



## January 8, 2024, City Council Meeting Recap

### 1. Call to Order

2. **Invocation** by Pastor Sammy Ballard of First Baptist Church of Mebane

### 3. Proclamation Honoring Martinho’s Bakery and Deli

Since March 3, 1990, Martinho’s has been a landmark downtown restaurant serving generations of customers from Mebane and surrounding communities. For 33 years, Martinho’s has been known for its delicious pizzas, salads, subs, and bakery specialties. Martinho’s Bakery and Deli has become a much-loved mainstay in the Mebane community, supporting local schools, youth sports, and community causes. Mayor Hooks has proclaimed January 8, 2024, as Marinho’s Bakery and Deli Appreciation Day. We wish Luis and Lisa Martinho a happy retirement and much-deserved relaxation.

### 4. Public Comments

- Adrian Nohe Weir-Villatoro

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

- a. Approval of Minutes- Regular Meeting- December 4, 2023
- b. Final Plat Approval- Oakwood, Phase 1
- c. Budget Amendment-Artificial Turf Field Maintenance
- d. Voluntary Non-Contiguous Annexation Petition –Clifford M. Ray, Jr. Family Partnership-NCIC-Transload Facility
- e. Voluntary Contiguous Annexation Petition-VM Development, LLC- Concrete Plant

### 6. 2022-23 Financial Statements and Audit

The City of Mebane prepared the 13th Annual Comprehensive Financial Report and received an unmodified opinion on the audit from Stout Stuart McGowen & King. The report shows that the General Fund added \$250,000 to Fund Balance, with an unassigned fund balance totaling \$11,989,170 on June 30. Tax collections were at 99.5%, and the tax base increased to \$2,919,403,455, a 9.97% increase over the prior year. The General Fund made \$1,779,396 in payments of existing debt in FY23 and issued \$916,006 of new debt. The total Utility Funds net position increased by \$8,151,672, primarily due to contributed capital of \$4,032,800 in the form of new utility lines, \$2,033,856 of revenue replacement from the American Rescue Plan grant, and system development fees of \$1,837,477. The Utility Fund made \$1,490,977 in payments of existing debt in FY23 and issued no new debt. The City of Mebane received a certificate of achievement in financial reporting from the Government Finance Officers Association (GFOA) for the financial report prepared for the year ending June 30, 2023. The city has received this award for ten years straight.

- The council voted 5-0 to accept the Annual Comprehensive Financial Report and the Popular Annual Financial Report for the Year Ended June 30, 2023.

### 7. Public Hearings

a. Conditional Rezoning- +/- 32.087-acre property with a preliminary address of 1425 Trollingwood-Hawfields Road and frontage on I-40/85 from LM (CD) to HM (CD) by CSMS Management, LLC

CSMS Management, LLC is requesting to rezone a property owned by the applicant, totaling +/- 32.087 acres from LM (CD) (light manufacturing conditional district) to HM (CD) (high manufacturing conditional district). The property is located at 1425 Trollingwood-Hawfields Road in the North Carolina Commerce Park, an area zoned for economic development, including industrial and commercial sites. The rezoning request would allow for a singular use (“Travel Plaza”) that requires a special use permit in the zoning district. Specific signage requirements will apply to the conditional zoning district.

Proposed Conditions	Mebane UDO Requirements
<p>The applicant is proposing the following major signage associated with the site:</p> <ul style="list-style-type: none"> <li>– One freestanding sign not to exceed 90 feet in height and 400 square feet in sign area, including a Mebane sign.</li> <li>– One 50 square foot sign on the front and rear elevations of each fuel canopy.</li> <li>– One 50 square foot sign on the side elevations of two fuel canopies.</li> <li>– Signage with a total area of 202 square feet on the side elevations of the building.</li> <li>– Signage with a total area of 285 square feet on the front elevation of the building.</li> <li>– No signage on the rear elevation of the building.</li> <li>– Forego freestanding signs on Trollingwood-Hawfields Road and Senator Ralph Scott Parkway</li> </ul>	<p>The applicant submitted the site plan prior to the Mebane City Council’s adoption of amendments to the sign ordinance in June of 2023. Therefore, the applicant may choose to follow the requirements of either ordinance. The following ordinance requirements apply:</p> <ul style="list-style-type: none"> <li>– One freestanding sign is permitted per street frontage. Signs within 400 feet of the interstate highway and interchanges are allowed a maximum height of 60 feet and a maximum sign area of 300 square feet.</li> <li>– One sign is permitted on each side of a fuel canopy. The maximum sign area is calculated at one square foot for every linear foot of the canopy side.</li> <li>– One wall sign is permitted on each side of a building (four sides). Allowable sign area is calculated at one square foot for every linear foot of building side, with a maximum sign area of 200 square feet.</li> </ul>

Kimley-Horn and Associates, Inc. conducted a Traffic Impact Analysis (TIA) which has been reviewed by the NCDOT, City staff, and the City’s contracted TIA consultant. Per the TIA, applicant is required to make roadway improvements on Trollingwood-Hawfields Road, Senator Ralph Scott Parkway, I-40/85 ramps, and the bridge across I-40/85.

**Public Hearing Section:** Over 80 people signed up for the public hearing. Every person was allowed three minutes to speak; due to the time, some of the people who had signed up to speak had to leave and therefore, only about 60 people spoke.

- Council voted 5-0 to approve the HM (CD) zoning as presented and finds that the application is consistent with the objectives and policies for growth and development in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request is for a property within the City's G-1 Industrial Growth Area.

**b. Special Use Permit (Quasi-Judicial)- to allow for a travel plaza on the +/- 32.087-acre property with a preliminary address of 1425 Trollingwood-Hawfields Road and frontage on I-40/85 by CSMS Management, LLC**

CSMS Management, LLC is requesting approval for a special use permit to allow for a travel plaza on a property located at 1425 Trollingwood-Hawfields Road totaling +/- 32.087 acres. Approval of the special use permit request will allow for a travel plaza that includes an approximately 74,000 square foot building, 120 fueling positions, and approximately 652 parking stalls, including 24 Tesla EV charging stations (with the infrastructure to add another 17 charging stations in the future) and bus/RV parking. The site plan shows three driveways – two on Trollingwood-Hawfields Road and one on Senator Ralph Scott Parkway. Since presentation of the rezoning and special use requests to the Mebane Planning Board, the applicant has modified two retaining walls to minimize impacts to wetlands, relocated the underground fuel storage tanks, and adjusted the parking and landscaping designs to accommodate these changes. Additionally, the applicant has revised the grading and incorporated a culvert for the stream crossing associated with the driveway on Senator Ralph Scott Parkway and extended the existing 48" culvert on the southeastern corner of the site to not conflict with the proposed 10' multi-use path.

- The Council voted 5-0 to approve the special use permit as presented and finds that the application is consistent with the objectives and policies for growth and development in the City's 2017 Comprehensive Land Development Plan Mebane By Design, the City's 2018 Comprehensive Transportation Plan, or other plans officially adopted by the City Council. It is both reasonable and in the public interest because it has been found that the request:
  - a. Will not materially endanger the public health or safety;
  - b. Will not substantially injure the value of adjoining or abutting property;
  - c. Will be in harmony with the area in which it is located; and
  - d. Will be in conformity with the land development plan or other plans officially adopted by the City Council.

**Announcements:**

City offices will be closed on Monday, January 15, in observance of Martin Luther King Jr. Day

**8. Adjournment**

Kelly Hunter  
Public Information Officer

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