

February 10, 2025, City Council Meeting Recap

1. Call to Order

2. **Invocation** by Pastor John Mark Hamilton of Grace Life Church.

3. Public Comments

- Gary Linz
- Cynthia Linz

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

- a. Approval of Minutes-
 - i. January 6, 2025, Regular Meeting
 - ii. December 2, 2024, Regular Meeting
 - iii. Closed Session Meetings- September 9, 2024, October 4, 2024, October 16, 2024, November 8, 2024, November 16, 2024 and December 2, 2024
- b. FY24-25 Disposed Asset Listing Report
- c. FY24-25 Second Quarter Cumulative Financial Report
- d. DMDC Quarterly Report- 2nd Quarter Ending December 2024
- e. Final Plat Reapproval- Buckhorn Business Centre, Ph. 3
- f. Approval to Sell 2002 Pierce Contender Fire Engine on GovDeals
- g. Approval of Policy Prohibiting Viewing/Saving of Pornography on City Devices

5. Public Hearings

a. **Conditional Rezoning- Lennar Carolinas, LLC- +/- 229.31 acres located around the Mill Creek Golf Course from R-12 and R-20 to R-8 (CD) and R-10 (CD) for the development of 565 single-family homes, Preserve at Mill Creek**

The applicant, Lennar Carolinas, LLC, seeks approval to rezone four properties totaling +/- 229.31 acres from R-12 and R-20 (Residential) to R-8 (CD), R-10 (CD), and R-12 (CD). The property is located around the Mill Creek Golf Course. It would be an expansion of the Mill Creek subdivision called the Preserve at Mill Creek, a residential cluster subdivision consisting of 565 single-family detached homes served by a different HOA. The site is mainly in Alamance County, with approximately 64 acres in Orange County. A small portion within the Mebane City Limits requires annexation before connecting to City utilities. Neighboring subdivisions include Tupelo Junction on the east and Stagecoach Corner to the south. The applicant proposes an internal public street network including 5' wide sidewalks on at least one side, a multi-use path network, including an off-site path along North First Street to connect to the entrance of Cates Farm Park, a clubhouse, athletic courts, pool, and other recreation. Please see the UDO requirements and what the applicant is proposing below. A traffic impact analysis (TIA) was conducted, and the developer will be responsible for installing traffic signals at Stagecoach Road and N. Fifth Street, Stagecoach Road and Lebanon Road, adding a roundabout where the site drive will be at N. First Street and Arendale, adding an eastbound and westbound left-turn lane at Stagecoach Road and N. Ninth Street, and restriping the pavement to provide left and right turn lanes at Saint Andrews Drive and N.

First Street.

Proposed Conditions of Zoning District	Mebane UDO Requirements
The applicant proposes a minimum lot width of 46 feet for R-8 lots and 57 feet for R-10 lots.	Per Table 4-2-1, the required minimum lot width is 50 feet in the R-8 district and 65 feet in the R-10 district.
The applicant proposes a minimum side setback of 7.5 feet and a minimum street side setback of 13 feet for the R-8 and R-10 lots.	Per Table 4-2-1, the required minimum side setback is 10 feet, and the required minimum street side setback is 18 feet for all residential districts.
The applicant proposes a maximum building height of 40 feet for the R-12 lots.	Per Table 4-2-1, the maximum height is 35 feet in the R-12 district.
The applicant proposes certain blocks with lengths less than 400 feet and other blocks with lengths exceeding 1,200 feet.	Per Section 7-6.5 (J), block lengths are required to not be more than 1,200 feet nor less than 400 feet, unless a modification is justified.
The applicant proposes private storm drainage easements in rear yards have a minimum width of 10 feet.	Per Section 7-6.7(G), easements are required to be at least 10 feet wide or as required by the utility provider. The City of Mebane Storm Sewer Design Manual requires a minimum width of 15' for drainage easements. The developer is responsible for appropriate stormwater design.
The applicant requests the multi-use path network, which has an estimated cost of \$2,574,942, be considered to meet the public recreation requirements.	Per Section 6-8.1, the required amount of public recreation area is 16.21 acres. A payment in lieu of the required public recreation area would total approximately \$112,000.

