



City Council Meeting
December 8, 2025





Mayor Hooks

Call to Order





Pastor Troy Blalock, Church of the Vine

Invocation





Mayor Hooks

Approval of Minutes-
November 3, 2025 Regular Meeting





Stephanie Shaw, City Clerk

Report of the Election Results and Acceptance by City Council





Oaths of Office for Elected Officials –

- Councilmember Elect Tim Bradley
- Councilmember Elect Jonathan White
- Councilmember Elect Montrena Hadley





Mrs. Shaw

Appointment of Mayor Pro Tem and Oath of Office





Mayor Hooks

Recognition of Retiring Assistant Police Chief Thomas A. Byrd

- Resolution Awarding Badge and Sidearm
- Resolution Honoring Assistant Police Chief Byrd



Celebrating 50 Years of Excellence: E. Lawson Brown, Jr.



This year marks Mr. Brown's 50th year of distinguished legal practice, serving individuals, businesses, local governments, and non-profits across Alamance County, North Carolina, and beyond.

A graduate of East Carolina University (B.A. in Political Science, honors, and football team member) and Wake Forest University School of Law (Law Review Board of Editors), Mr. Brown has built a remarkable career in commercial real estate, business transactions, civil litigation, and municipal law. His expertise in zoning, utilities, transportation, and governmental permits has made him a trusted authority in his field.

For the past 11 years, Mr. Brown has served as the City Attorney for Mebane, NC, contributing to the city's economic growth and infrastructure development. His leadership extends to numerous legal and civic organizations, including the NC Bar Association, Alamance County Bar Association, and various community boards.

Residing in Burlington with his wife, Lou Ann, Mr. Brown remains deeply committed to his community and profession. Congratulations to Lawson Brown on 50 years of exceptional service and leadership in the legal field!





Mayor Hooks Public Comments



Consent Agenda

- a. 2026 Council Meeting Calendar
- b. Contract Addendum for 2024-25 Audit
- c. Budget Amendment & Authorization- Police- Asset Forfeiture Funding





Lawson Brown, City Attorney

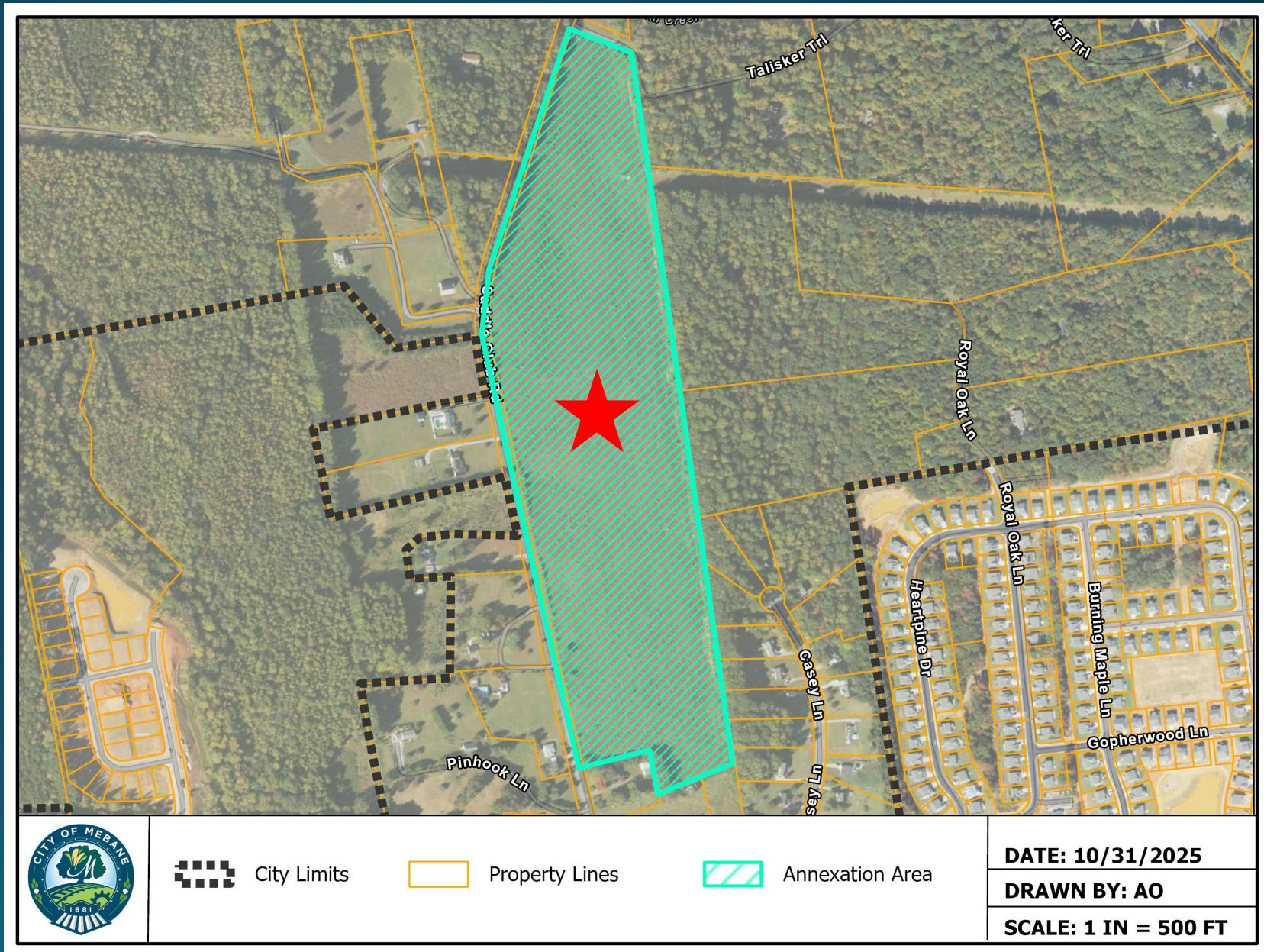
Public Hearing- Ordinance to Extend the Corporate Limits
Voluntary Contiguous Annexation- Dmitry and Olga Feldman
Saddle Club Road Subdivision



Ordinance to Extend the Corporate Limits-

Dmitry and Olga Feldman Saddle Club Road Subdivision

- Voluntary Contiguous
- +/- 43.23 acres located in Orange County at 1346 Saddle Club Road. In July 2024, the Council approved a development of 110 single-family homes and a public park
- Council accepted the Petition and Certificate of Sufficiency and set a date of the Public Hearing for tonight





Lawson Brown, City Attorney

Public Hearing- Ordinance to Extend the Corporate Limits

Voluntary Contiguous Annexation-

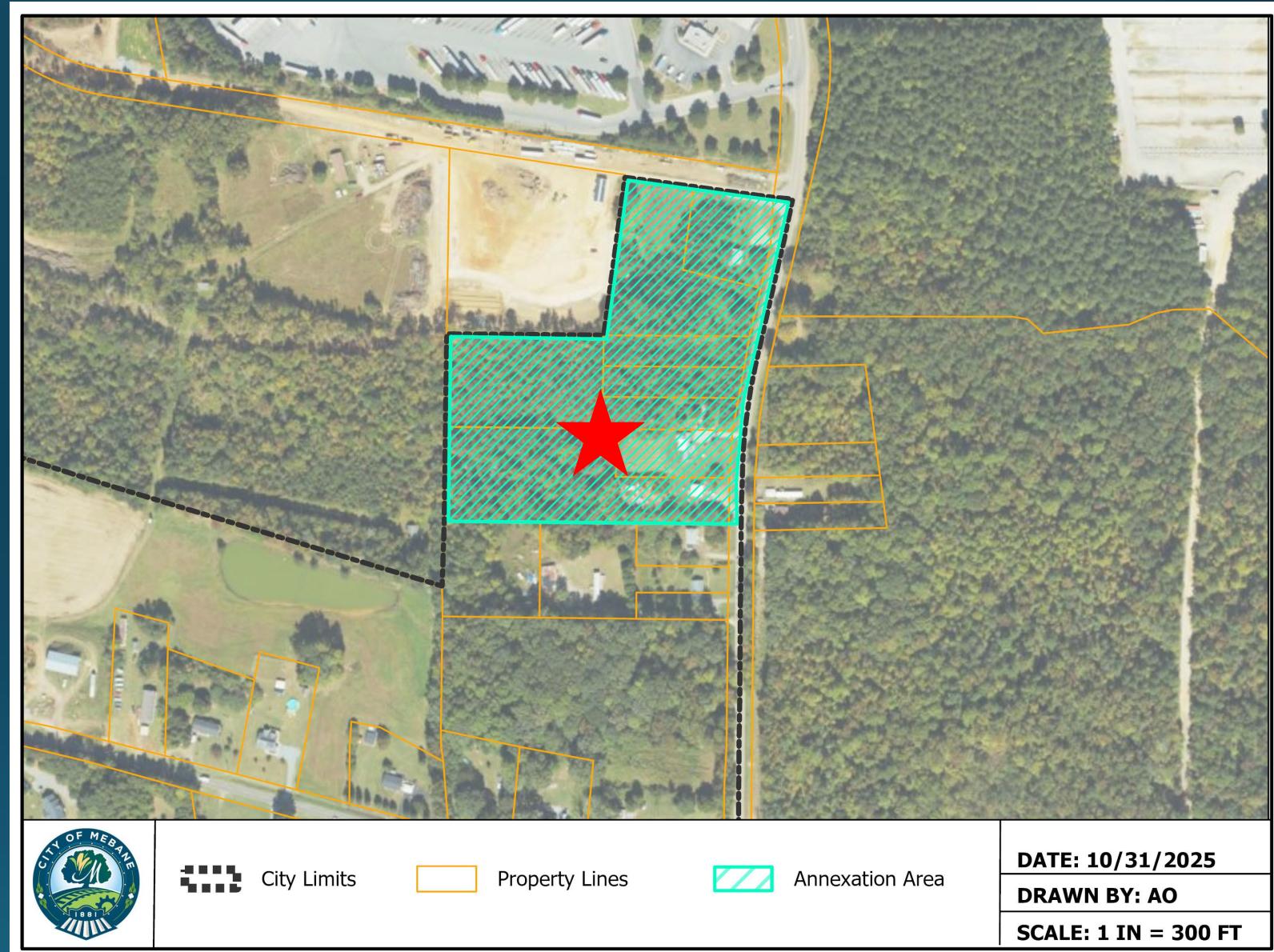
Nepalese Investment Group, LLC, Bal & Radha Sharma, and
Joseph & Philomina Matthews - Buckhorn Road



Ordinance to Extend the Corporate Limits

Nepalese Investment Group, LLC, Bal & Radha Sharma, and Joseph & Philomina Matthews- Buckhorn Road

- Voluntary Contiguous
- +/- 10.875 acres located in Orange County on Buckhorn Road. A convenience store with gas pumps is planned for this property.
- Council accepted the Petition and Certificate of Sufficiency and set a date of the Public Hearing for tonight

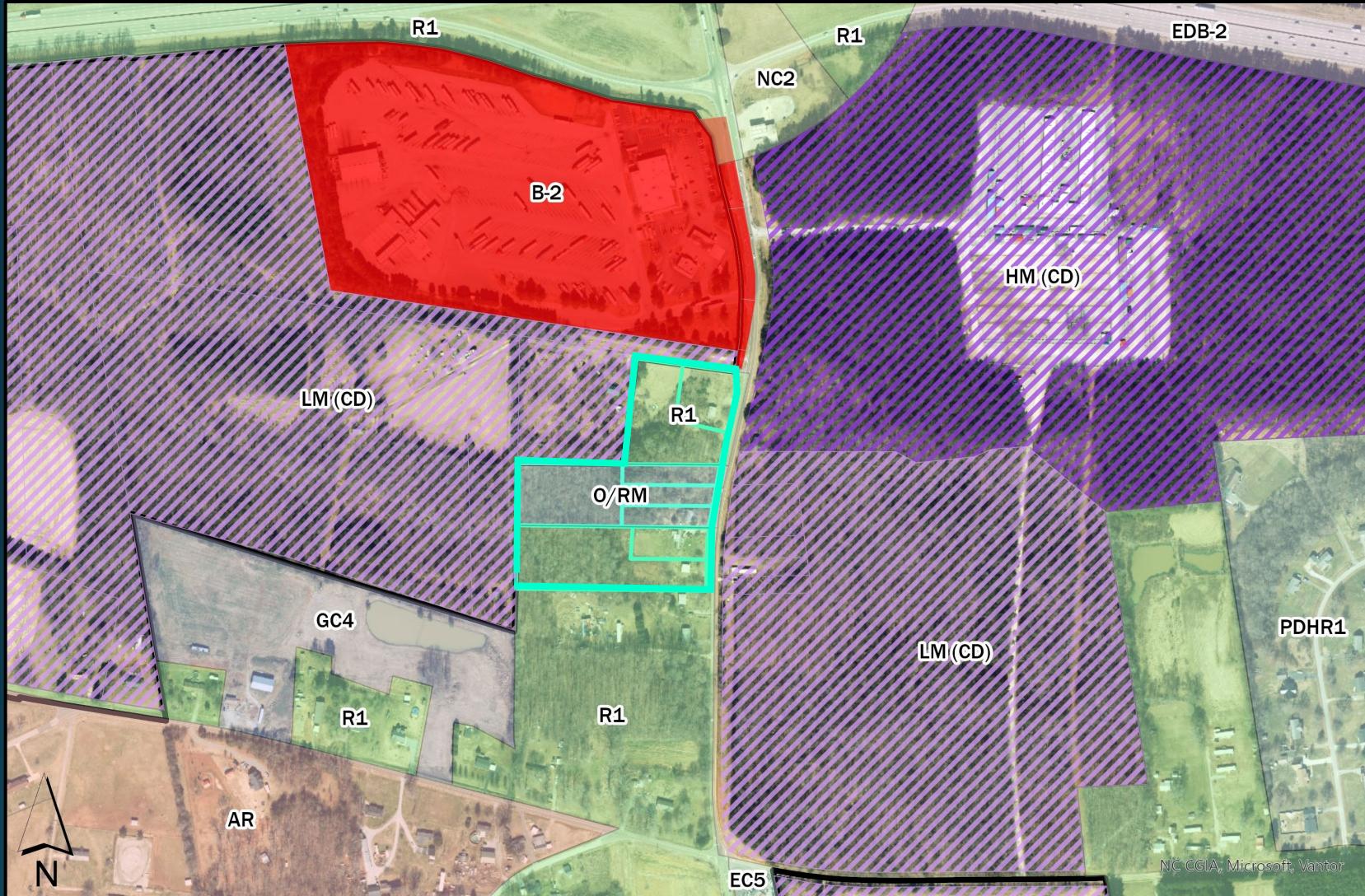




Ashley Ownbey, Development Director

Public Hearing- Request to Establish: B-2(CD) Zoning
by Nepalese Investment Group, LLC, Bal & Radha Sharma,
and Joseph & Philomina Matthews





