

## April 7, 2025, City Council Meeting Recap

### 1. Call to Order

2. **Invocation** by Pastor Chris Hill from Eastside Baptist Church.

### 3. Recognitions

#### a. Recognition of Retiree- Fire Captain Greg Massey

Captain Greg Massey has retired from the Mebane Fire Department after 34 years of outstanding service to the community. Massey began as a volunteer firefighter on February 2, 1989, and became a full-time firefighter on November 12, 2001. He served as a lieutenant in 2003 and earned the position of training captain in 2012. He became a vital leader who coordinated, supervised, and instructed both career and volunteer firefighters with dedication and expertise. Captain Massey received the Gregg Hinson Firefighter of the Year Award in 1991, 1998, and 2020. Due to his remarkable career, exemplary service, dedication, leadership, knowledge, and unwavering commitment to the safety of the Mebane community, Mayor Hooks recognized Captain Massey on the occasion of his retirement. The City wishes him a long, happy, and healthy retirement.

#### b. Lowes Food

Mayor Hooks and the Mebane City Council recognized the brave individuals, first responders, and emergency personnel who responded to the March 7, 2025, incident at Lowes Foods. Their actions showed heroism and courageousness in the face of an emergency.

i. Citizen Bravery- Names listed on PowerPoint presentation.

ii. First Responders- Names listed on PowerPoint presentation.

#### c. Mebane Fire Department Station #2- March 10- C-Shift

Four Mebane firefighters were honored for their lifesaving actions and quick thinking during an emergency event on March 10, 2025. Their professionalism and training showcased their exceptional skills and dedication to saving others.

#### d. Proclamations

i. NCDOT Litter Sweep- April 12-26

Mayor Hooks proclaimed April 12-26, 2025, as Litter Sweep in the City of Mebane. Litter Sweep is the North Carolina Department of Transportation's biannual statewide roadside litter removal initiative to foster cleaner, more sustainable communities. During these two weeks, residents throughout the state are encouraged to participate by helping clean up North Carolina's roadways.

ii. National Therapy Animal Day –April 30

Mayor Hooks proclaimed April 30, 2025, as National Therapy Animal Day in the City of Mebane and encouraged our citizens to celebrate our therapy animals and their human companions.

### 4. Public Comments

- Stephen and Heather Burek

5. **Consent Agenda** was approved 5-0 by the Council.

a. Final Plat Approval- Tupelo Junction, Ph. 3

b. Approval of Minutes-

i. February 10, 2025, Regular Meeting

ii. March 3, 2025, Regular Meeting

### 6. Public Hearing

a. **Conditional Rezoning- First Baptist Church of Mebane- +/- 22.57 acres located at 940 Gibson Road from LM, Light Manufacturing, to O&I (CD), Office & Institutional Conditional District, for a daycare and future church facilities**

First Baptist Church of Mebane owns a +/- 22.57-acre vacant property at the intersection of Third Street and Gibson Road, address 940 Gibson Road. The property is located in a light manufacturing zoning district within Mebane's Extraterritorial Jurisdiction. The applicant is seeking to rezone their existing property to Office & Institutional Conditional District (O&I (CD)) to allow for a daycare building and a future new church campus facility. The site-specific plan includes a +/- 21,955 square foot daycare building with a fenced play area, parking lot, landscaping, and control measures. The applicant will also construct a 5' wide sidewalk along the development's frontage on Gibson Road and along S. Third Street Extension to connect to the existing sidewalk network. The applicant will extend the sidewalk with future site development. The applicant plans to develop the remainder of the property for church facilities and asks, with the conditional request, that they do not have to come back before the Planning Board or City Council for that development. Future development will comply with City of Mebane standards and UDO requirements. A traffic impact analysis was conducted for the daycare, and the applicant must construct a 100' northbound right turn taper on Gibson Road.

- The Council voted 5-0 to approve the O&I(CD) zoning as presented and finds 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 in an area that is generally residential in nature.

### 7. Annexation Agreement- 2312 S NC 119

Daniel Johnson, President of D & L NC 119 Property Co., LLC and owner of 2312 S NC 119 Highway, requests annexation into the City for the foregoing property located within the Mebane Extraterritorial Jurisdiction in Alamance County. The property does not have access to City general fund services since it is located outside the City's corporate limits. The owner seeks to connect the existing non-residential development to City sewer without annexing. Per the City's Voluntary Annexation Policy, adopted June 6, 2022, property owners desiring to avail themselves of utility service may apply for annexation and must sign an annexation application or petition and an agreement to be annexed in the future if the City desires.

