



City Council Meeting July 21, 2025





Mayor Hooks

Call to Order





Mayor Hooks

Moment of Silence



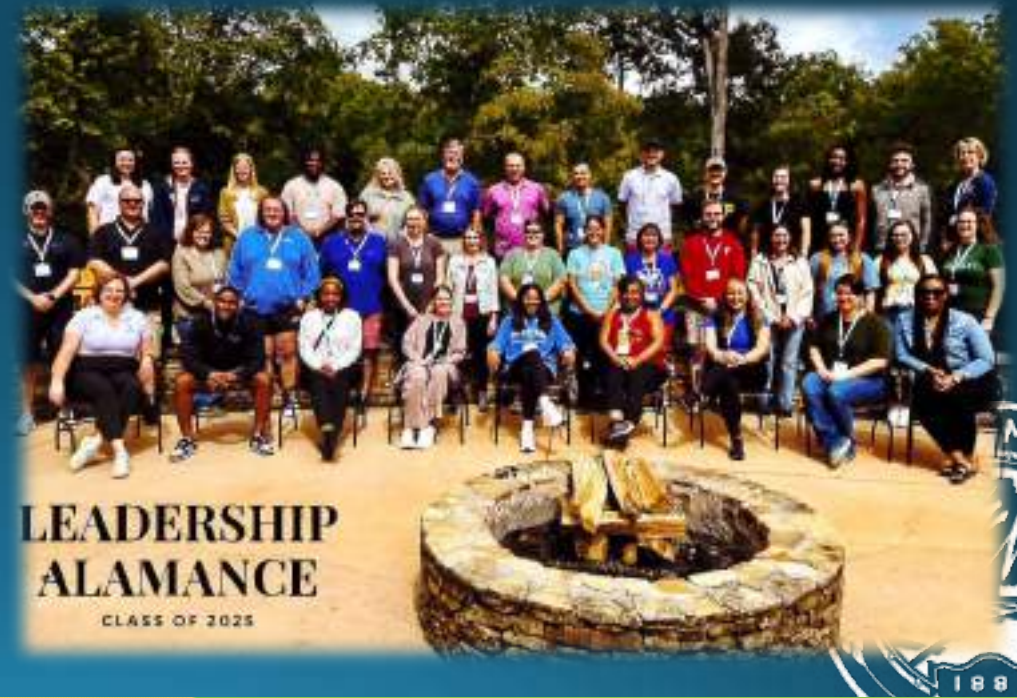
Recognition of Public Information Officer Kelly Hunter

Ms. Hunter graduated from Leadership Alamance on May 29, 2025

Ms. Hunter recently completed the Leadership Alamance program, a prestigious nine-month initiative designed to develop and empower leaders within Alamance County. During the program, she gained an in-depth understanding of the county's infrastructure, resources, and challenges through engaging monthly field days that spanned topics such as local government, economic development, health services, and community history.

As part of the program's commitment to fostering inclusion and equity, Ms. Hunter embraced principles of belonging and equitable decision-making to enhance their leadership style. The program emphasized community trusteeship and encouraged collaboration and meaningful relationship-building across diverse sectors.

Ms. Hunter also participated in the spring Community Learning Project, which focused on diversity, equity, inclusion, and belonging, culminating in efforts to inspire positive change for the county's future. For the project, Ms. Hunter worked with peers to address Alamance County's food insecurity by assisting Providence: A Christian Montessori Community School with building a sustainable agricultural system called a food forest. The Providence Food Forest will educate students and cultivate community, sustainability, and nourishment by providing fresh, locally grown food and equipping individuals with the knowledge and skills to address food insecurity and promote biodiversity.



- Resolutions:

- *Designation of July as Park and Recreation Month*
- *Designation of July 18th as Park and Recreation Professionals Day*





Franz Holt, City Engineer

Schnabel Engineering Representative

Update on Lake Michael Spillway Project





Kyle Smith, Utilities Director

Update on Graham-Mebane Water Treatment Plant





Mayor Hooks

Public Comments



Consent Agenda

- a. Approval of Minutes-
 - i. Budget Work Sessions- February 27, 2025, March 13, 2025, March 20, 2025, and April 10, 2025
 - ii. Regular Meeting- May 5, 2025
- b. Final Plat- Cambridge Park, Ph. 4
- c. Final Plat- Meadows, Ph. 4B
- d. Final Plat Reapproval- Oakwood, Ph. 1B
- e. Final Plat Reapproval- Tupelo Junction, Ph. 3
- f. Petition for Voluntary Non-contiguous Annexation- 6600 Lebanon Road
- g. Resolution Endorsing the BGMPO SPOT 8.0 Project Candidate List



**SHEET 4 OF 5
FINAL PLAT
CAMBRIDGE PARK PHASE 4
MELVILLE TOWNSHIP-ALAMANCE COUNTY
MEBANE-NORTH CAROLINA
JUNE 13, 2025**

**EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4020 DUNDAS DRIVE
GREENSBORO, N.C. 27407
PHONE: (336) 854-9877**

**ROBERT S. ZISCHEWSKI
PROFESSIONAL SURVEYOR
L-4521**

LEGEND:

- EXISTING LOT OF RECORD
- EXISTING RIGHT OF WAY
- PROPERTY LINE NOT SURVEYED
- EASEMENT
- PROPERTY LINE
- CENTERLINE
- CRACK
- DEED BOOK
- PLAY BOOK
- FACE
- STONE
- NEW IRON PIPE
- EXISTING IRON PIPE
- CONCRETE POINT
- EASEMENT
- RIGHT EASEMENT
- LEFT EASEMENT
- BACK OF CURB
- BASE FLOOD ELEVATION
- SCOTT'S ADDRESS
- RAIL SEWER INHABITABLE