**CITY OF MEBANE
ZONING MAP**

**CONDITIONAL REZONING
Buckhorn Road**

1 inch = 500 feet

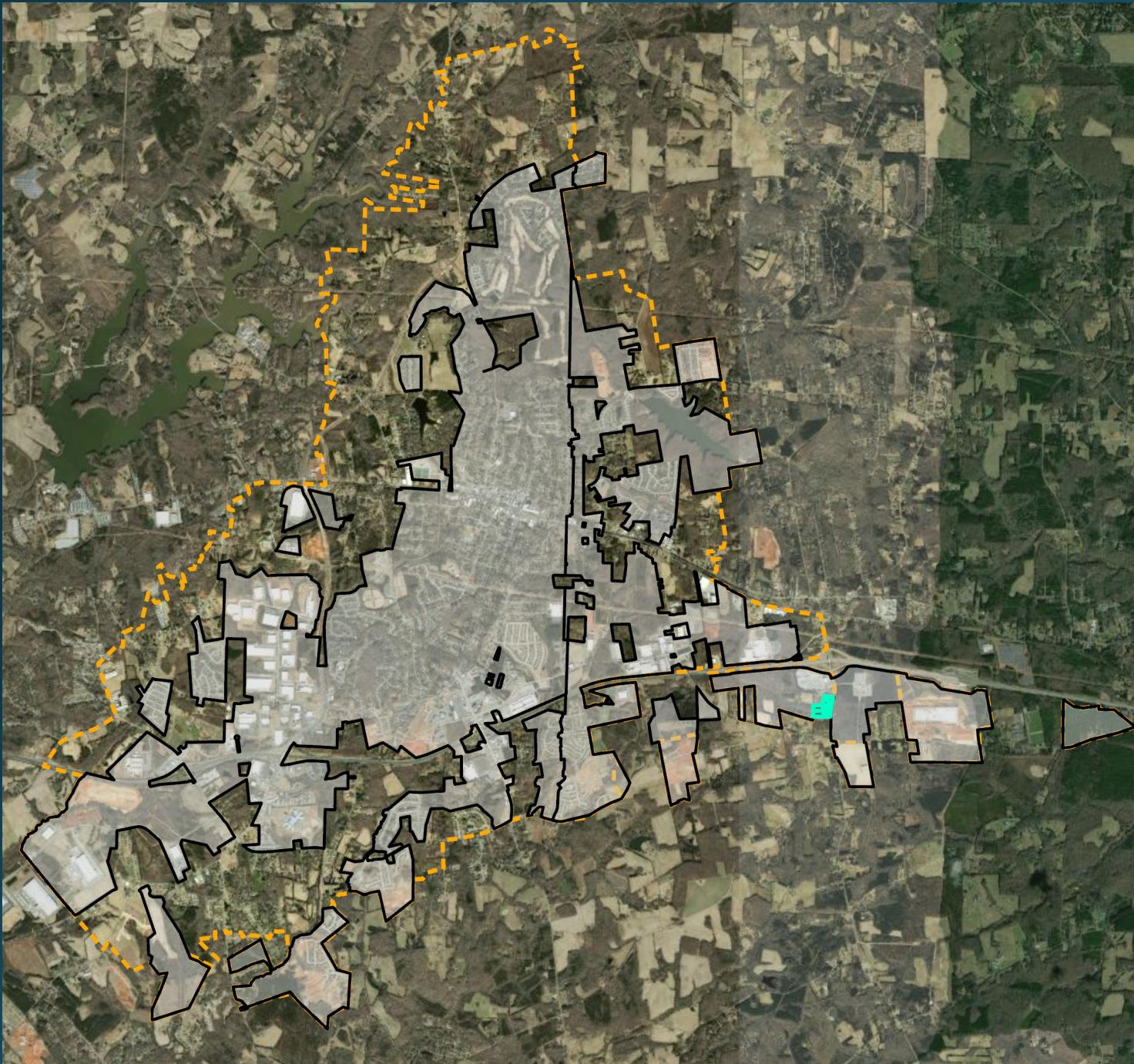
DATE: 10/29/2025

DRAWN BY: CS

Sheetz - Buckhorn Road Conditional Zoning Request

- Request by Nepalese Investment Group, LLC, Bal & Radha Sharma, and Joseph & Philomina Matthews
- +/- 10.22 acres
- Existing zoning: R-1 and O/RM (Orange County)
 - Rural Residential
 - Office, Research, & Manufacturing
- Requested zoning: B-2 (CD)

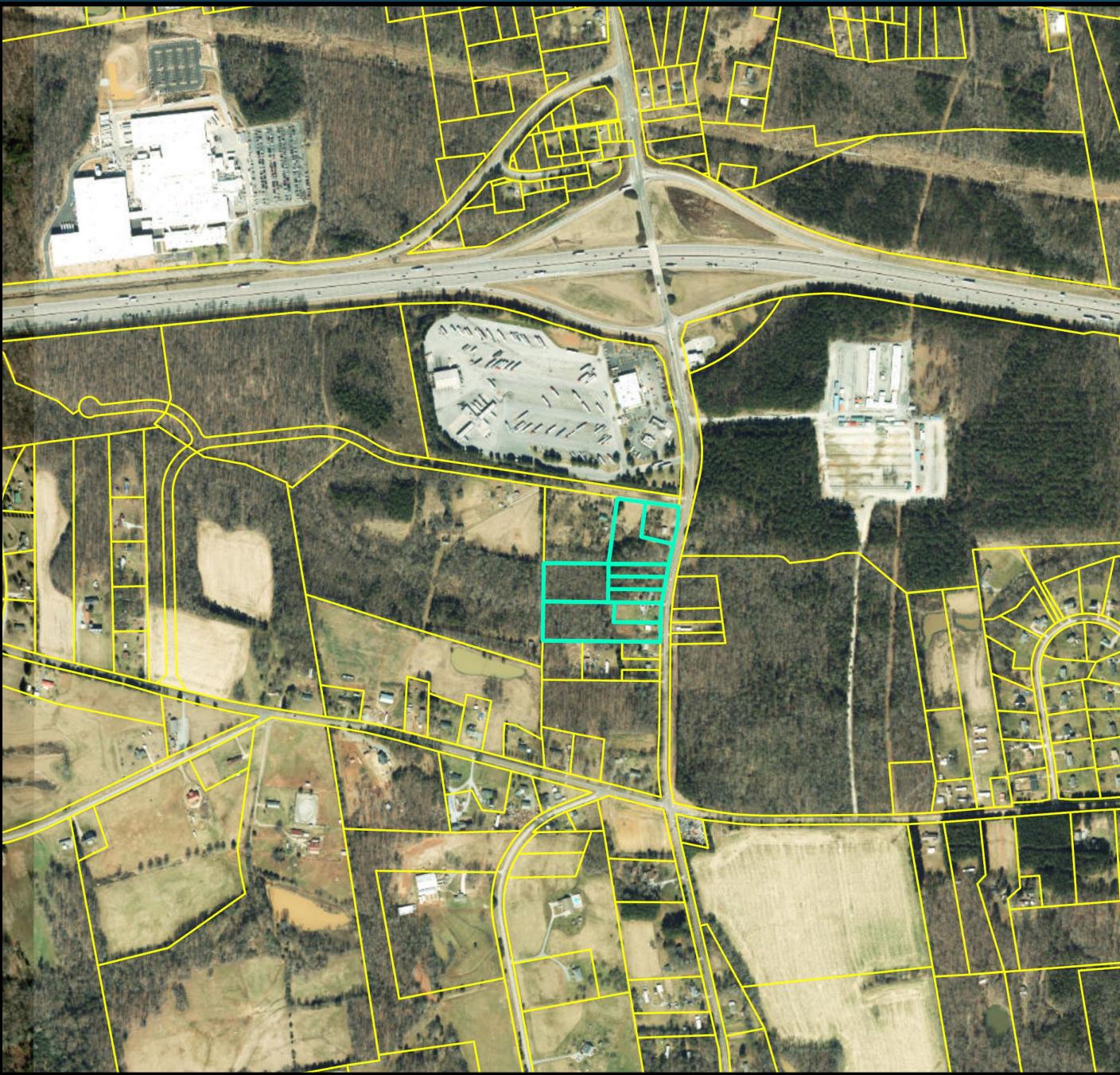




Sheetz- Buckhorn Road Conditional Zoning Request

- Outside Mebane ETJ in Orange County
- Annexation is required before Council action on the zoning request.
- City utilities are available.

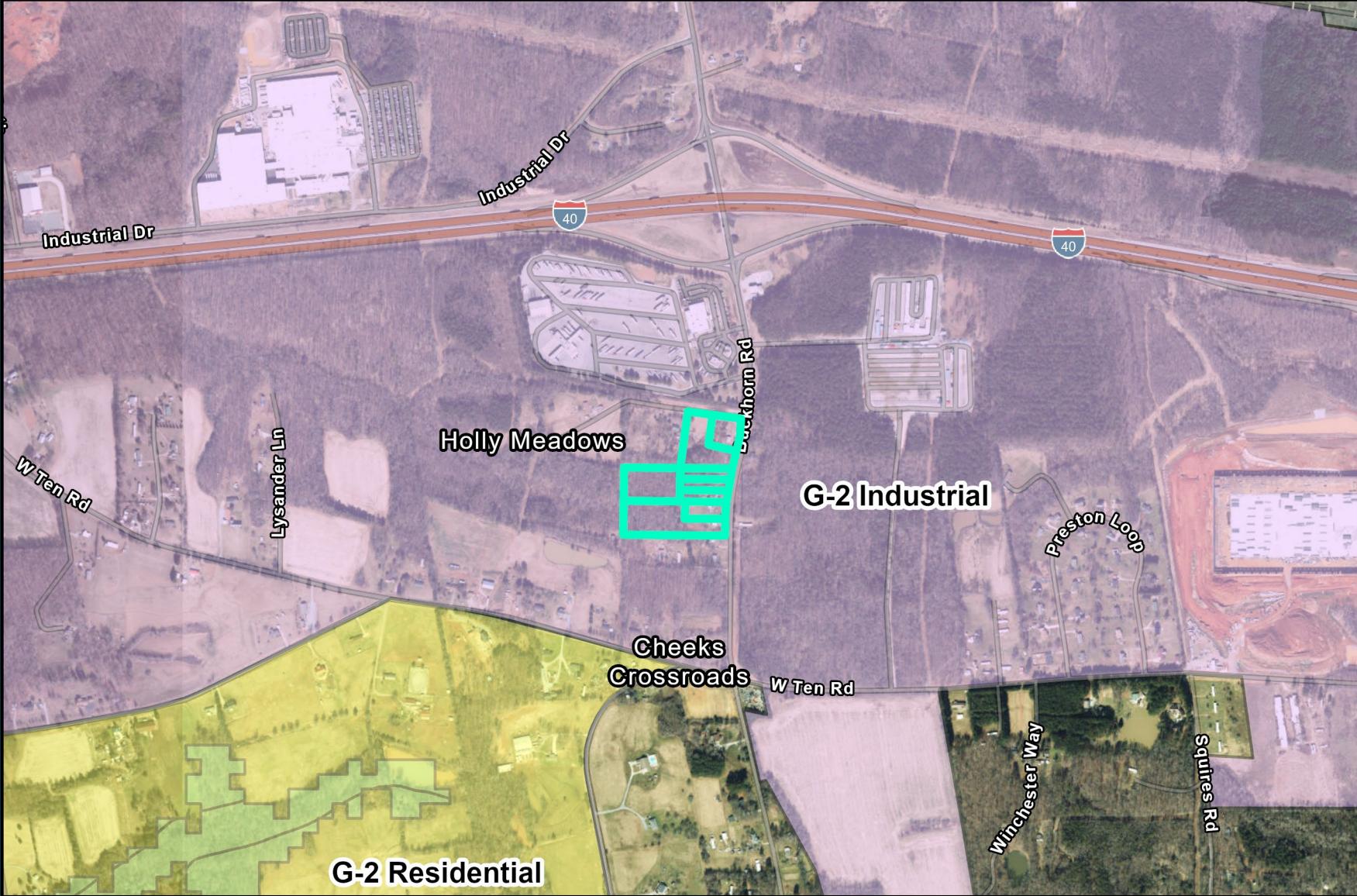




Sheetz – Buckhorn Road Conditional Zoning Request

- Vacant; Single-Family Residential
- Surrounding uses include:
 - Single-Family Residential
 - Truck Stop
 - Light Industrial
 - Vacant





Sheetz- Buckhorn Road
Conditional Zoning Request

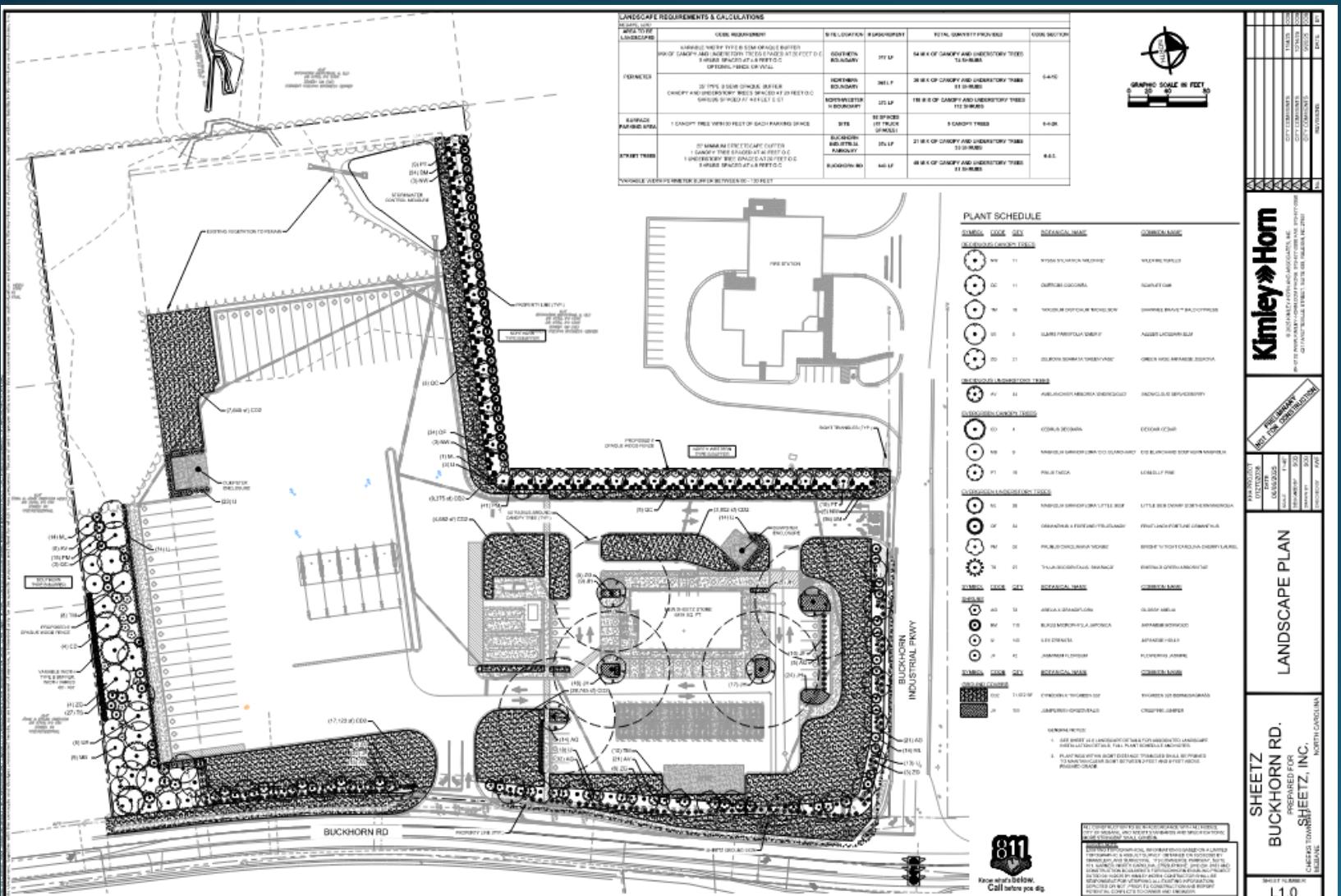
Mebane By Design, G-2 Industrial Growth Area, BEDD