- The Council voted 5-0 to approve the R-8(CD), R-10(CD), and R-12(CD) zoning as presented with the proposed architectural commitments 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 "...generally residential...in nature...
 - Supports parks, greenway, and open space expansion in developed and developing areas, prioritizing connectivity between each location, consistent with Open Space and Natural Resource Protection Goal 4.3
 - Contributes to an emerging pedestrian and bicycle network, as required by the City's Bicycle and Pedestrian Transportation Plan.

6. Downtown Exterior Improvements Grant (DEIG) Award- Mebane Business Association- various downtown locations

In November 2021, the Mebane City Council adopted the Downtown Exterior Improvements Grant (DEIG) program that reimburses an individual up to 50% of qualifying expenses for exterior improvements to a downtown property in one of four categories: facade improvements,

outdoor seating, exterior artwork, and preservation of historic architecture and buildings. The applications are considered on a first-come, first-served basis and must be within an area of the Downtown Vision Plan with reimbursement not exceeding \$10,000. The DEIG program was allocated \$50,000 for Fiscal Year 2024-2025. The City received one application for consideration at the February 10 meeting from the Mebane Business Association regarding updating downtown electrical panels in the areas of Third and Clay Street, Fourth and Clay Street, Fifth and Clay Street, and the Downtown Pocket Park for \$6,912.50. The proposed improvements are primarily to electrical panels associated with utility poles in the public right-of-way. City staff recommended that the Council modify or clarify what type of projects qualify for the DEIG program to reflect that these types of improvements are allowed before approving the grant request. The proposed modification reads: Permanent art such as murals on exterior walls, poles, or other exterior features that enhance the façade – does not include window art.

- Council unanimously agreed to modify the eligibility criteria of the Downtown Exterior Improvements Grant as presented and award \$6,912.50 in Downtown Exterior Improvement Grants to the applicant for the project described in the application.

7. Purchase of Vacant Land- James Miller property located on Smith Drive

The old Southview Subdivision has land off Smith Drive that adjoins the City's property to the east and south. The property, owned by James Miller Jr., is west of the Water Resource Recovery Facility (WRRF) and Public Works Complex. Mr. Miller offered to sell the property to the City for \$13,749, which is the tax value, allowing the City to even the property lines to the City's existing property and close the platted street.

- The Council voted 5-0 that the City purchase the property from James Miller, Jr. for the purchase price of \$13,749 subject to the usual due diligence and authorize the City Manager and Finance Director to execute the purchase agreement and the necessary documents to consummate the purchase.

8. Bicycle and Pedestrian Advisory Commission (BPAC) Appointments

The BPAC currently has two openings, one vacant City position and one open Orange County position. Both positions will serve three-year terms lasting until 2028 and advise the City Council on all matters regarding pedestrian and bicycle needs within the City of Mebane. The BPAC received notice that one current member is moving outside of Mebane and therefore resigning. City staff are asking the Council to fill this open position as well due to the number of candidates received. This resigned City position requires an applicant to serve the current term ending 2026. The City received four applications from the following candidates: James Allen, Current BPAC Vice-Chair; Richard Helms, Josh Johnson, and Debra Kaufman.

- Council voted 5-0 to appoint James Allen and Richard Helms to serve on the City of Mebane Bicycle and Pedestrian Advisory Commission and provide guidance to the Mebane City Council on the implementation of the Bicycle and Pedestrian Transportation Plan and related matters. The Council unanimously agreed to elect Josh Johnson to serve the existing term ending 2026.

9. Alamance County Library Committee Appointment Recommendation

The Mebane City Council received a resignation letter from a former Mebane trustee on the Alamance County Library Committee. Per the Alamance County Library Committee Bylaws, Mebane shall have two (2) trustees from the City of Mebane, as recommended by the Mebane City Council. The City advertised the position vacancy on social media and received two applications from Kayla Schilke and Debra Kaufman. Committee terms are for two years; however, since this is an appointment to fill a current vacancy due to resignation, the term will expire on June 30, 2026.

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

10. Adjournment

Announcements:

City Manager Meet and Greet- Citizens invited to attend on Tuesday, February 18, from 5 to 6 p.m. at the Mebane Arts and Community Center. City Council Budget Workshop will occur on Thursday, February 27, at 1 p.m. in the Council Chambers. Mebane 2045 Public Forum #2 will take place on Thursday, February 27, from 6 to 9 p.m. at the Mebane Arts and Community Center.

Kelly Hunter
Public Information Officer

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