ABINGTON DRIVE
60' PUBLIC R/W
41' R-3

LOT 70-109

LOT 70: 7,800 S.F. (1222)

LOT 71: 7,800 S.F. (1222)

LOT 72: 7,800 S.F. (1222)

LOT 73: 7,800 S.F. (1222)

LOT 74: 7,800 S.F. (1222)

LOT 75: 7,800 S.F. (1222)

LOT 76: 7,800 S.F. (1222)

LOT 77: 7,800 S.F. (1222)

LOT 78: 7,800 S.F. (1222)

LOT 79: 7,800 S.F. (1222)

LOT 80: 7,800 S.F. (1222)

LOT 81: 7,800 S.F. (1222)

LOT 82: 7,800 S.F. (1222)

LOT 83: 7,800 S.F. (1222)

LOT 84: 7,800 S.F. (1222)

LOT 85: 7,800 S.F. (1222)

LOT 86: 7,800 S.F. (1222)

LOT 87: 7,800 S.F. (1222)

LOT 88: 7,800 S.F. (1222)

LOT 89: 7,800 S.F. (1222)

LOT 90: 7,800 S.F. (1222)

LOT 91: 7,800 S.F. (1222)

LOT 92: 7,800 S.F. (1222)

LOT 93: 7,800 S.F. (1222)

LOT 94: 7,800 S.F. (1222)

LOT 95: 7,800 S.F. (1222)

LOT 96: 7,800 S.F. (1222)

LOT 97: 7,800 S.F. (1222)

LOT 98: 7,800 S.F. (1222)

LOT 99: 7,800 S.F. (1222)

LOT 100: 7,800 S.F. (1222)

LOT 101: 7,800 S.F. (1222)

LOT 102: 7,800 S.F. (1222)

LOT 103: 7,800 S.F. (1222)

LOT 104: 7,800 S.F. (1222)

LOT 105: 7,800 S.F. (1222)

LOT 106: 7,800 S.F. (1222)

LOT 107: 7,800 S.F. (1222)

LOT 108: 7,800 S.F. (1222)

LOT 109: 7,800 S.F. (1222)

ABINGTON DRIVE
60' PUBLIC R/W
41' R-3

LOT 101-109

LOT 101: 7,800 S.F. (1222)

LOT 102: 7,800 S.F. (1222)

LOT 103: 7,800 S.F. (1222)

LOT 104: 7,800 S.F. (1222)

LOT 105: 7,800 S.F. (1222)

LOT 106: 7,800 S.F. (1222)

LOT 107: 7,800 S.F. (1222)

LOT 108: 7,800 S.F. (1222)

LOT 109: 7,800 S.F. (1222)

ABINGTON DRIVE
60' PUBLIC R/W
41' R-3

LOT 101-109

LOT 101: 7,800 S.F. (1222)

LOT 102: 7,800 S.F. (1222)

LOT 103: 7,800 S.F. (1222)

LOT 104: 7,800 S.F. (1222)

LOT 105: 7,800 S.F. (1222)

LOT 106: 7,800 S.F. (1222)

LOT 107: 7,800 S.F. (1222)

LOT 108: 7,800 S.F. (1222)

LOT 109: 7,800 S.F. (1222)

ABINGTON DRIVE
60' PUBLIC R/W
41' R-3

LOT 101-109

LOT 101: 7,800 S.F. (1222)

LOT 102: 7,800 S.F. (1222)

LOT 103: 7,800 S.F. (1222)

LOT 104: 7,800 S.F. (1222)

LOT 105: 7,800 S.F. (1222)

LOT 106: 7,800 S.F. (1222)

LOT 107: 7,800 S.F. (1222)

LOT 108: 7,800 S.F. (1222)

LOT 109: 7,800 S.F. (1222)

ABINGTON DRIVE
60' PUBLIC R/W
41' R-3

LOT 101-109

LOT 101: 7,800 S.F. (1222)

LOT 102: 7,800 S.F. (1222)

LOT 103: 7,800 S.F. (1222)

LOT 104: 7,800 S.F. (1222)

LOT 105: 7,800 S.F. (1222)

LOT 106: 7,800 S.F. (1222)

LOT 107: 7,800 S.F. (1222)

LOT 108: 7,800 S.F. (1222)

LOT 109: 7,800 S.F. (1222)

ABINGTON DRIVE
60' PUBLIC R/W
41' R-3

LOT 101-109

LOT 101: 7,800 S.F. (1222)

LOT 102: 7,800 S.F. (1222)

LOT 103: 7,800 S.F. (1222)

LOT 104: 7,800 S.F. (1222)

LOT 105: 7,800 S.F. (1222)

LOT 106: 7,800 S.F. (1222)

LOT 107: 7,800 S.F. (1222)

LOT 108: 7,800 S.F. (1222)

LOT 109: 7,800 S.F. (1222)

ABINGTON DRIVE
60' PUBLIC R/W
41' R-3

LOT 101-109

LOT 101: 7,800 S.F. (1222)

LOT 102: 7,800 S.F. (1222)

LOT 103: 7,800 S.F. (1222)

LOT 104: 7,800 S.F. (1222)

LOT 105: 7,800 S.F. (1222)

LOT 106: 7,800 S.F. (1222)

LOT 107: 7,800 S.F. (1222)

LOT 108: 7,800 S.F. (1222)

LOT 109: 7,800 S.F. (1222)

ABINGTON DRIVE
60' PUBLIC R/W
41' R-3

LOT 101-109

LOT 101: 7,800 S.F. (1222)

LOT 102: 7,800 S.F. (1222)