Sheetz- Buckhorn Road

Conditional Zoning Request

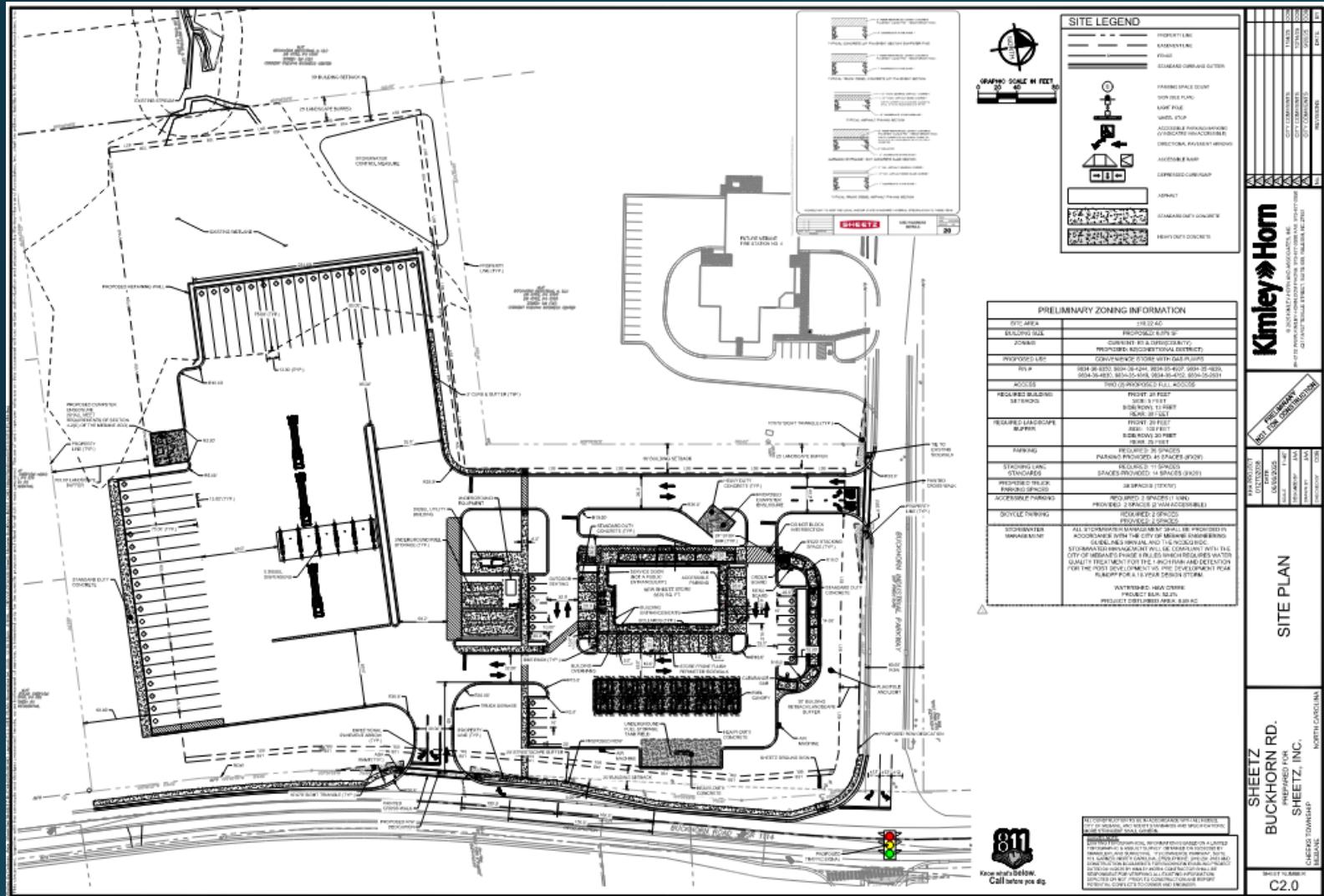
- Convenience store with gas pumps
 - +/- 6,879 square-foot store with drive-through
 - Fuel canopy
 - Diesel dispensers
- Sidewalks required along site's frontages
- Perimeter buffer condition:
 - Reduced buffer width along southern boundary
- TIA completed



Sheetz- Buckhorn Road

Conditional Zoning Request

- Various roadway improvements required, including:
 - Improvements to eastbound and westbound interchange ramps
 - Install traffic signal with right turn lane at Buckhorn Road and Buckhorn Industrial Parkway
 - Construct right and left turn lanes at entrance on Buckhorn Road





Applicant Presentation



SHEETZ

CITY OF MEBANE
ANNEXATION & REZONING PETITION

SHEETZ MEBANE PROJECT TEAM

Paul Koonts – Oertel, Koonts & Oertel, PLLC

Land-Use Attorney

Chris Bostic, P.E. – Kimley-Horn & Associates

Civil Engineer

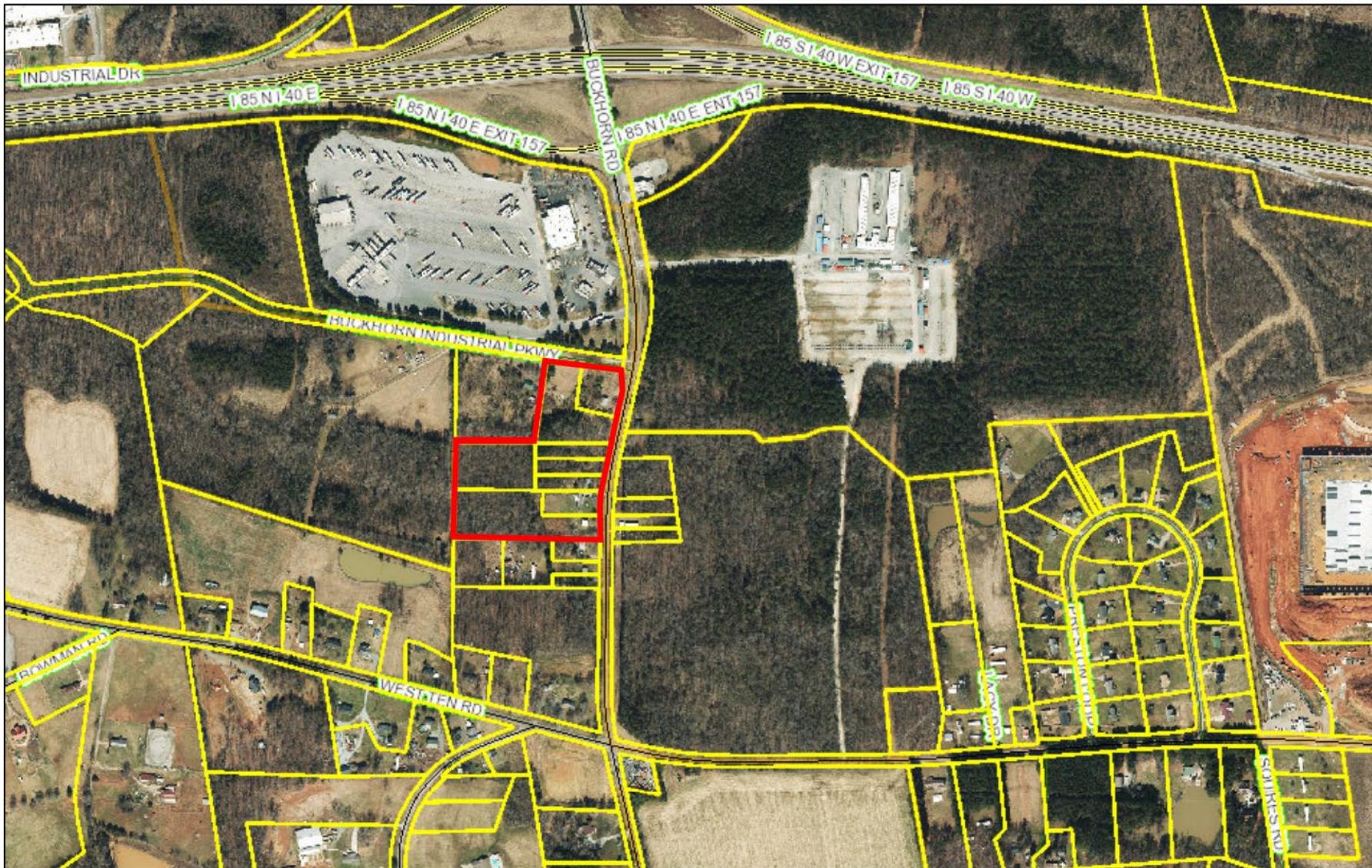
Wes Hall, P.E. – Sheetz, Inc.

Entitlements Project Manager

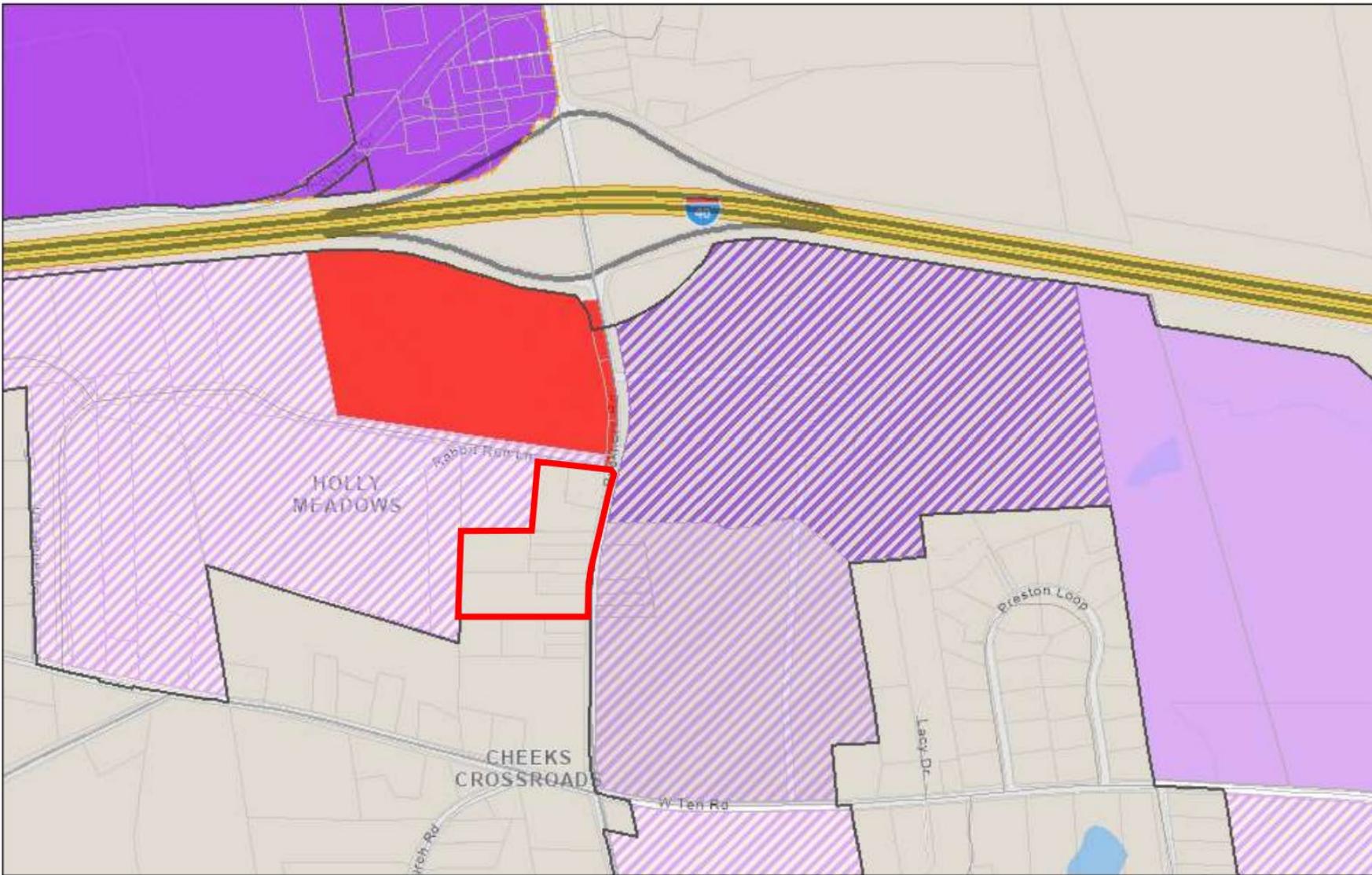
Sean Poole – Sheetz, Inc.