- The Council unanimously agreed to accept the petition for annexation and the annexation agreement for the property at 2312 S NC 119 Highway but defer annexation until the future per the City's policy and upon recordation of the signed annexation agreement. The Council further moved that the City allow access to the City utility services per the Voluntary Annexation Policy.

### 8. Alamance County Library Committee Appointment Recommendation

The Alamance County Board of Commissioners has one vacant Mebane trustee position due to the previously recommended appointee's request to withdraw her application. Committee terms are for two years and typically begin on July 1. This appointment will fill a vacancy due to a resignation, so the term will expire on June 30, 2026. The City received four applications from the following individuals: Shelbi Fanning, Al McArthur, Mandy Al-Bjaly, and Samantha Singer.

- The Council voted 5-0 to recommend Shelbi Fanning for appointment by the Alamance County Board of Commissioners to serve as a Mebane trustee on the Alamance County Library Committee.

### 9. NCDOT Speed Limit Reduction Request- Bowman Road

The new housing projects along Bowman Road or State Road 1142, both on the north and south sides going towards the West Ten/ Mattress Factory Road area, have resulted in the need for speed limit ordinance changes, both inside and outside of the City of Mebane. NCDOT completed a comprehensive review of traffic ordinances affected by the housing developments along Bowman Road and, after studying this area, suggested a speed reduction from 55 mph to 45 mph. Since portions of this road are within City limits and other portions are controlled by the NCDOT, adjusting the speed limit along State Road 1142 west of the intersection with West Ten Road and east of Ben Wilson Road requires municipal action. The North Carolina Department of Transportation requests that the City complete a municipal certification to reduce the speed limit from 55 to 45 mph. Municipal certifications are required for speed zone changes on any streets within a municipality that are also part of the State highway system.

- Mebane City Council voted 5-0 to:  
**REPEAL:** 55 MPH ordinance for existing SR 1142 (Bowman Road)  
**APPROVAL:** 45 MPH ordinance 1087487 on SR 1142 (Bowman Road)  
By adoption of the Certification of Municipal Declaration to Enact Speed Limits and Request for Concurrence.

### 10. Downtown Social District Update

The Downtown Mebane Development Corporation, which manages the Mebane Main Street program, and other downtown businesses, came before the Council to set a date of public hearing to consider both the continuation permanently of the social district and to expand the district to include 204 N. Fifth Street, where the business Shuffle N' Roll resides. The Social District ordinance was adopted on May 6, 2024, for a one-year trial period, and the ordinance became effective on June 28, 2024. The current social district boundaries include Clay Street, stopping at 2 Twelve Seasonal Kitchen and Bar; N Third Street, ending just past the Little Shops of Mebane; and Center Street, heading towards Bright Penny Brewing and ending right past the brewery. Feedback from downtown merchants indicates that 85.7% support the district's continuation, and 45% have noticed increased foot traffic or customer engagement. The Mebane Police Department has reported no issues or concerns with the operation of the district and notes that it has caused no burden on law enforcement resources.

- The Council unanimously agreed to set a public hearing for May 5, 2025, to consider the district's continuation and expansion, including the proposed addition of 204 N. Fifth Street.

### 11. West Ten Road Water Connector Capital Project Ordinance Amendment One and Budget Amendment

The West Ten Road Water Connector project will be a partnership with Orange County to provide the engineering and construction of approximately 2,000 linear feet of new 12" water main. This project will run a new water main along West Ten Road from the proposed Carolina Achieve Charter School to the Buckhorn Industrial Parkway at the Buckhorn Business Center. The proposed water line will create a loop water system, eliminating two dead-end water mains along West Ten Road, improving water quality and fire flows in the area. The total estimated cost for the project is \$785,000. A Capital Project Ordinance has been previously approved for engineering and surveying services for \$135,000. The remaining construction budget of \$650,000 will be split between Orange County and the City of Mebane at \$325,000 each.

- The Council voted 5-0 to approve the amended Capital Project Ordinance for the City of Mebane West Ten Road Connector Project.

### 12. Adjournment

#### Announcements:

Mebane Community Advisory Committee Meeting on April 8 at 6 p.m. at the Mebane Arts and Community Center.

The next Council Budget Work Session is on Thursday, April 10, at 1 p.m. in the Council Chambers of the Glendel Stephenson Municipal Building.

City offices will be closed on Friday, April 18, for Good Friday.

Mebane Greenway Ribbon-cutting on Thursday, April 24, at 9 a.m. (Entrance is off Corregidor Street).



Kelly Hunter  
Public Information Officer

Please see the attached PowerPoint presentation from the City Council meeting for more information.