LOT 103: 7,800 S.F. (1222)

LOT 104: 7,800 S.F. (1222)

LOT 105: 7,800 S.F. (1222)

LOT 106: 7,800 S.F. (1222)

LOT 107: 7,800 S.F. (1222)

LOT 108: 7,800 S.F. (1222)

LOT 109: 7,800 S.F. (1222)

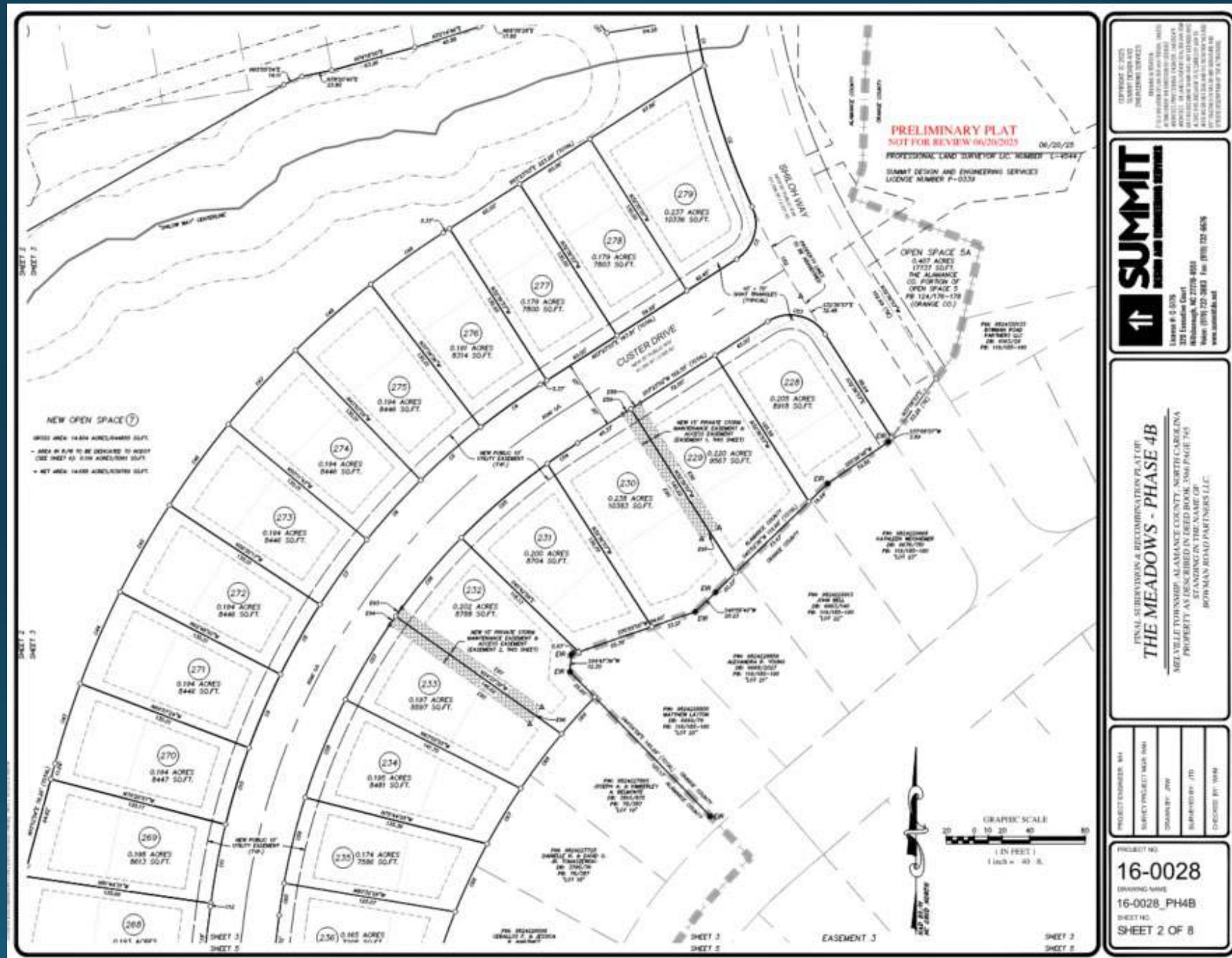
ABINGTON DRIVE
60' PUBLIC R/W
41' R-3

LOT 101-109

<



Final Plat-
Meadows, Ph. 4B



FINAL MAJOR SUBDIVISION PHASE OF OAKWOOD PLANT 1B

CITY OF MERBANE, ORANGE CO., NORTH CAROLINA
PROPERTY AS DESCRIBED IN DB 6744/1296 SHOWN HEREON
STANDING IN THE NAME OF
MERITAGE HOMES OF THE CAROLINAS

SUMMIT
Summit Engineering, Inc.
2100 Lenoir Street
Durham, NC 27704-5001
Phone: (919) 286-1000 Fax: (919) 286-1001
www.summiteng.com

LOT	ACRES	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

19-0139
19-0139_P1B1
SHEET 3 OF 6



[illegible]

Annexation Petition-

Gary Michael Edwards-
6600 Lebanon Road

- Voluntary Non-Contiguous
- +/- 17.085 acres at 6600 Lebanon Road in Orange County.
- Accept the Petition and the Clerk's Certificate of Sufficiency
- Set a Date for the Public Hearing for August 4, 2025





Ashley Ownbey, Development Director

Public Hearing- Rezoning Request: R-20 and B-2 to R-8 (CD) and B-2 (CD)