Senior Real Estate Site Selector

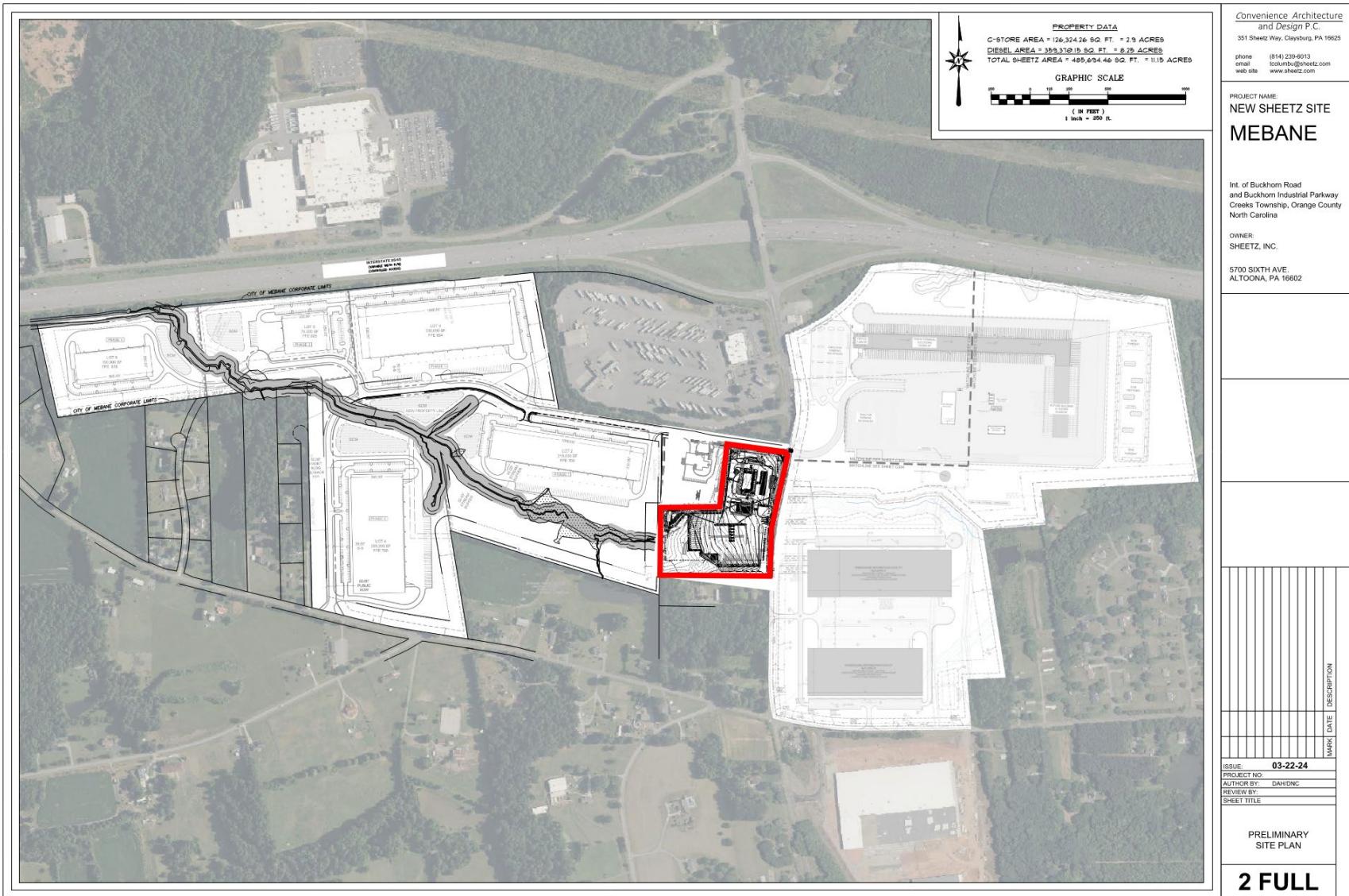
MEBANE SHEETZ GIS MAP



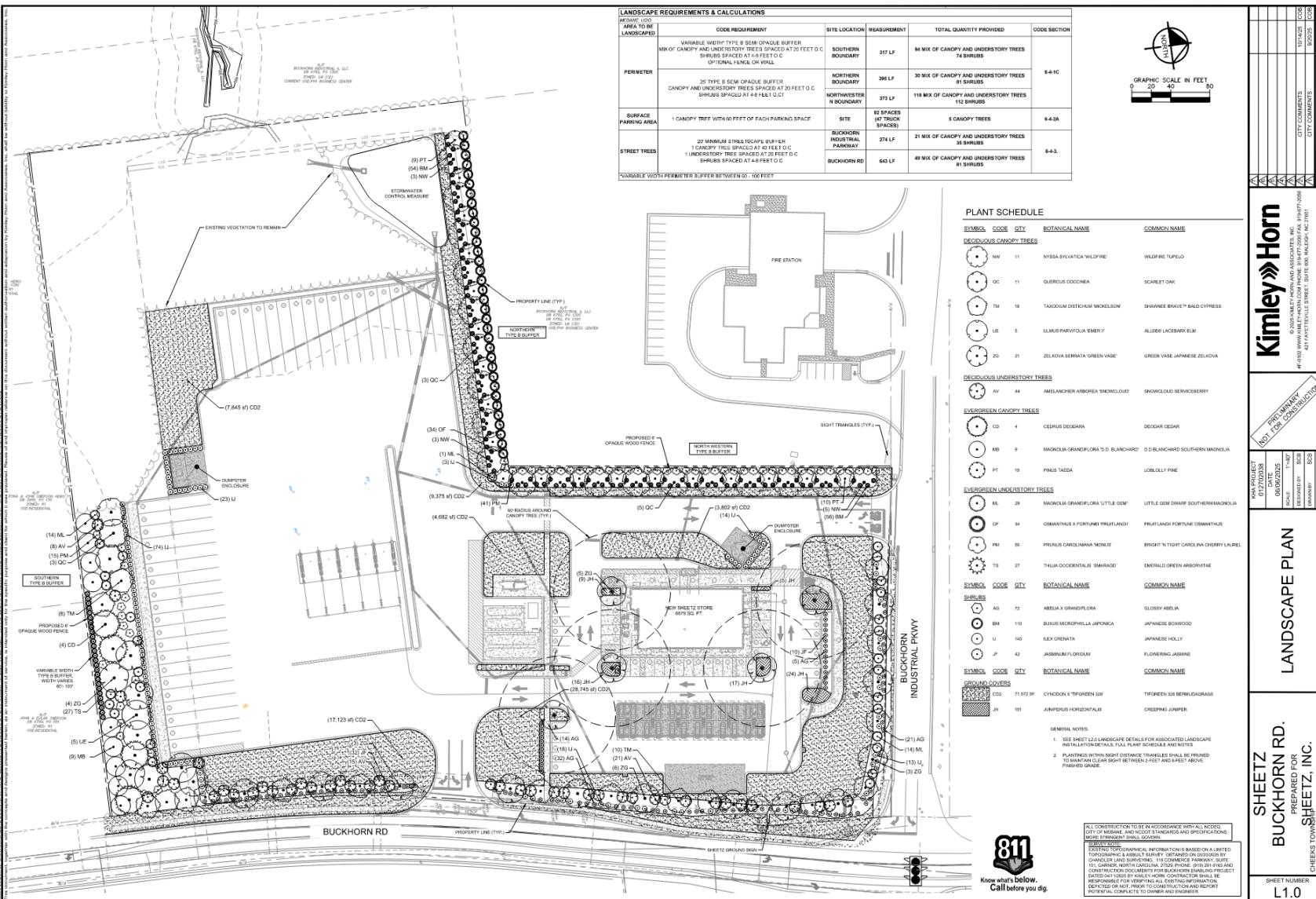
MEBANE SHEETZ ZONING MAP



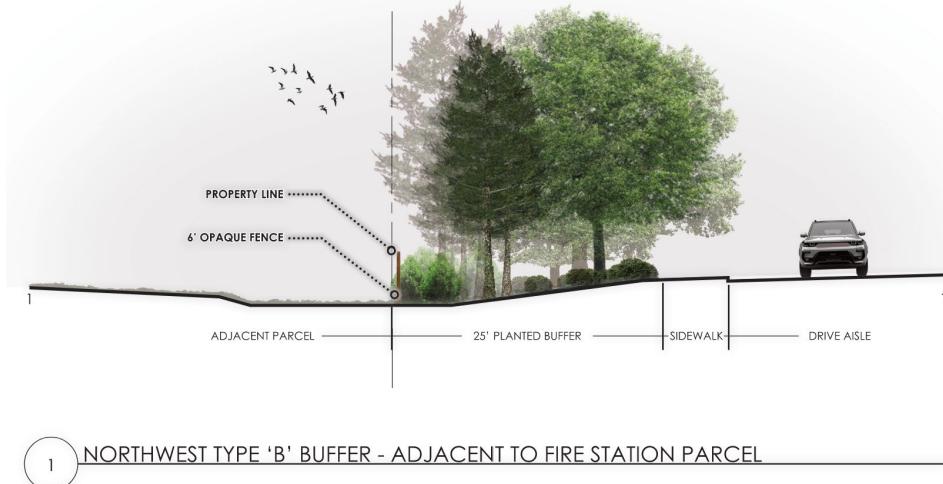
MEBANE BUCKHORN DEVELOPMENT PLAN



MEBANE SHEETZ LANDSCAPE PLAN

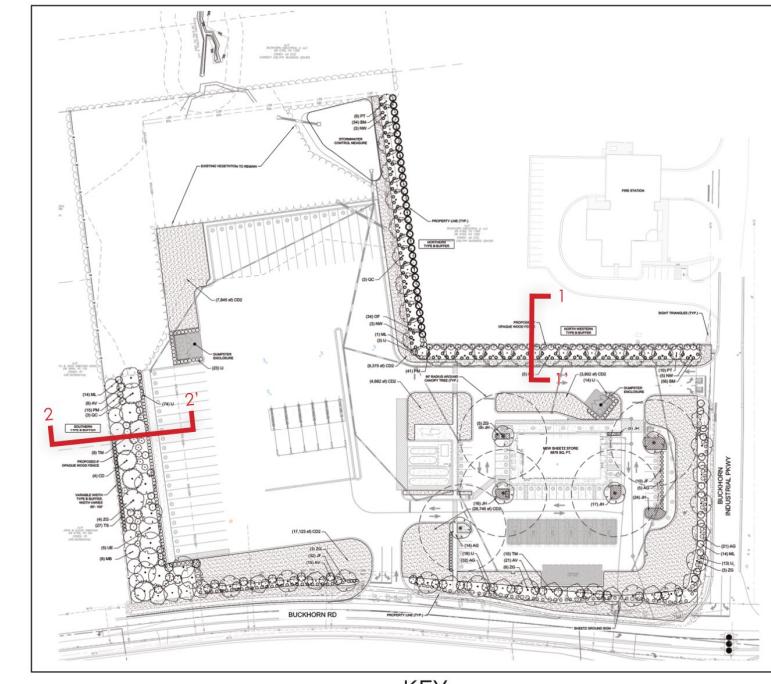


MEBANE SHEETZ BUFFERS PLAN



Northwestern Type B Buffer **(adjacent to fire station):**

- Opaque fence
- All understory trees are evergreen; code requires 50% min. to be evergreen.
- All shrubs are evergreen; code requires 75% min. to be evergreen.
- 50% of canopy trees are evergreen; code does not require any to be evergreen.

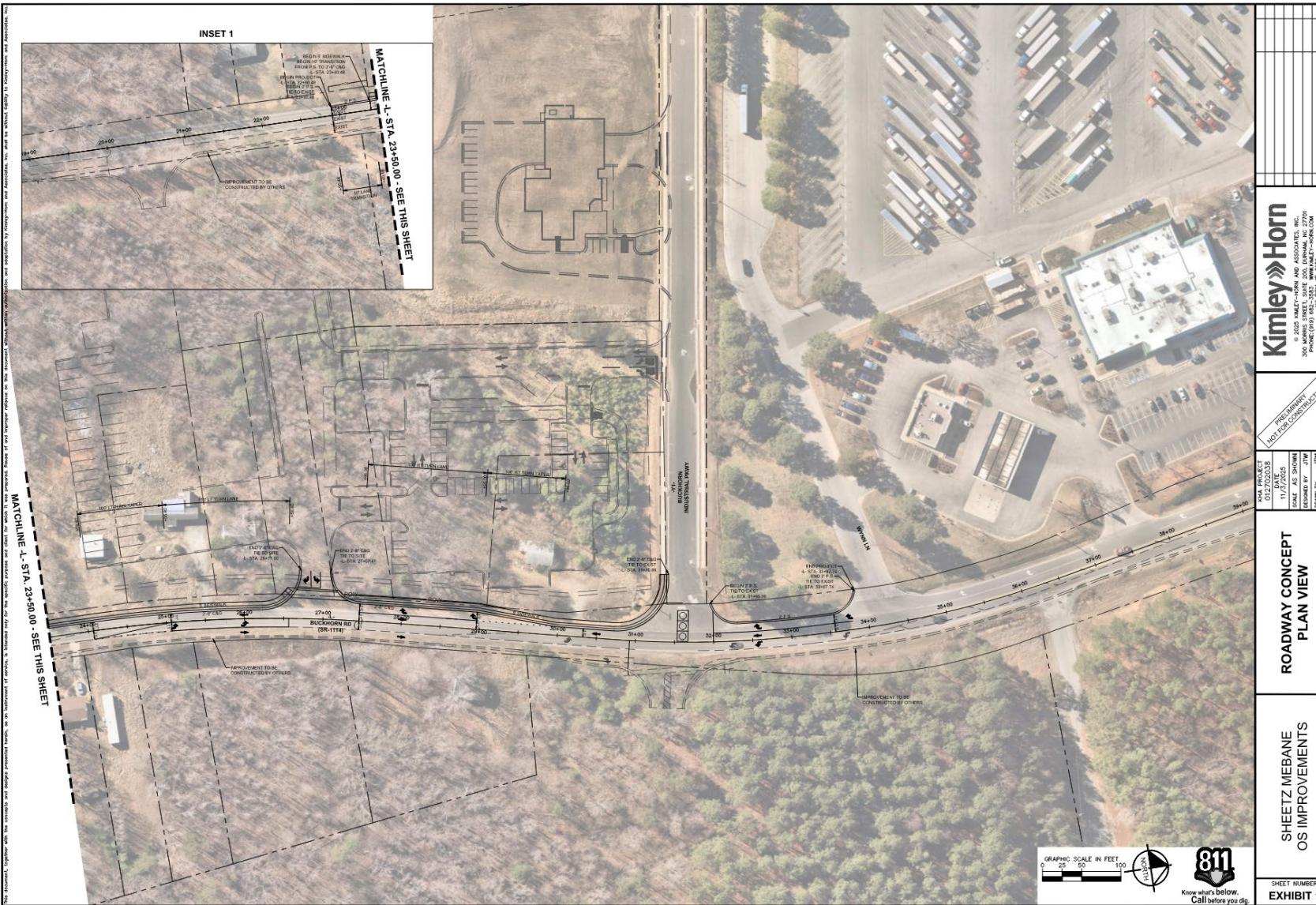


Southern Type B Buffer (adjacent to residential):

- Opaque fence
- 88% of understory trees are evergreen, code requires 50% min. to be evergreen.
- All shrubs are evergreen; code requires 75% min. to be evergreen.
- 50% of canopy trees are evergreen; code does not require any to be evergreen.
- All trees are spaced closer together than the 20-foot maximum spacing.

SHEETZ

MEBANE SHEETZ OFFSITE IMPROVEMENTS



MEBANE SHEETZ OFFSITE IMPROVEMENTS



SHEETZ

SHEETZ ENVIRONMENTAL TECHNOLOGY

Standard items required by regulation and therefore not unique to Sheetz:

- **UST System (Underground Storage Tank)**
 - State of the art, best available equipment in the US, is used as a standard.
 - Tanks and piping systems are of double wall construction to safeguard the environment.
 - All piping connections are made within fiberglass containment sumps.
 - All Fill and Vapor connections for the tanker trucks possess stainless steel spill buckets of double walled construction.
 - All secondary containment points are monitored 24/7 via electronic sensors.
- **Spill Response/Cleanup Procedures:**
 - Operator C level (first responder) trained individuals are always present during facility operation, federally required with USEPA CFR40 regulations of 2015.
- **Emergency Shut Off Impact Valves:**
 - Positioned under each dispenser for protection should it be hit by a vehicle.
 - This is required by Federal Fire Code at all fueling systems whether municipal/private/commercial.
- **Emergency Shut Off Switches:**
 - Positioned at the store cash register counter and also on the outside of the building for use by store personnel and/or the public in the event of an emergency.
 - Federal Fire Code NFPA-30A requires at least one switch at least 20ft from, and not more than 100ft away from, the dispensing equipment.
- **Stormwater Runoff Management:**
 - Sheetz will construct a Stormwater BMP that meets/exceeds state & local requirements.

Additional safety measures that are unique to Sheetz:

- **Spill Response Kits:**
 - We place at least one kit for every 4 dispensers/8 fueling positions.
 - This is standard at Sheetz stores, but not our peers.
- **Use of Oil/Water Separator:**
 - Fuel Dispensing Canopy and UST fill area will be equipped with trench drain grates that feed into an underground oil/water separator.
 - Provides additional protection in the event of a spill from routine customer use.
 - Provides additional protection in the event of a spill during tank filling by truck, if the tank field is encircled with trench drain grates.

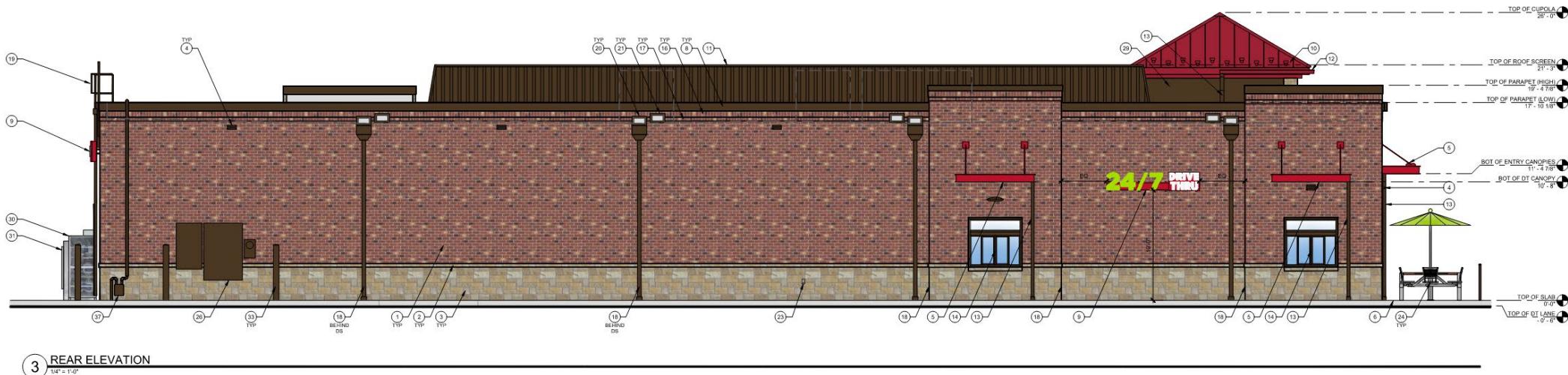
SHEETZ STORE ELEVATIONS



4" HIGH MIN. VINYL ADDRESS NUMBER
IDENTIFICATION CHARACTERS FOR GLASS
APPLICATION, IN COMPLIANCE WITH IBC 501.2,
VERIFY ADDRESS NUMBER BEFORE INSTALLATION

