



April 3, 2023, City Council Meeting Recap

1. Call to Order

2. **Invocation**- Pastor Jeremy Pollard from Summit Church on Alamance County Campus

Special Announcement- Chief Louis from the Mebane Fire Department announced his retirement date of December 31, 2023.

Mayor Hooks recognized Jeff Church for planning, organizing, and coordinating a group of volunteers to clean up sections of trash along North First Street.

3. Proclamations

- a. Municipal Clerks Week (April 30-May 6, 2023)
- b. Small Business Week (First week of May 2023)
- c. Public Works Week (May 21-27, 2023)
- d. Monarch Butterfly Month (May 2023)

4. **Public Comments**- Three people signed up to speak.

- Larry Vellani
- Carl Bradley
- Anne Cassebaum

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

- a. Approval of Minutes
- b. Police-Purchase Capital with Federal Equitable Funds
- c. Budget Ordinance Amendment- Cate's Farm Park
- d. Capital Project Ordinance- GKN Pump Station
- e. Capital Project Ordinance- Amendment 5-WRRF
- f. FY2023 Audit Contract
- g. Annexation Petition- N. First Street Townhomes
- h. Alamance County Review Officer Appointments
- i. Final Plat- Magnolia Glen Estates, Ph. 3
- j. Final Plat Reapproval- Stagecoach Corner, Ph. 1
- k. Final Plat Reapproval- Summerhaven, Ph.2
- l. Social Media Policy

6. DMDC Quarterly Report-

The Downtown Mebane Development Corporation's (DMDC) mission is to assist with revitalizing and preserving historic Downtown Mebane through collaboration and partnerships with downtown businesses and the city. The DMDC is obtaining Main Street designation for downtown this July. The DMDC provided a third-quarter update.

7. Public Hearings-

a. Text amendment- Unified Development Ordinance-Article 4, Table 4-1-1 and Section 4-7.7, D, to allow Equipment Rental and Leasing (with outside storage) by Special Use Permit in the B-2 General Business District by 3S Investments, LLC-

The proposed amendment made by the applicant, 3S Investments, LLC, is to allow for equipment rental and leasing with outside storage by special use request in the B-2 (general business) zoning district. Currently,

equipment rental and leasing with outside storage is allowed with development standards in light and heavy manufacturing zoning districts. The development standards include use separation, security fencing, screening, and appropriate vehicular access. The proposed amendment to the development standards is that these would also apply to the proposed use in the B-2 zoning district. For a special use request, the applicant is responsible for proving four findings of fact which include it will not materially endanger the public health or safety, will not affect adjoining property values, is in harmony with surrounding uses, and consistent with the city's long-range plans.

- A 5-0 vote approved the amendment to the City of Mebane Unified Development Ordinance. The amendment was found to be consistent with the objective and policies for growth and development in the City's Comprehensive Land Development Plan.

b. Conditional Rezoning- Hendon Properties, LLC- +/- 6.19 acres Wilson Road and Forest Oaks Lane from R-20 to B-2 (CD) to allow a farm supply and equipment retail use-

Hendon Properties, LLC is requesting approval to rezone a 6.19-acre property located on the corner of Wilson Road and Forest Oaks Lane from an R-20 (residential district) to a B-2 (CD) (general business conditional district). The request is to allow for farm supplies and equipment retail use. The 6.19-acre lot will be divided into three lots; lot one will be developed as the farm supplies and equipment retail use, lot two will be reserved for future commercial development, and lot three will be utilized as a stormwater management area. As a conditional rezoning request, a site-specific plan is required.

- A 5-0 vote to approve the B-2(CD) zoning as presented and to find that the applicant 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 generally commercial in nature.

8. Final Plat- Hendon Tiller Mebane 3.D, LLC-

The applicant, Hendon Tiller Mebane 3.0, LLC, is requesting approval for a proposed 6.19-acre Final Major Subdivision Plat to be split into three proposed lots.

- A vote to approve the Final Plat as presented was passed 5-0.

9. Voluntary Annexation Agreement-475 Fitch Drive-

The owner of 475 Fitch Drive, DBW Inc., has requested annexation from the City for sewer services at this location. Due to City policy, the owner has signed an annexation agreement and a petition for annexation.

- A vote of 5-0 for the City to accept the petition for annexation and the Annexation Agreement for the property at 475 Fitch Drive but defer annexation until the future per the City's policy and upon recordation of the signed Annexation Agreement. It was further approved that the City allows access to the City utility services per the Voluntary Annexation Policy.

Announcements:

Friday, April 7, City Offices closed in observance of Good Friday

Monday, April 17, at 1:30 p.m., there is the City Council Budget Work Session in the Council Chambers

Dogwood Festival is Friday and Saturday, April 21-22, in Downtown Mebane

Kelly Hunter
Public Information Officer

For more information, please see the attached PowerPoint presentation from the City Council meeting.