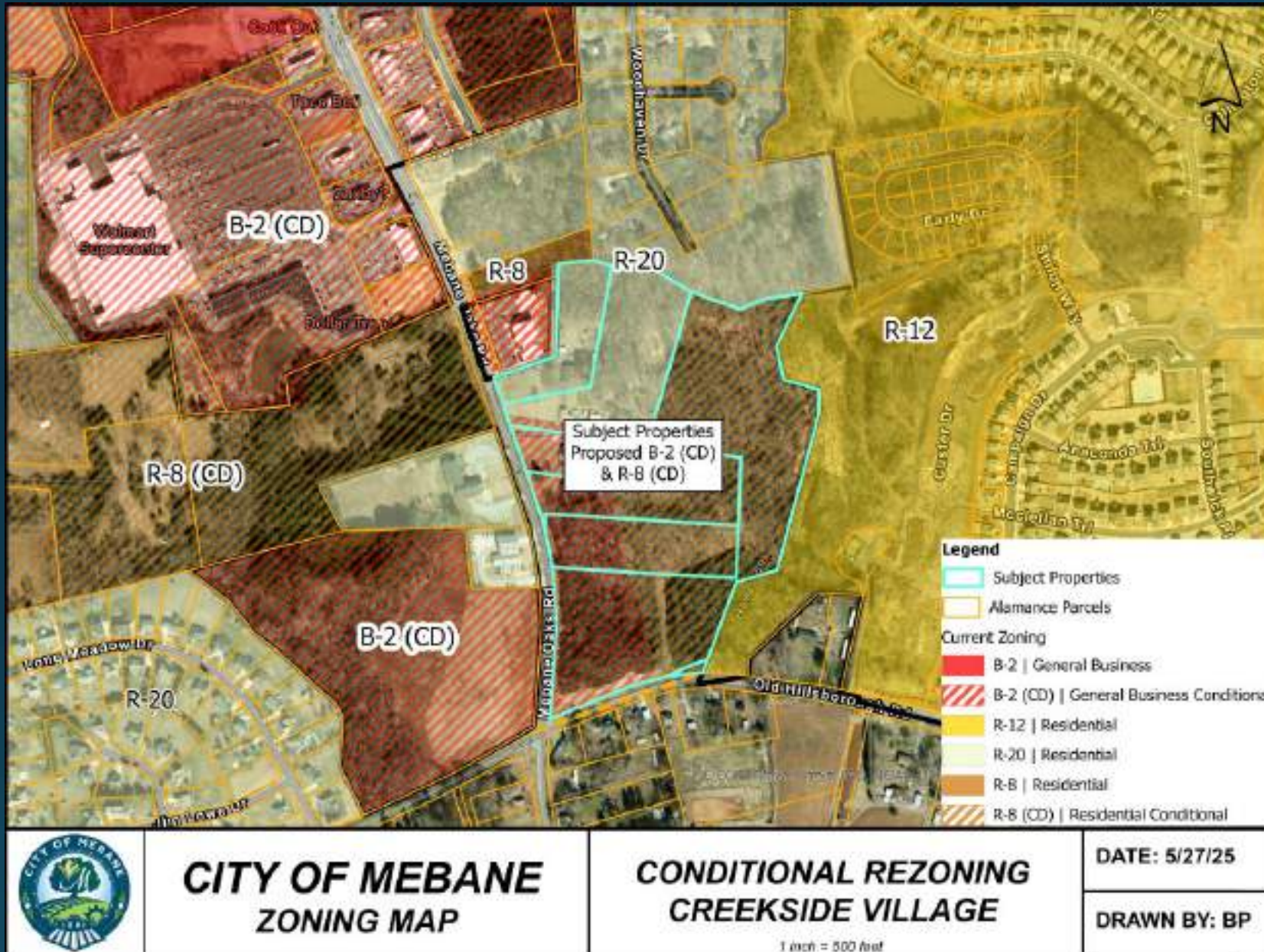
by Deep River Partners

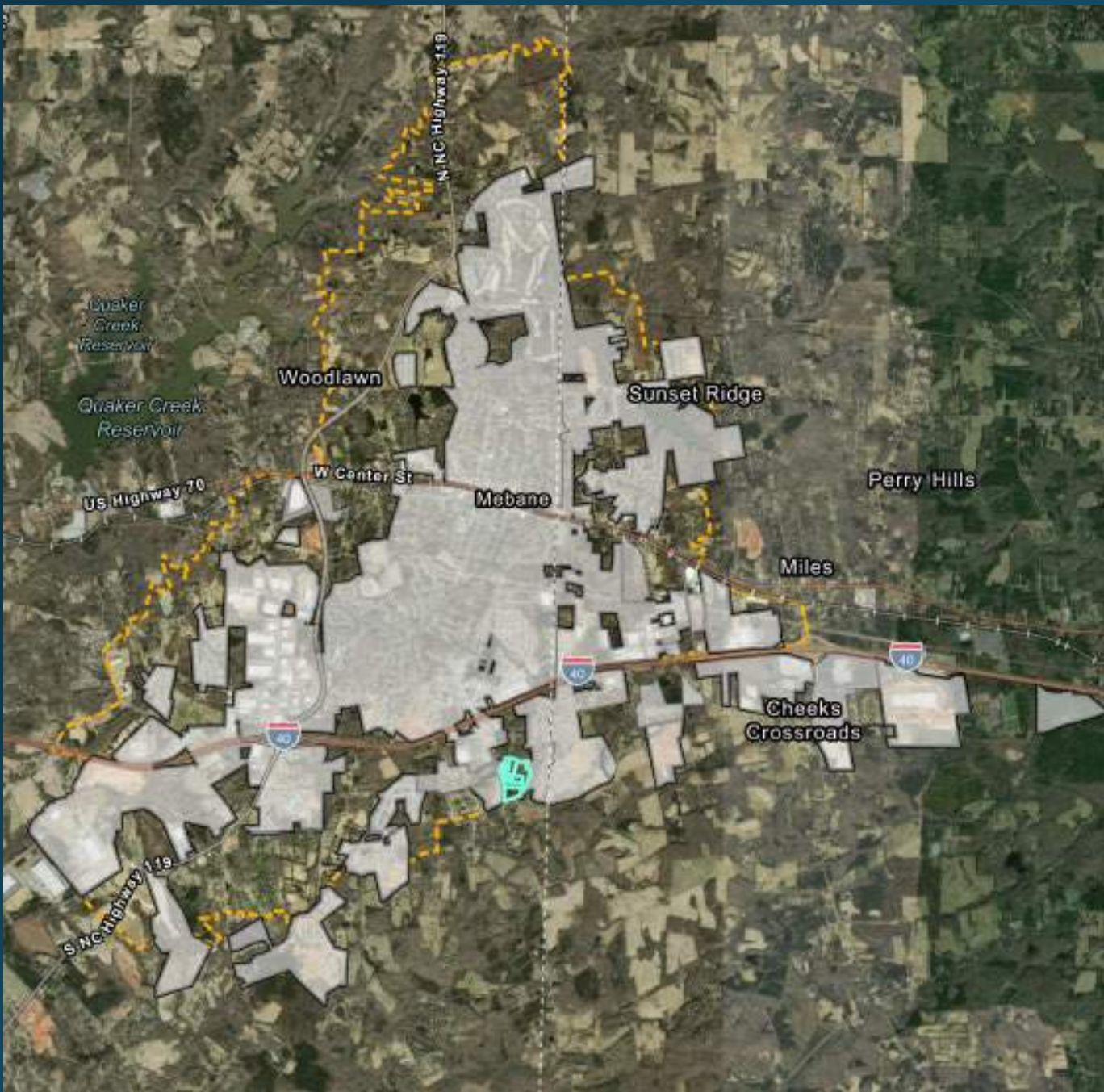


Creekside Village

Conditional Rezoning Request

- Request by Deep River Partners
- +/- 37.68 Acres
- Existing zoning: R-20, B-2(CD) and R-8(CD)
- Requested zoning: R-8 (CD) and B-2 (CD)





Creekside Village

Conditional Rezoning Request

- Mebane ETJ, Alamance County
- Annexation is required before connection to City utilities



Creekside Village

Conditional Rezoning

- Single-Family Residential, Forested, Vacant
- Four properties approved in October 2023 for commercial and townhome development
- Surrounding uses include:
 - Mebane Fire Station 3
 - Evolve Development
 - Churches
 - Commercial
 - Single-Family Residential





Creekside Village

Conditional Rezoning Request

Mebane By Design, Secondary Growth Area, Jones Drive and South Mebane Oaks Residential Growth Area, Conservation Area