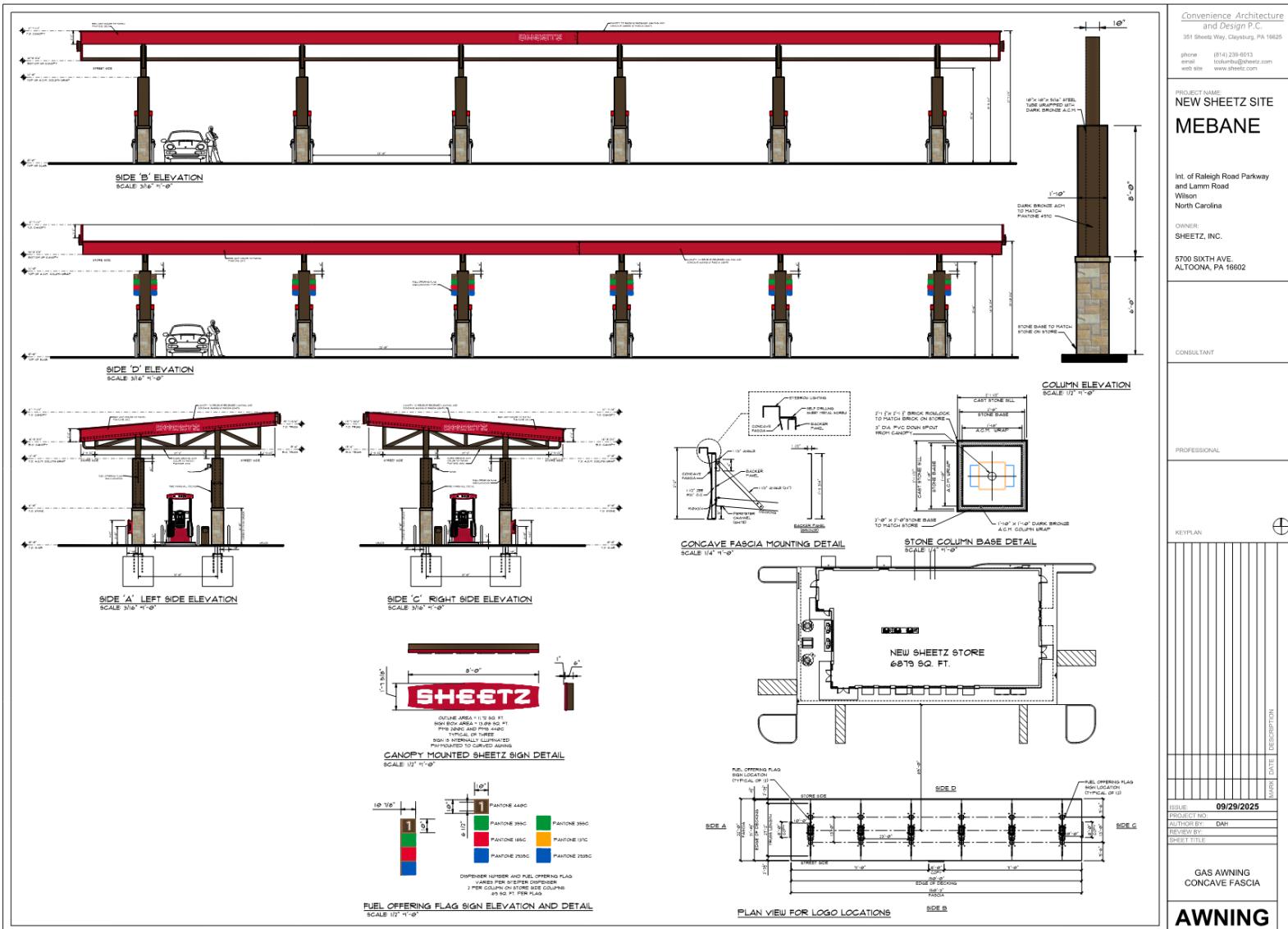
SHEETZ

SHEETZ STORE ELEVATIONS



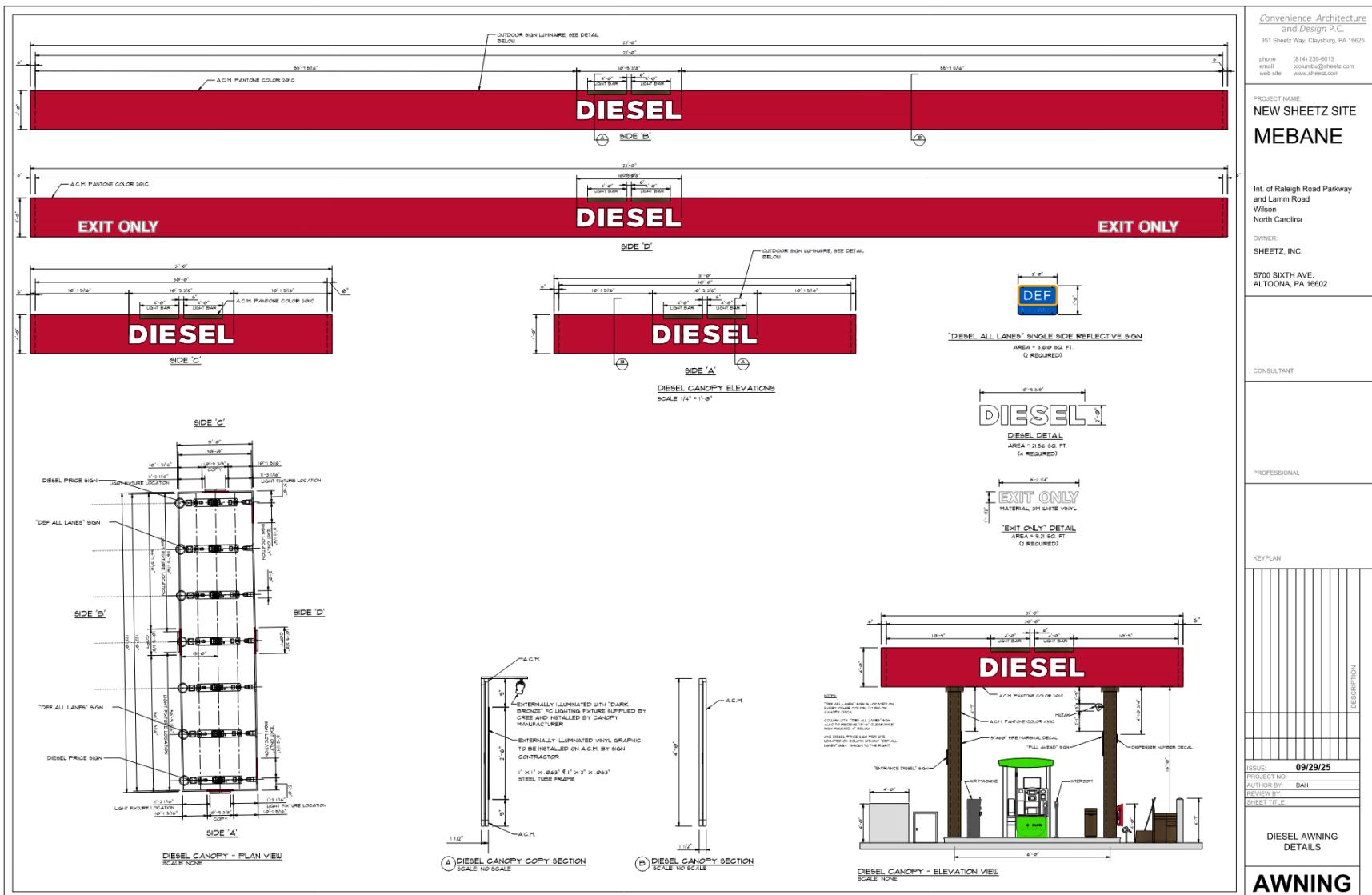
SHEETZ

SHEETZ CANOPY ELEVATIONS



SHEETZ

SHEETZ DIESEL CANOPY ELEVATIONS



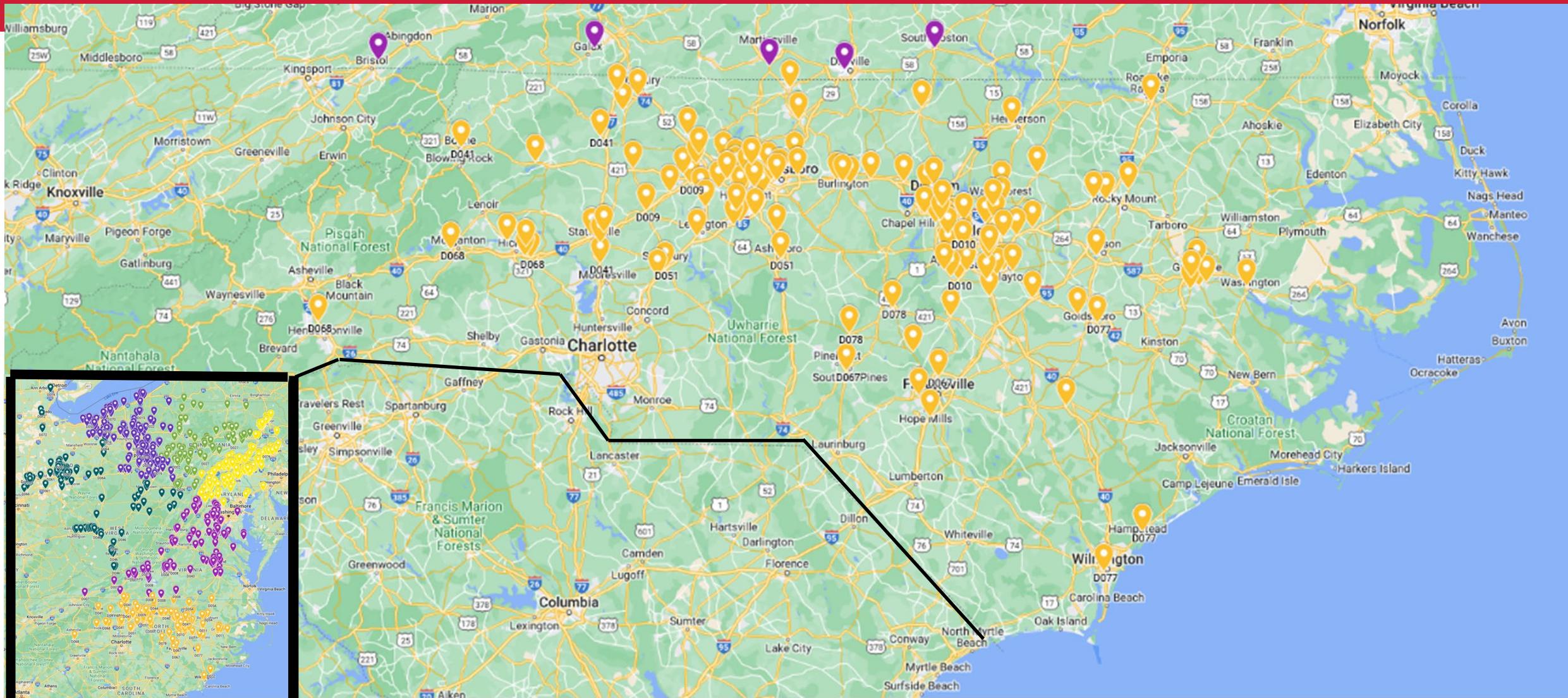
SHEETZ

FAMILY OWNED SINCE 1952!

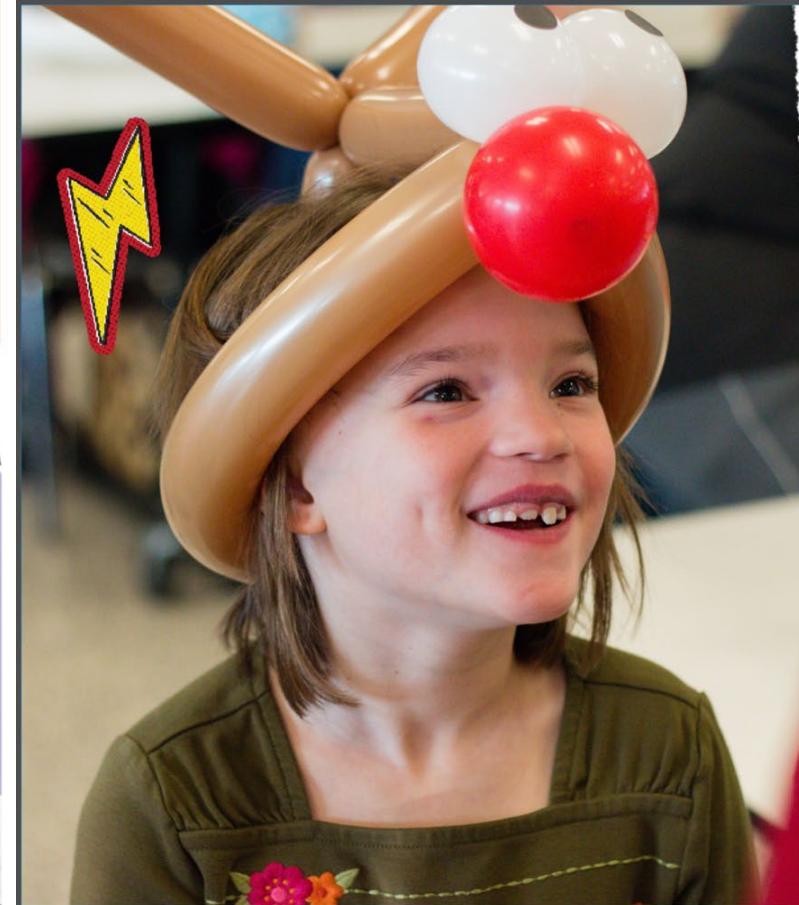
SHEETZ FAMILY TREE



CURRENT STORE LOCATIONS



ACCOLADES & COMMUNITY SUPPORT



SHEETZ IN THE COMMUNITY

CHARITIES WE CHAMPION:



Special Olympics



SHEETZ

QUESTIONS /
COMMENTS?

SHEETZ

THANK YOU



Ms. Ownbey, Development Director
Ben Hitchings, Green Heron Planning

Public Hearing- Mebane 2045 Comprehensive Plan





Comprehensive Development Plan

Presentation to the Mebane City Council
on the *Mebane 2045 Comprehensive Plan*

12.08.2025

Review & Approval Timeline

(1) Public Review of
Draft Plan

(2) Initial Presentation to
Planning Board

(1) Initial Presentation to
City Council

(2) Work Session with
City Council

Continued Public
Hearing

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

Unanimous
Recommendation by
Planning Board for
Approval with Revisions

Revisions to Plan

Requested Revisions

Introduction

Sometimes the places in between become the places to be. This is one part of Mebane's story. With its excellent transportation access via I-40/I-85 and the North Carolina Railroad, and its proximity to two major metro areas, Mebane is a highly desirable location for residential, commercial, and industrial development.

Another part of the story is the people. With its blue-collar heritage rooted in farming, milling, and industrial activities, the community has long had a hard-working "let's get it done" attitude that is increasingly combined with modern know-how from knowledge workers employed in the Triangle and Triad. The result is a dynamic and thriving community.

The challenge in the years ahead is to chart a land use pattern and make wise investments that maximize the benefits of growth, protect what residents

love about the community, and enhance Mebane's quality of life for current and future generations. To pursue these ends, the City of Mebane prepared the Mebane 2045 Comprehensive Plan.

This document looks 20 years into the future and describes an updated vision for the community, developed with extensive input from community stakeholders, including residents, property owners, and business owners. The City designed the planning process to empower stakeholders to participate in the decisions that affect them and work together with professional staff and consultants to help chart the future of the city. The year-long process included three phases:

- Phase 1: Discovery
- Phase 2: Plan Development
- Phase 3: Direction & Documentation



Mebane 2045 Comprehensive Plan

The result is the Mebane 2045 Comprehensive Plan. Chapter 1 of the plan describes the existing conditions in the community and the current trends affecting it. Chapter 2 summarizes the considerable public input that shaped the plan, obtained through both in-person and online engagement methods. Chapter 3 outlines the community's goals and objectives developed from this input. Chapter 4 presents the desired future land uses developed to advance the goals and objectives. Chapter 5 details the growth strategy, implementation projects, and operating policies selected to bring this shared vision to life.

Together, these components form a comprehensive plan that will serve as a valuable touchstone for public and private decision-making. Through its implementation, the City of Mebane can guide growth in ways that preserve what people love and add what they need to support a vibrant, resilient, and beloved community for generations to come.

