p.m.