Creekside Village

Conditional Rezoning Request

Mebane Oaks Road Small Area Plan, 2007



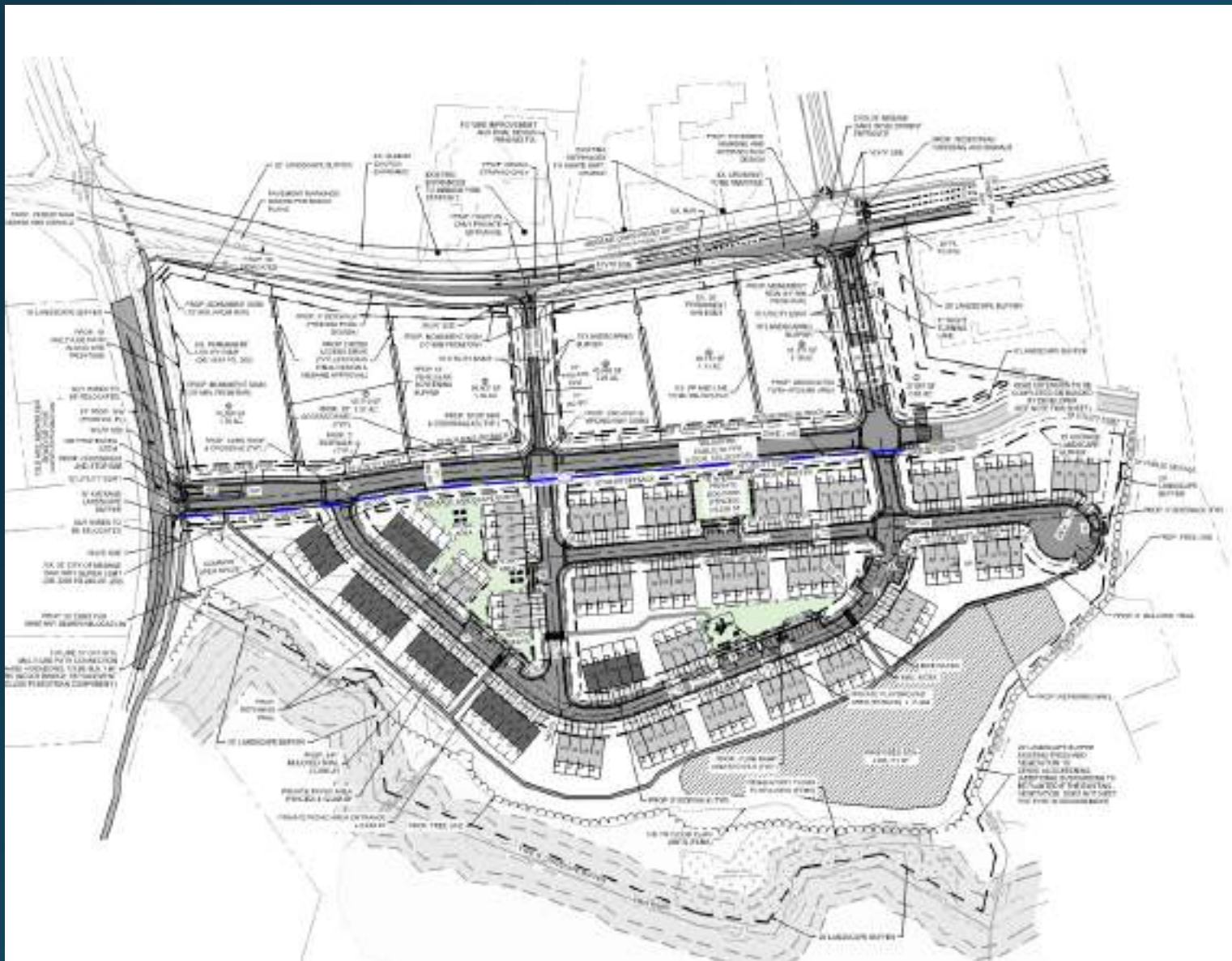


Creekside Village

Conditional Zoning Request

- R-8 (CD) and B-2 (CD) zoning
- Seven commercial parcels and 128 townhomes
- Multi-Modal Improvements:
 - 5' wide sidewalk along Mebane Oaks Road
 - 10' multi-use path along Old Hillsborough Road.
- Public and private streets
- Private amenities for townhome development:
 - Picnic area
 - Playground
 - Fenced dog park
 - Mulched walking trail





Creekside Village

Conditional Zoning Request

- Dimensional Standards:
 - Minimum 30' building separation between townhome buildings, with no side yards.
 - Front setback of 25' measured from the back of the curb.
 - 20' side street setback for townhomes adjacent to Wilson Road