WHAT A COMPREHENSIVE PLAN IS, AND WHAT IT ISN'T

A comprehensive plan is a plan for the future developed with broad public input that serves as a policy guide for the City of Mebane to help it shape how land is used and infrastructure systems are developed in the years ahead. It is required in North Carolina for any local government that uses the powers of zoning to manage its land uses.

There are many public and private actors in the land development process. A comprehensive plan can help the City and its constituents influence how Mebane evolves. In so doing, it can help the City maximize the benefits of growth and protect the quality of life as the City grows.

This comprehensive plan includes the following components:

1. Goals & Objectives
2. Future Land Use Map
3. Implementation Projects

As the City works to implement the plan, a key consideration is funding. Some of the implementation projects can be carried out by City staff as part of their regular work. Other projects may require consultants or capital investments. The number of implementation projects that can be carried out in any given year is affected by available City resources and

other logistical considerations. A continuing priority of the City is to keep taxes low and help the community remain affordable to its residents. By making steady investments over time, the City can advance the shared vision embodied in the comprehensive plan on the ground in the years ahead.

What a Comprehensive Plan Is:

- A shared vision expressing the City's desire and intent for how land should be used in Mebane in the years ahead.
- A policy guide.
- A touchstone for making public and private decisions.

What a Comprehensive Plan Isn't:

- Zoning or the actual rules of land development.
- Unchangeable. As a vision for the future, comprehensive plans are anticipated to be amended. Like local governments throughout North Carolina, the City of Mebane has to review proposed rezonings for consistency with local adopted plans. However, the City Council can still make any decision it deems is in the best interest of the community for these projects.
- A restrictive or determining document. Nothing changes on private property unless the property owner wants it to.

➤ New section in Introduction to clarify what a comprehensive plan is, and what it isn't.

Requested Revisions

CONCEPTUAL DEVELOPMENT PLANS

Two place types were selected for further study to demonstrate how development might occur. The Downtown Concept was selected to illustrate how infill development can enhance and expand the downtown. The Mixed-Use concept provides an opportunity to demonstrate ways to create a cohesive live-work-play environment. New housing extends into an area where mixed-use development could occur through a combination of redevelopment, infill, and greenfield development. Each illustration presented on the pages that follow is conceptual. Each represents one of several possibilities for future development and conservation, as there are many ways to achieve desired results.

Concept 1: Downtown

Improvements should introduce complementary but distinct activities and aesthetics. A mix of public investments would be aimed at sparking private development, expanding the downtown experience and boosting Downtown Mebane's appeal as a place to visit or live.

The conceptual illustration depicts the following:

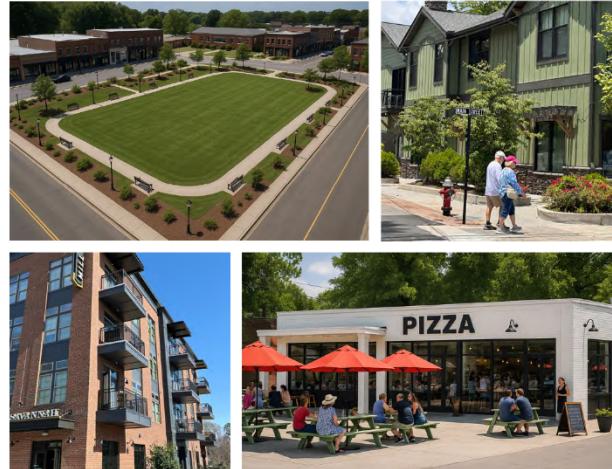
1. Streetscape
2. Infill development that simultaneously
 - creates a "street wall" with architecture that creates a pedestrian-friendly scale, and
 - introduces more uses downtown, including residential units (e.g., townhomes) that would house additional residents and increase the downtown population required to ensure a vibrant town center.
3. Mixed-use development offering residential units above commercial space. Structured parking, if warranted, would be provided with private development.
4. Adaptive reuse of existing structures for restaurants, shops, and other commercial ventures.
5. Redevelopment of sites for compatible downtown uses, such as a boutique hotel centrally located to all downtown activities.
6. Conservation of historic structures that contribute to the charm upon which the City's identity is based.
7. A system of usable public spaces consisting of plazas, courtyards, pocket parks and connecting sidewalks.
8. A downtown park



Mebane 2045 Comprehensive Plan

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A set of precedent imagery to further convey ideas for potential improvements depicted in the Concept 1 illustration.



Concept 2: Mixed-Use

Certain conditions present an opportunity to both develop new sites and revitalize older ones. Transforming key transportation corridors can enhance Mebane's image and bring renewed energy.

The conceptual illustration depicts the following:

1. Redevelopment of buildings that were built 40 or more years ago to make way for a new set of related structures that can accommodate modern uses in a more connected, compact form.
2. Infill development that utilizes available land around existing buildings, expanding the range of spaces to include spaces less than 50,000 s.f. and maximizing owners' investments.
3. Compact mixed-use nodes blends compatible residential and nonresidential uses in a vibrant, walkable environment.
4. Organization and scale of development for more intensity to ensure a critical mass necessary to feasibly support various transportation modes and attract a variety of complementary uses associated with successful employment centers.
5. Open space network that link the components of the built environment, offering the benefits of a campus-like setting with amenities and spaces that foster collaboration, particularly in centers of innovation.
6. Extension of residential development that increases the quantity of housing in the city to meet demand while responding to the community's desire for broader range of choices.
7. Redevelopment of an underutilized site creates opportunities for the colocation of complementary uses.

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Mebane 2045 Comprehensive Plan



A set of precedent imagery to further convey ideas for potential improvements depicted in the Concept 2 illustration.



Mebane 2045 Comprehensive Plan

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➤ Revised sample concept designs that genericize the location.

Considerations with Motions

- Presented revisions
 - Accept as presented or approve with conditions
- Revisions recommended by the Planning Board
 - Attachment 2 in packet
 - Consider excluding those no longer applicable to implementation projects
- Revision discussed in October to Future Land Use Map
 - Property at 6600 Lebanon Road
- Any additional guidance for staff



Question & Answer



Ms. Ownbey, Development Director

Public Hearing- Text Amendments: UDO Sections 2-24, 5-4, and 9-12



GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

SESSION LAW 2025-94
HOUSE BILL 926

AN ACT TO PROVIDE FURTHER REGULATORY RELIEF TO THE CITIZENS OF NORTH CAROLINA.

The General Assembly of North Carolina enacts:

ALLOW AUTHORIZED ON-SITE WASTEWATER EVALUATOR TO PREPARE A SITE DENIAL LETTER FOR SUBSURFACE WASTEWATER SYSTEMS

SECTION 1.(a) Definitions. – For purposes of this section, "Application Submittal Rule" means 15A NCAC 02T .0604 (Application Submittal).

SECTION 1.(b) Application Submittal Rule. – Until the effective date of the revised permanent rule that the Environmental Management Commission is required to adopt pursuant to subsection (d) of this section, the Commission shall implement the Application Submittal Rule as provided in subsection (c) of this section.

SECTION 1.(c) Implementation. – A letter from either the local county health department or an Authorized On-Site Wastewater Evaluator certified pursuant to Article 5 of Chapter 90A of the General Statutes denying the site for all subsurface systems shall be submitted to the Division by the applicant.

SECTION 1.(d) Additional Rulemaking Authority. – The Commission shall adopt a rule to amend the Application Submittal Rule consistent with subsection (c) of this section. Notwithstanding G.S. 150B-19(4), the rule adopted by the Commission pursuant to this section shall be substantively identical to the provisions of subsection (c) of this section. Rules adopted pursuant to this section are not subject to Part 3 of Article 2A of Chapter 150B of the General Statutes. Rules adopted pursuant to this section shall become effective as provided in G.S. 150B-21.3(b1), as though 10 or more written objections had been received as provided in G.S. 150B-21.3(b2).

SECTION 1.(e) Sunset. – This section expires when permanent rules adopted as required by subsection (d) of this section become effective.

SURVEYOR RIGHT OF ENTRY

SECTION 2.(a) G.S. 89C-19.2 is repealed.

SECTION 2.(b) Article 22B of Chapter 14 of the General Statutes is amended by adding a new section to read:

§ 14-159.15. Limited right of entry by professional land surveyors.

(a) For the purposes of this section, the following terms are defined as follows:

- (1)** Critical infrastructure. – As defined in 42 U.S.C. § 5195c.
- (2)** Landowner. – The owner, lessee, or occupant of a parcel of land.
- (3)** Practice of land surveying. – As defined in G.S. 89C-3.
- (4)** Professional land surveyor. – As defined in G.S. 89C-3. For purposes of this section, this term includes any agents, employees, or personnel under the supervision of a professional land surveyor.

(b) A professional land surveyor shall have the right to enter upon the lands of others, if necessary to perform surveys for the practice of land surveying, including the location of property



Session Law 2025-94

October 6, 2025

PROHIBIT WAITING PERIODS FOR REFILING OF DEVELOPMENT APPLICATIONS

SECTION 11. G.S. 160D-601 is amended by adding a new subsection to read:

"(e) Withdrawn or Denied Applications. – A development regulation or unified development ordinance may not include waiting periods prohibiting a landowner, developer, or applicant from refiling a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval."



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SESSION 2025

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Session Law 2025-94

October 6, 2025

MODIFY THE FALLS RESERVOIR WATER SUPPLY NUTRIENT STRATEGY RULES TO EXEMPT NEW RESIDENTIAL DEVELOPMENT DISTURBING LESS THAN 1 ACRE

SECTION 21.(c) Implementation. – Except as required pursuant to federal law or permit, no stormwater permit, management plan, or post-construction stormwater controls shall be required under the Falls Lake New Development Rule or local ordinances adopted thereunder for single family and duplex residential dwellings that **cumulatively disturb less than 1 acre**, which is not part of a larger common plan of development. Notwithstanding any authority granted under the Falls Lake New Development Rule or pursuant to other statute or rule, no local government may establish requirements more restrictive than that established by this subsection.



Section 2-24: Reconsideration of Action on Special Use Permits

- A. ~~Whenever the City Council or Board of Adjustment disapproves a special use permit application, on any basis other than the failure of the applicant to submit a complete application, such action may not be reconsidered by the permit issuing authority at a later time unless the applicant clearly demonstrates that:~~
 - 1. ~~Circumstances affecting the property that is the subject of the application have substantially changed; or~~
 - 2. ~~New information is available that could not with reasonable diligence have been presented at a previous hearing. A request to be heard on this basis must be filed with the Zoning Administrator within the time period for an appeal to superior court (see Section 11-7, B). However, such a request does not extend the 30-day period within which an appeal must be taken.~~
- B. ~~The permit issuing authority may, however, at any time consider a new application affecting the same property as an application previously denied. A new application is one that differs in some substantial way from the one previously considered.~~
- C. ~~The permit issuing authority shall, by a majority vote, make the determination as to whether or not an amended application meets the criteria delineated in subsection A for a rehearing or qualifies as a new application pursuant to subsection B.~~



Section 5-4: Falls Lake Watershed Stormwater Regulations For New Development

2. Exemptions

Single family and duplex residential and recreational development and redevelopment that cumulatively disturbs less than one ~~half~~ acre and is not part of a larger common plan of development or sale is exempt from the provisions of this ordinance.



Section 9-12: Petition Resubmittal

~~If an amendment petition is denied by the City Council, the Zoning Administrator shall not accept a rezoning petition similar to that denied for the same property or a portion of the property within one year of the Board's action, except that the Zoning Administrator may accept a new rezoning petition within the one year period if the Zoning Administrator determines that:~~

- ~~A. There has been a significant change in the zoning district classification of an adjacent property;~~
- ~~B. A new or updated land use plan that changes public policy regarding the property is adopted by the city;~~
- ~~C. Public facilities such as roads, water lines, sewer lines, or other infrastructure are constructed or expanded to serve the property and enable the proposed development to be accommodated; or~~
- ~~D. There has been some other significant change, other than a change in ownership of the property, which might justify waiving the one year restriction on submitting a new petition.~~





Ms. Ownbey, Development Director

Public Hearing- Quasi-judicial Board of Adjustment
Variance Request: Basketball Court at
633 Corregidor Street by City of Mebane



Variances

NCGS 160D-705

When unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the board of adjustment shall vary any of the provisions of the zoning regulation upon a showing of all of the following:



Variances

(1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.



Variances

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.



Variances

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.



Variances

(4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.





Proposed Basketball Court

Variance Request



- Part of larger area for public recreation
- Site zoned R-20, Residential District
- City of Mebane owns adjacent properties



Proposed Basketball Court Variance Request

Table 4-2-1 Table of Density and Dimensional Requirements
 (Amended April 7, 2008; January 12, 2015; September 10, 2018; October 4, 2021; June 6, 2022; July 11, 2022; June 3, 2024)

Zoning District	Minimum Lot Area (Sq Ft.)	Minimum Lot Width (Ft.) **	Front Yard Setback (Ft.)	Side Yard Setback (Ft.)	Rear Yard Setback (Ft.)	Maximum Building Height (Ft)	Maximum Lot Coverage ***	Development Standards
R-20								
Single-family dwelling	20,000*	85	30	10 a	25 g	40	40%	
R-15								
Single-family dwelling	15,000	75	30	10 a	25 g	35	40%	
R-12								
Single-family dwelling	12,000	65	25	10 a	25 g	35	40%	
R-10								
Single-family dwelling	10,000	65	25	10 a	25 g	35	40%	
R-8								
Single-family dwelling	8,000	50	25	10 a	20 g	40	40%	
Two-family dwelling	10,000	65	25	10 a	20 g	40	40%	
Multi-family dwelling k		85		10 a	20 g	50		Sec.4-7.3, E
R-6								
Single-family dwelling	6,000	50	25	10 a	20 g	40	40%	
Two-family dwelling	8,000	65	25	10 a	20 g	40	40%	
Multi-family dwelling k	--	85		10 a	20 g	50		Sec.4-7.3, E
Other Types of Residential Development (see referenced Development Standards Section)								
Patio homes								Sec.4-7.3, B
Condominiums								Sec.4-7.3, C
Manufactured home parks								Sec.4-7.3, D
Townhouses								Sec.4-7.3, F
Live/Work units								Sec.4-7.3, M
Planned Unit Developments								Sec.4-7.3, N
Residential Cluster Developments								Sec.4-7.3, O
Traditional Neighborhood Developments								Sec.4-7.3, P
Manufactured home on individual lot (in MH Overlay District only)								Sec.4-7.3, A

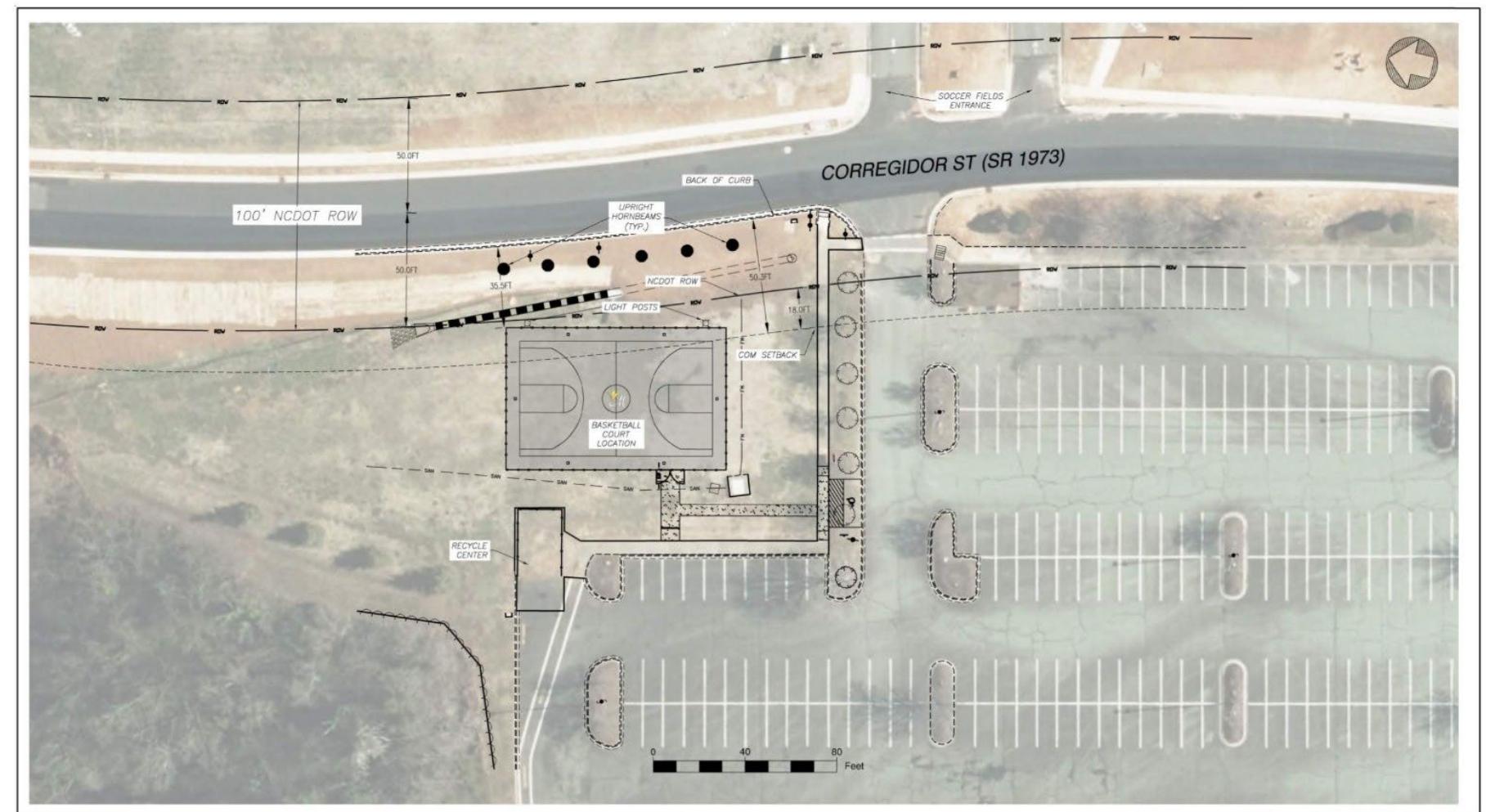
SETBACK: “The minimum required horizontal distance between a structure or activity and the property line, street right-of-way line, or street centerline.”

