



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=07xXNtmS_kc.

Members Present:

Edward Tulauskas, Chair
Judy Taylor, Vice Chair
Colin Cannell
William Chapman
Kurt Pearson
Gale Pettiford
David Scott
Susan Semonite

Members Absent:

Keith Hoover

City Staff Present:

Ashley Ownbey, Development Director
Briana Perkins, City Planner

1. Call to Order

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

2. Approval of December 11, 2023, Meeting Minutes

Susan Semonite 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 unanimously approved the conditional rezoning and special use permit for Buc-ee's.

4. Bicycle and Pedestrian Transportation Plan Update

Ashley Ownbey presented updates to the City's Bicycle and Pedestrian Transportation Plan that was originally adopted in 2015. She stated that major accomplishments since the plan's adoption include the establishment of the Bicycle and Pedestrian Advisory Commission (BPAC), adoption of the Complete Streets Resolution in December 2018, several community bicycle events and campaigns, amendments to the Unified Development Ordinance (UDO) in June 2022, and the completion of several of bicycle and pedestrian projects recommended in the current plan.

Ashley Ownbey provided a more detailed overview and PowerPoint presentation of the updates that can be found in the agenda packet [here](#).

Susan Semonite asked if the multi-use paths are wider and divided. Ashley Ownbey replied that the typical size of a multi-use was 10-feet wide but might be 8-feet wide under certain conditions. She reported that currently there was no standard to have a dividing line on the path.



Colin Cannell asked how the updates proposed would overlay onto the existing plan and how the overlay would affect projects. Ashley Ownbey replied that the new updates focused more on the projects and that the City wanted to keep portions of the original plan since it did provide more education and background that served the City's vision.

Colin Cannell also asked how the original goals had fared in being completed to date. Ashley Ownbey replied that part of the consultant's job for the updates was to create a system to better track completion of projects and that she would look further into how completed projects were prioritized in the current plan.

Colin Cannell asked if there were too many strategies within the plan to implement. Ashley Ownbey said that most of the initial strategies were expected to realize the plan. She said that most of the policies and standards strategies are already being implemented during development review processes and reviewed that with the education and encouragement strategies new priorities have emerged with a recently adopted traffic safety plan by the BGMPO and the growing prominence of a vision zero framework.

Colin Cannell asked about the purpose of the recommendations in the plan. Ashley Ownbey replied she considers them strategies to realize the larger goals and vision presented in the plan. Colin Cannell asked if a project came in through a developer if the project would reference the goals. Ashley Ownbey replied that typically the City does not require the developer to reference goals of the Bicycle and Pedestrian Transportation Plan, instead using the recommended projects as guidance for development proposals.

Judy Taylor asked if the plan could be used to help bridge the gaps between developments. Ashley Ownbey replied that it depends on neighboring properties and available right-of-way. She said that there have been cases where a neighbor refuses to allow sidewalk to be constructed within the right-of-way. Judy Taylor commented that she was thinking more along the lines of a business section and not residential. Ashley Ownbey replied that there were some projects currently in review that would be required to connect due to a multi-use path network emerging in that area. Ashley Ownbey said that the most recent development that had gone through the Planning Board that had a gap in the pedestrian network was the Deep River development. She said that the City had asked for the required payment in lieu of recreation to be reserved for a future multi-use path connection. Ashley Ownbey added that in this case the multi-use path would be crossing a bridge that is scheduled for future improvement by the NCDOT.

Colin Cannell asked how the power company factored into development such as the east-west greenway. Ashley Ownbey replied that it would depend on if the power company owned the property or held an easement or right-of-way. She also said that Duke Energy does have standards



that the City would be required to follow, particularly remaining a certain distance away from transmission structures.

Colin Cannell made a motion to approve the Bicycle and Pedestrian Transportation Plan Update as follows:

The plan is reasonable and in the public interest, and is consistent with the goals and objectives of the City's adopted plans, specifically:

- ❑ The City's Comprehensive Land Development Plan Growth Management Goal 1.2
- ❑ The City's Comprehensive Land Development Plan Public Facilities and Infrastructure Goal 2.1
- ❑ The City's Comprehensive Land Development Plan Open Space and Natural Resource Protection Goal 4.2.

Susan Semonite seconded the motion, which passed unanimously.

5. New Business

Ashley Ownbey informed the Board that the City was accepting applications for the Mebane Bicycle and Pedestrian Advisory Commission (BPAC) through Friday, January 26.

Colin Cannell asked if all the current members were reapplying. Ashley Ownbey replied that two members are not seeking reappointment. She also commented that the BPAC could benefit from representation south of the Interstate.

6. Adjournment

Chair Tulauskas adjourned the meeting at approximately 7:02 p.m.