- Alternative landscaping plan
- +/- 2.19 acres of private recreation
 - Request to consider townhome backyards to reach required 2.94 acres
- Payment in lieu of public recreation area to be used for off-site pedestrian improvements.
- Commercial lots developed with:
 - Driveway access from Wilson Road
 - Cross-access between lots
 - Restriction of uses



Creekside Village

Conditional Zoning Request

Mebane Oaks /Future Evolve Intersection:

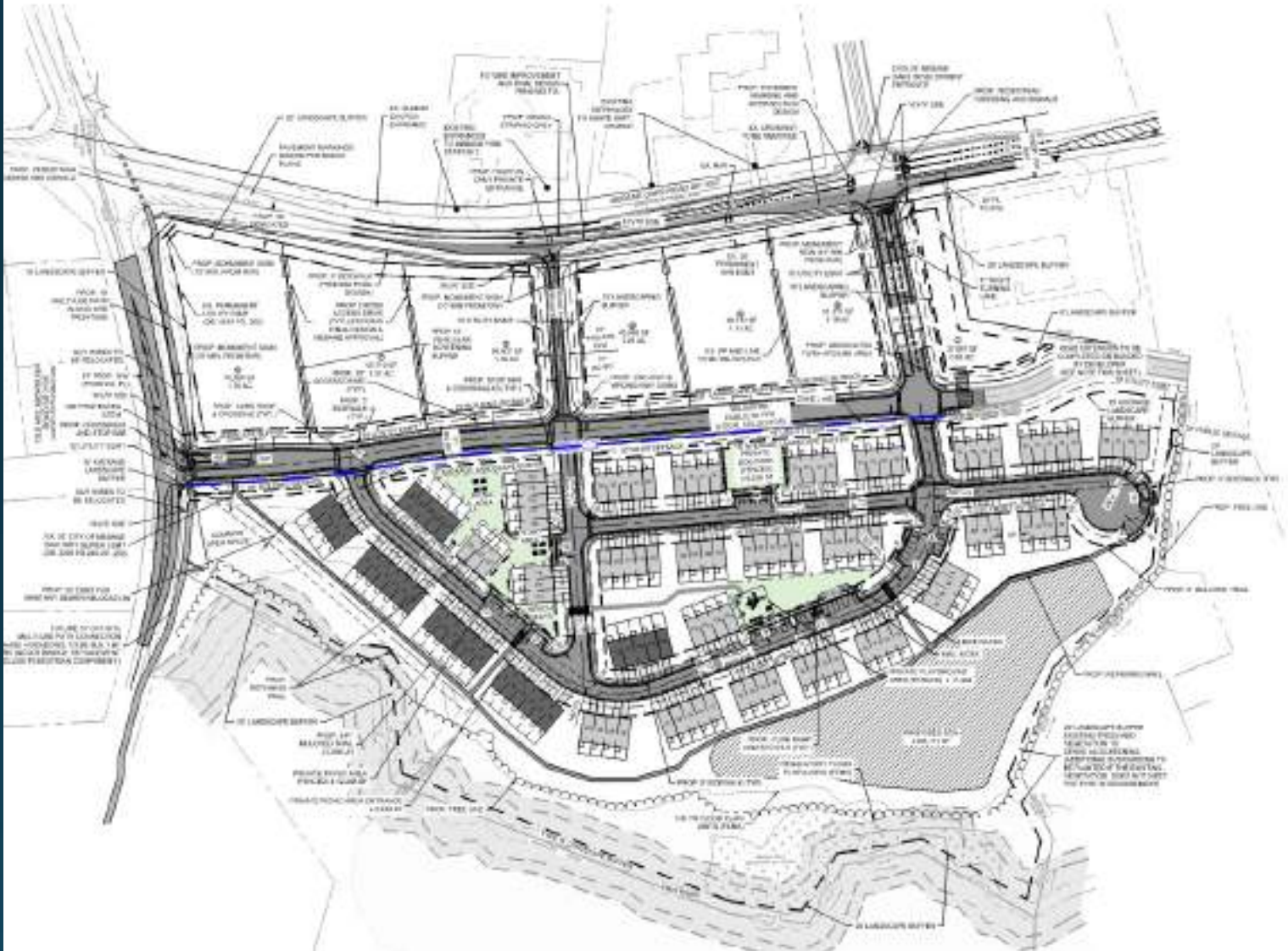
- Full movement fourth leg to the previously approved signalized access to the Evolve development
- Southbound exclusive left turn lane
- Northbound exclusive right turn lane
- Construct a connected and coordinated traffic signal with emergency vehicle preemption and pedestrian phasing.