Required side street setback: 18'

Outdoor Lighting Requirements:

“All outdoor lighting fixtures shall be located a minimum of 10 feet from a property or right-of-way line





alley, williams, carmen & king, inc.
ENGINEERS, ARCHITECTS & SURVEYORS

740 chapel hill road
burlington, n.c. 27215

Firm's Engineering License No. F-0203

p.o. box 1179
336/226-5534

**PROPOSED
MACC BASKETBALL COURT**

VARIANCE REQUEST

ALAMANCE COUNTY
MEBANE, N.C.

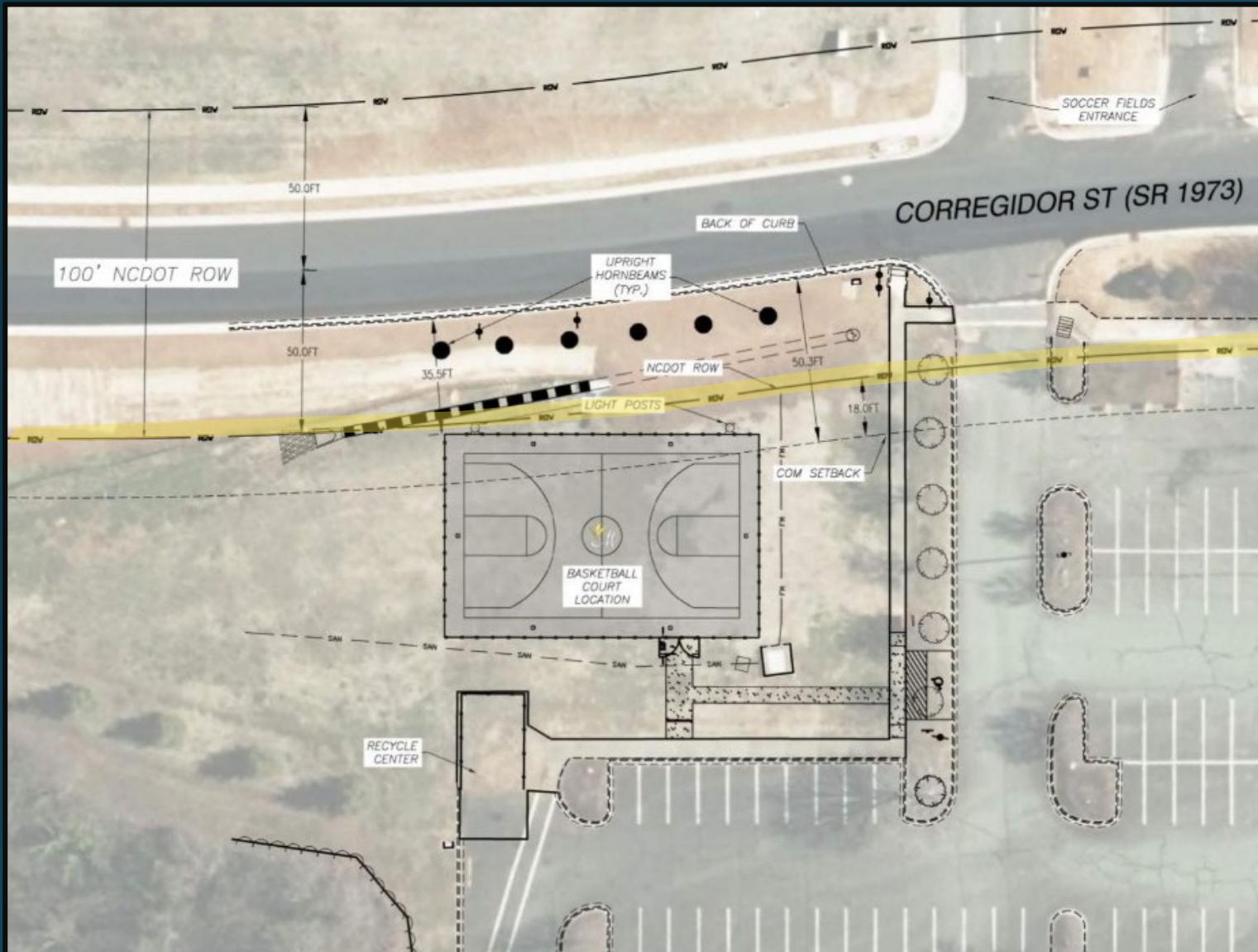
SCALE: 1" = 30' DATE: 11/12/2025 DWG. BY: TJN PROJECT NO.: 24064

SHEET NO.: 1 OF 1

Proposed Basketball Court Variance Request



Proposed Basketball Court Variance Request



Presence of sanitary sewer force main and 100' right-of-way for Corregidor Street.

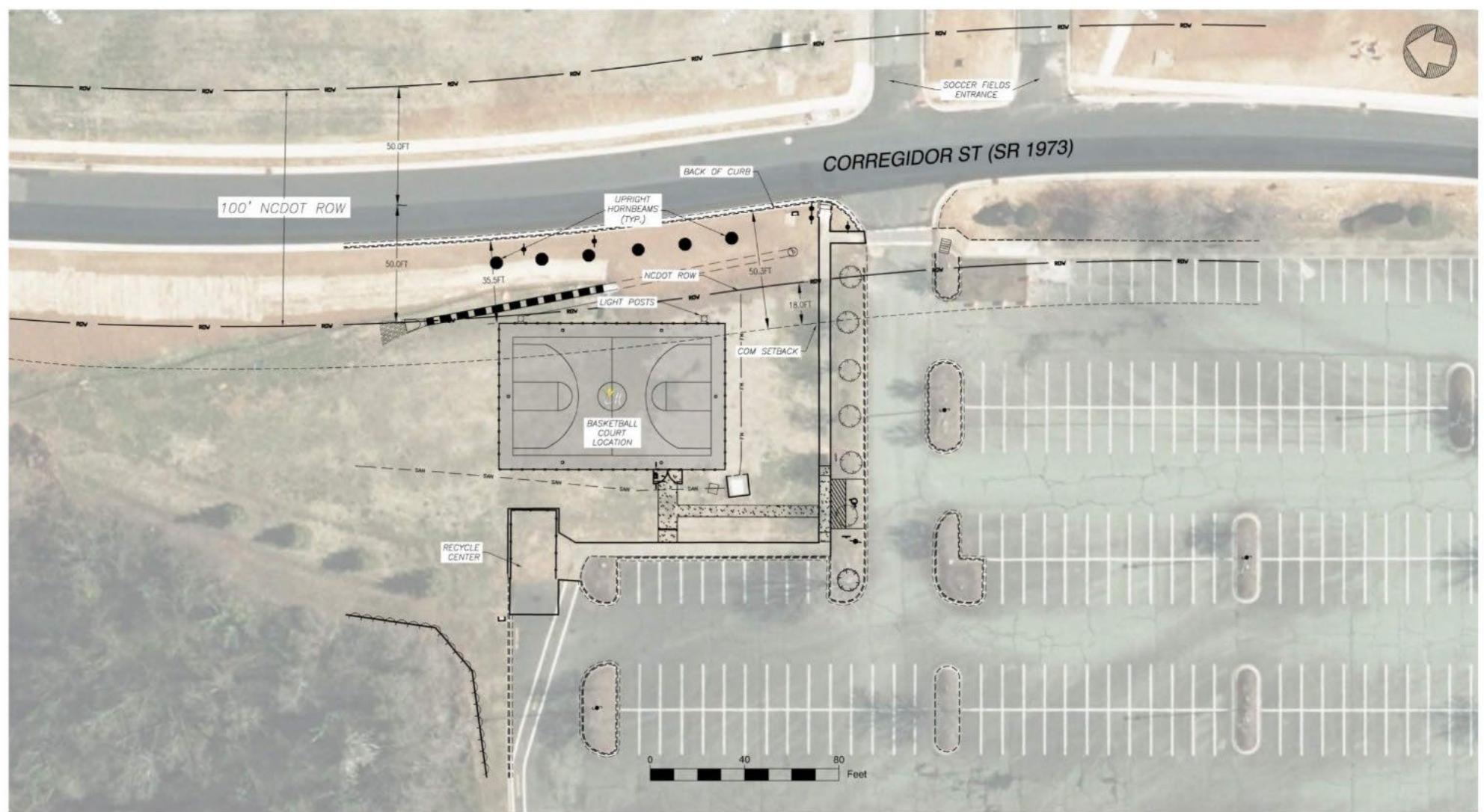
Closest point of basketball court is proposed to be +/- 35 feet from the back of curb.





Applicant Presentation





alley, williams, carmen & king, inc.
ENGINEERS, ARCHITECTS & SURVEYORS

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burlington, n.c. 27215

p.o. box 1179
336/226-5534

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**PROPOSED
MACC BASKETBALL COURT**

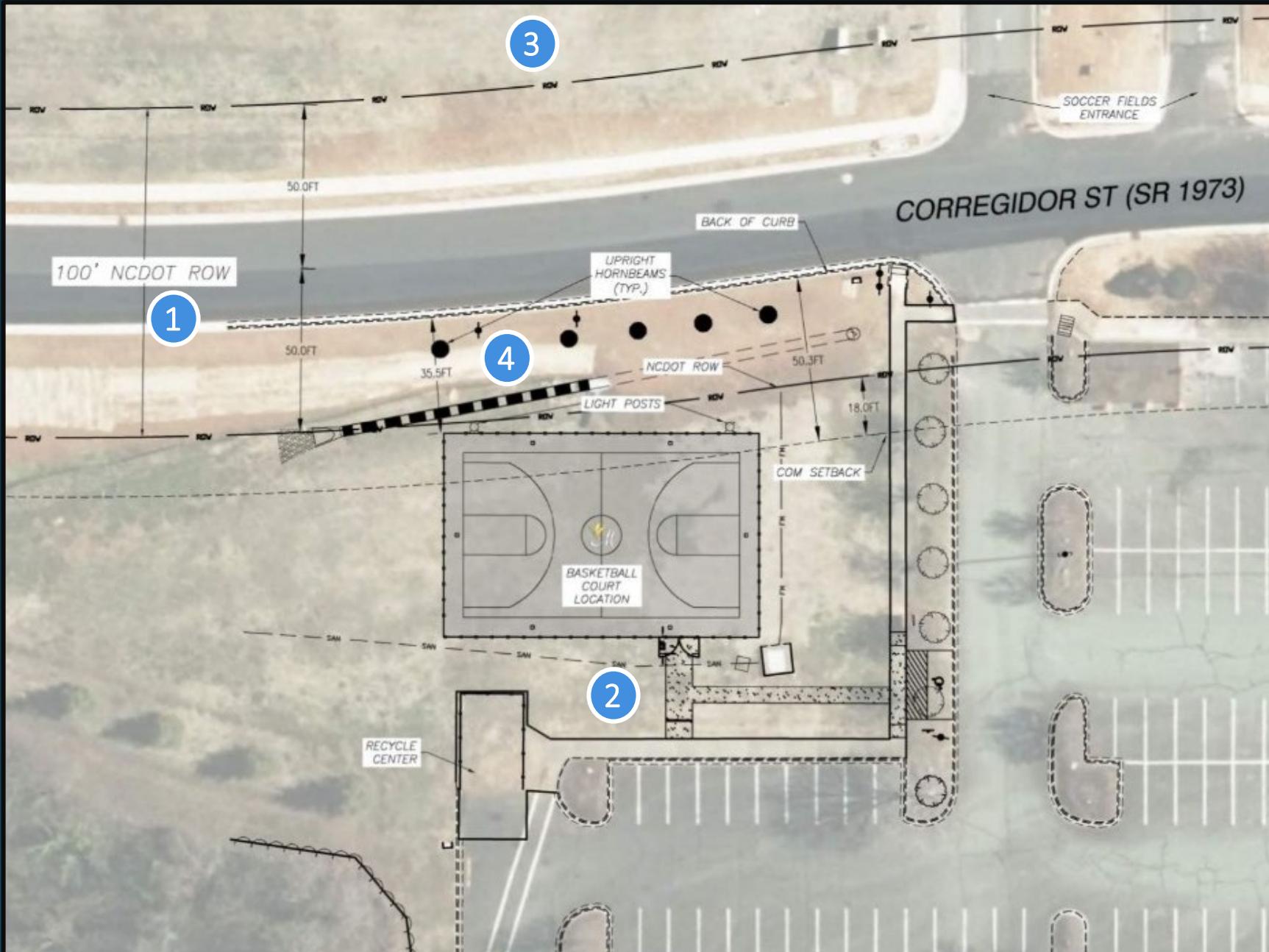
SHEET NO. 1
OF 1

VARIANCE REQUEST

ALAMANCE COUNTY
MEBANE, N.C.

SCALE: 1" = 30' DATE: 11/12/2025 DWG. BY: TJN PROJECT NO.: 24064





- 1 Corregidor Street: atypical 100' right-of-way
- 2 Sanitary Sewer Force Main: prevents court from being located closer to parking lot
- 3 Neighboring Properties: owned by the City of Mebane
- 4 Setback from Curb: +/- 35 feet maintained between court and back of curb



Variances

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- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.





Franz Holt, City Engineer

Aaron Davis, Recreation and Parks Director

Daphna Schwartz, Finance Director

Contract Award & Budget Amendment- Outdoor Basketball Court at MACC



MACC Basketball Court

- A total of eight bids was received for the construction of a new outdoor basketball court at the MACC complex.
- The low base bid of \$278,800 was submitted by Stonewall Construction who has completed several projects for the City of Mebane including work at the Mebane Municipal Building and Mebane Recreation Center.
- Base bid consists of installation of the basketball court with two (2) fixed goals, grading, fencing, lighting, storm drainage improvements, and sidewalk improvements.
- Alternate #1 consists of installation of Four (4) side goals for youth play. Alternate #2 consists of an acrylic surfacing to make the court Mebane Blue. Alternate #3 would be to install the City of Mebane logo at the center of the court. Mebane Staff recommends adding Alternate 1 to the base bid for a total contract award of \$297,800.
- The current budget for the installation of a new basketball court is \$200,000. Additional funding is needed for the construction with a recommended project budget that includes project contingency, geotechnical testing, and construction stakeout all totaling \$316,300 and requiring a budget amendment with Council approval.
- Additional funding sources are recommended to come from developer fees derived from payment in lieu of public recreation being provided on their sites.



MACC Basketball Court (continued)

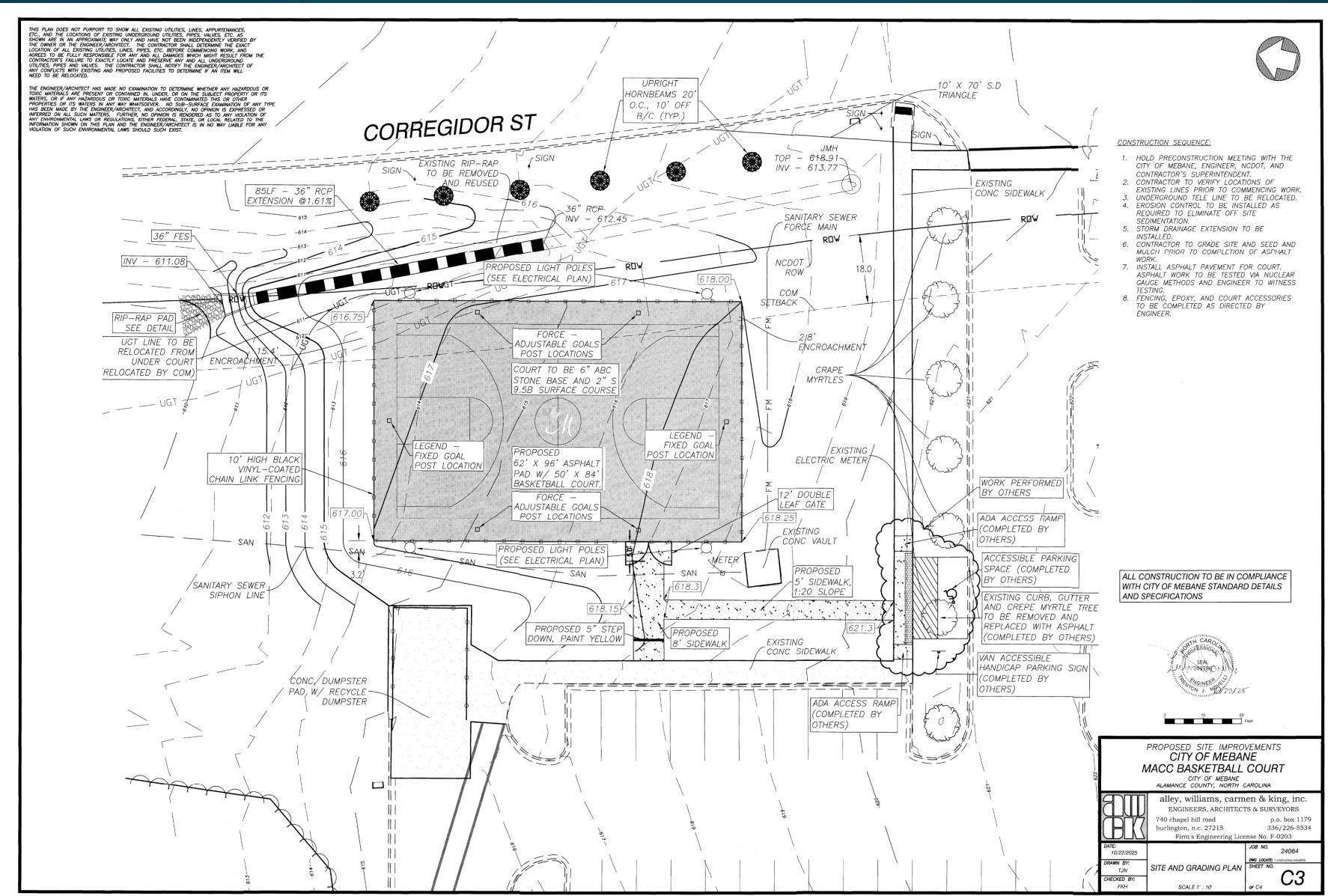
Staff Recommendations:

- Staff recommends Council approve a budget amendment increasing the current budget to \$316,300.
- Staff recommends awarding a contract to include the base bid and alternate no. 1 to Stonewall Construction in the amount of \$297,800.

Suggested Motions:

- Move to approve a budget amendment increasing the current project budget to \$316,300.
- Move to award a contract to include the base bid and alternate no. 1 to Stonewall Construction in the amount of \$297,800.





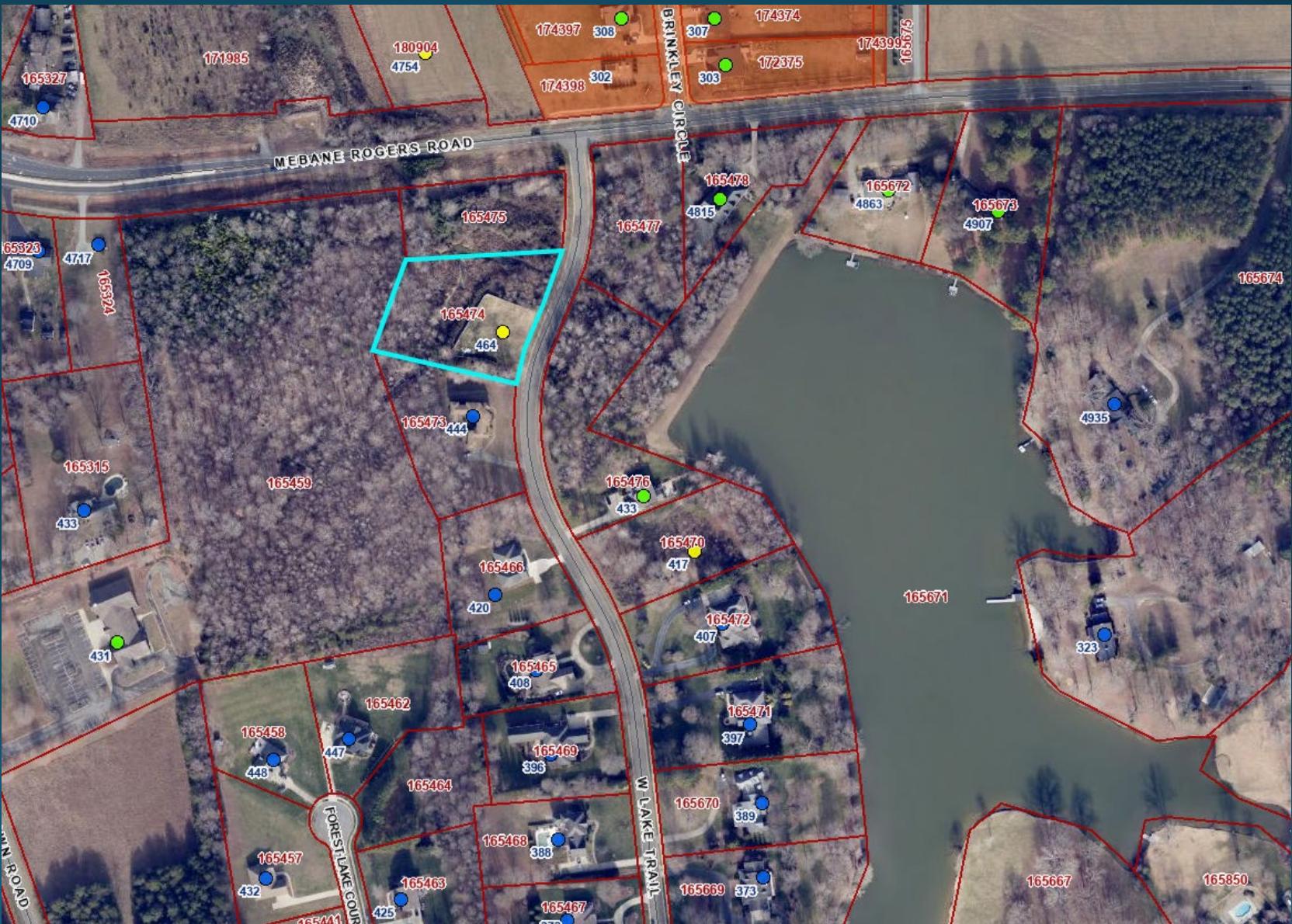


Mr. Brown

Annexation Agreement-
Joseph Luongo – 464 West Lake Trail



Voluntary Annexation Agreement- Joseph Luongo – 464 West Lake Trail





Ms. Ownbey, Development Director

Downtown Exterior Improvements
Grant Award- 115 W. Clay Street



Downtown Exterior Improvements Grant

MEBANE DOWNTOWN EXTERIOR IMPROVEMENTS GRANT



WHAT DOES THE GRANT FUND?

The City will provide a grant in an amount up to 50% of the total cost for approved exterior renovation projects, maximum grant of \$10,000 per property. Grants are limited to one per property each year and fund the following items/work:

- Façade Improvements & Renovations, including:
 - Restoration of original façade;
 - Repairs to external features such as storefronts, trim, cornices, etc.;
 - Painting (see Requirements);
 - Replacement of windows with windows of appropriate style and materials
- Preservation of unique architectural and/or historic properties and/or features
- Permanent art such as murals on exterior walls – does not include window art
- Exterior Seating on private property owned or leased by applicant to serve related Downtown business uses

GRANT CONDITIONS

- ◊ Properties must be within the area of focus in the City's adopted *Downtown Vision Plan*.
- ◊ Grants are subject to available funding. \$50,000 is available in FY21-22.
- ◊ Property owner is required to contribute a minimum of 50% of funds to the project and will be reimbursed for qualifying expenses upon report that includes total cost of project with copies of paid receipts.
- ◊ All encroachments into City rights of ways and easements subject to City approval
- ◊ A grant must be approved prior to commencement of any construction work, or reimbursement may not be assured.
- ◊ Grants take the form of reimbursements after the fact, which means that all work covered by the grant must be completed and paid for by the owner prior to reimbursement by the grant. Grant applications are subject to fair and impartial review of the merits of the project, completeness of the application, availability of grant funds, and other factors.
- ◊ A project that deviates from the submitted plans without prior City approval will not be eligible for reimbursement of costs.

APPLICATION AND APPROVAL PROCESS

- ◊ Submit an application to the City of Mebane no later than February 15, 2022.
- ◊ All projects must comply with the requirements of the City of Mebane's ordinances and NC State Building Codes.
- ◊ All rehabilitations on buildings will attempt, as feasible, to follow the "Secretary of the Interior's Standards for Rehabilitation" of commercial buildings (see attached).
- ◊ All applicants must obtain at least two cost estimates for labor and materials and provide copies of each quote attached to the application.
- ◊ All projects shall be delivered 12 months following award.

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Mainstreet@CityofMebane.com • cityofmebanenc.gov

- \$50,000 allocated by City Council in FY 25-26 Budget
- Program adopted at the November 1, 2021, meeting
- The City is still accepting applications.



Downtown Exterior Improvements Grant

MEBANE DOWNTOWN EXTERIOR IMPROVEMENTS GRANT

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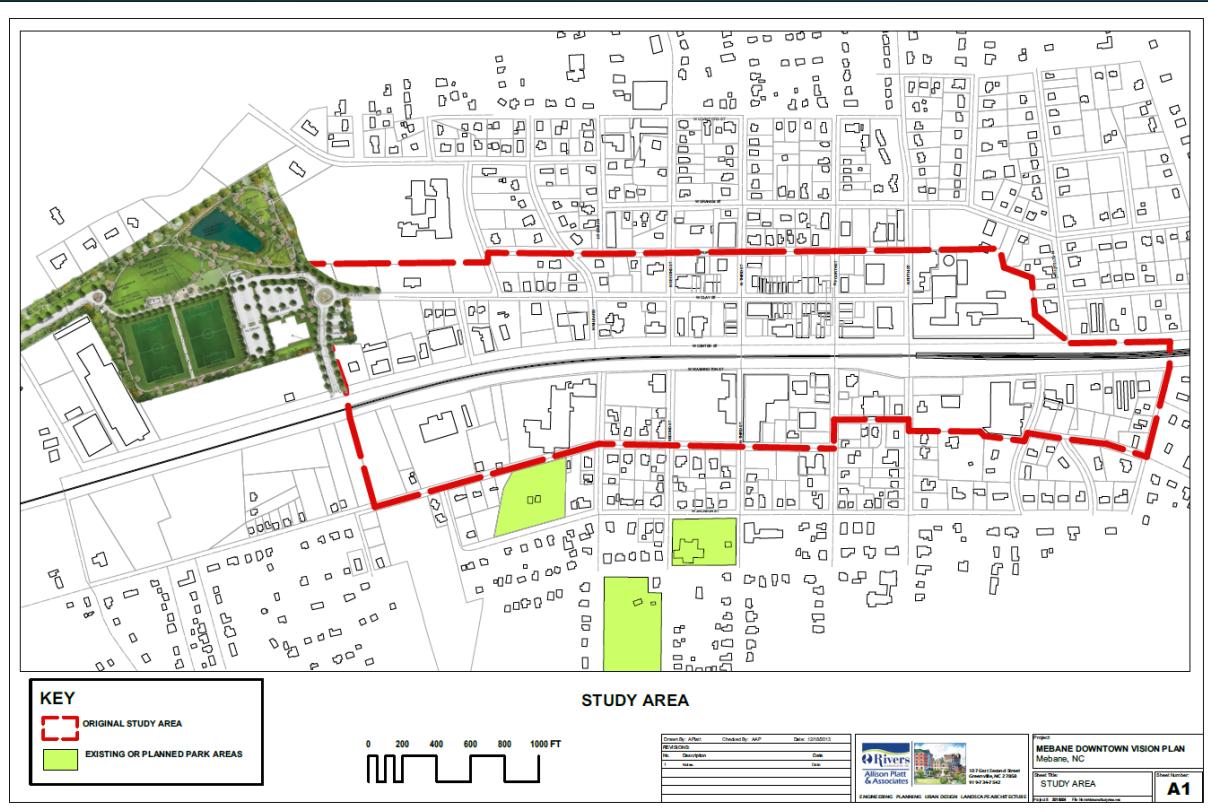
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- Must have two quotes, minimum
- Tenants must have documented property owner approval
- Offsite commitments must have written permission, inc. from City ROW/sidewalk
- Changes to application after awarded must be pre-approved by staff



Downtown Exterior Improvements Grant



- Properties must be within area of *Downtown Vision Plan*
- 50/50 match for proposed project, to be reimbursed following project completion and inspection
- Up to \$10,000
- First-come, first-served



Downtown Exterior Improvements Grant



- Façade Improvements
- Historic Preservation
- Art
- Outdoor Seating





115 West Clay Street

- Request by property owner, Bill Bamberger
- Repoint exterior brick wall
- Requesting \$3,116





Closed Session:

Legal Claim Pursuant to N.C.G.S. 143-318-11(a)



Upcoming Mebane Special Events

Dec.

1-11

Letters to Santa

November 17 - December 11

Visit multiple drop-off locations: MACC, Mebane City Hall and the Mebane Community Park



Dec.

1-31



Downtown Mebane presents the 1st annual
MEBANE NUTCRACKER STROLL
All throughout Downtown!

Dec.

13

It's Snowing in Mebane

Downtown Mebane
Wooden Nickel 11AM-2PM



Dec.

19

It's Snowing in Mebane
Downtown Mebane

Featuring: Andre Watson Photography



Wooden Nickel 5-8PM

Dec.

20

**MEBANE
ON THE MOVE**

**Reindeer
Run 5K**



Dec.

20

**Last
Chance**

**It's Snowing
in Mebane**

Downtown Mebane
Wooden Nickel 11AM-2PM



Jan.

1

2026
Happy New Year!





Mayor Hooks Adjournment