Mebane Oaks Road (Site Access #2)

- The NCDOT presented two alternatives.
- The applicant shows a right in-only access at the proposed location.
- Northbound exclusive right turn lane

Old Hillsborough Road (Site Access #3)

- Eastbound exclusive left-turn lane on Old Hillsborough Road





Applicant Presentation



Creekside Village

Conditional Rezoning Request

City of Mebane City Council
July 21, 2025



**DEEP RIVER
PARTNERS**

Tuggle Duggins P.A.

400 Bellemeade Street, Suite 800
Greensboro, NC 27401



Summary of Request:

- Conditional Rezoning of +/- 37.68 acres located along Mebane Oaks Road and Old Hillsborough Road
- Current Zoning: R-8 (CD), B-2 (CD), and R-20
- Proposed Zoning: R-8 (CD) and B-2 (CD)
- Proposed Use: Residential Townhomes and Commercial Uses



Changes to Previously Approved Plan

- 10.52 acres added to the development; increasing the total acreage from 27.16 acres to 37.68 acres
- An addition of 38 townhome units and 2 commercial parcels
- Transportation Improvements:
 - Previously approved full motion access on Mebane Oaks (across from fire station) is now a restricted right-in-only.
 - Addition of a full motion access, controlled by a traffic signal at the Evolve site entrance.
- Further advances Mebane Oaks Road Small Area Plan.
- Extends pedestrian network and increase safety.

Approved Plan

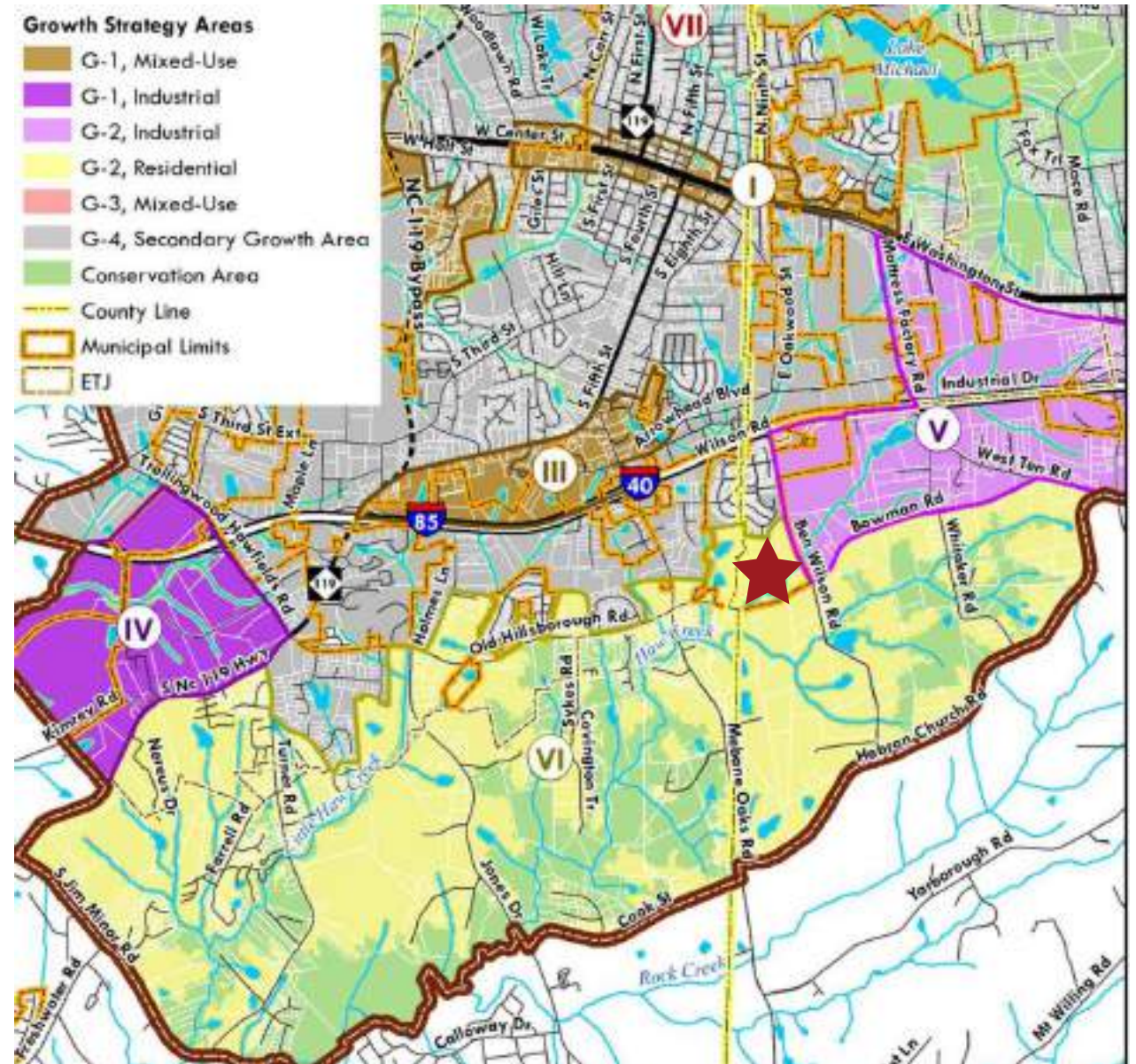


Current Request



Mebane By Design

- Encourage a mixture of residential and light commercial uses.
- Promote village community concept
- Support compact & walkable environments.
- Improve safety and pedestrian access across Mebane-Oaks and Road.

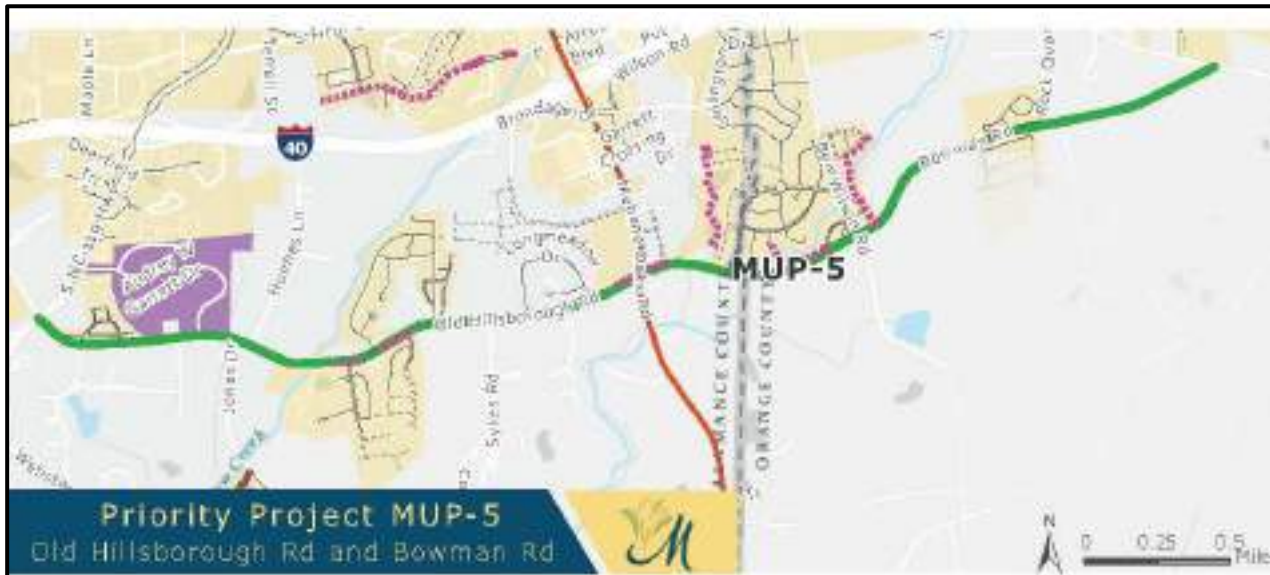


Located within the G-2 Jones Drive & South Mebane Oaks Growth Area and G-4 Secondary Residential Growth Area

2024 Bicycle & Pedestrian Transportation Plan

8

PROJECT NAME: Old Hillsborough Road and Bowman Road Connections
PROJECT #: MUP-5



DESCRIPTION: This project consists of two segments: one on Old Hillsborough Road and one on Bowman Road. It includes a multi-use path, to be constructed both on and off road, which will bridge the gaps between existing neighborhoods and new developments. Providing connections to local schools and to shopping centers on Mebane Oaks Road were identified as top priorities during the public engagement process.

PURPOSE AND NEED: Construct multi-use path to improve network connectivity and safe connections to schools. Modernize on-road segments to improve mobility as applicable.



Development & Design Considerations

- Thoughtful Placement of Proposed Commercial Development
- Encourages Walkability & Access to Neighborhood-Scale Retail & Commercial Businesses
- Furthers Extends the Wilson Road Connection to Old Hillsborough Road Consistent with the Mebane Oaks Road Small Area Plan
- Increase Pedestrian & Traffic Safety
- Multi-Use Trail Connection
- Accommodate Housing for the Workforce & Young Families
- Private Recreation Amenities Including a Playground, Dog Park, and Picnic Area
- Assistance with Flood Prevention, Stream Preservation & Wildlife Management

Illustrative Townhomes



Representative Commercial Development



Community Meeting

Virtual community meeting held on May 27, 2025. One neighbor attended.

Discussed changes made to proposed development, traffic improvement, safety, and proposed buffers.

Applicant is committed to continuing communication.

THANK YOU

QUESTIONS?



Ashley Ownbey, Development Director

Public Hearing-Rezoning Request: R-20 to R-12 by
RMA Build, LLC





CITY OF MEBANE
ZONING MAP

GENERAL REZONING
Miracle Drive

1 inch = 200 feet

DATE: 06/04/2025

DRAWN BY: AO

Miracle Drive

General Zoning Request

- Request by RMA Build, LLC
- +/- 1.1 acres
- Existing zoning: R-20
- Requested zoning: R-12





Miracle Drive

General Zoning Request

- Mebane Extraterritorial Jurisdiction
- Alamance County
- Utilities:
 - Orange-Alamance Water
 - City Sewer, with annexation agreement





- 
- CITY OF MERIDEN
1881



Miracle Drive

General Zoning Request

Mebane By Design, G-2 Residential Growth Area





Applicant Presentation





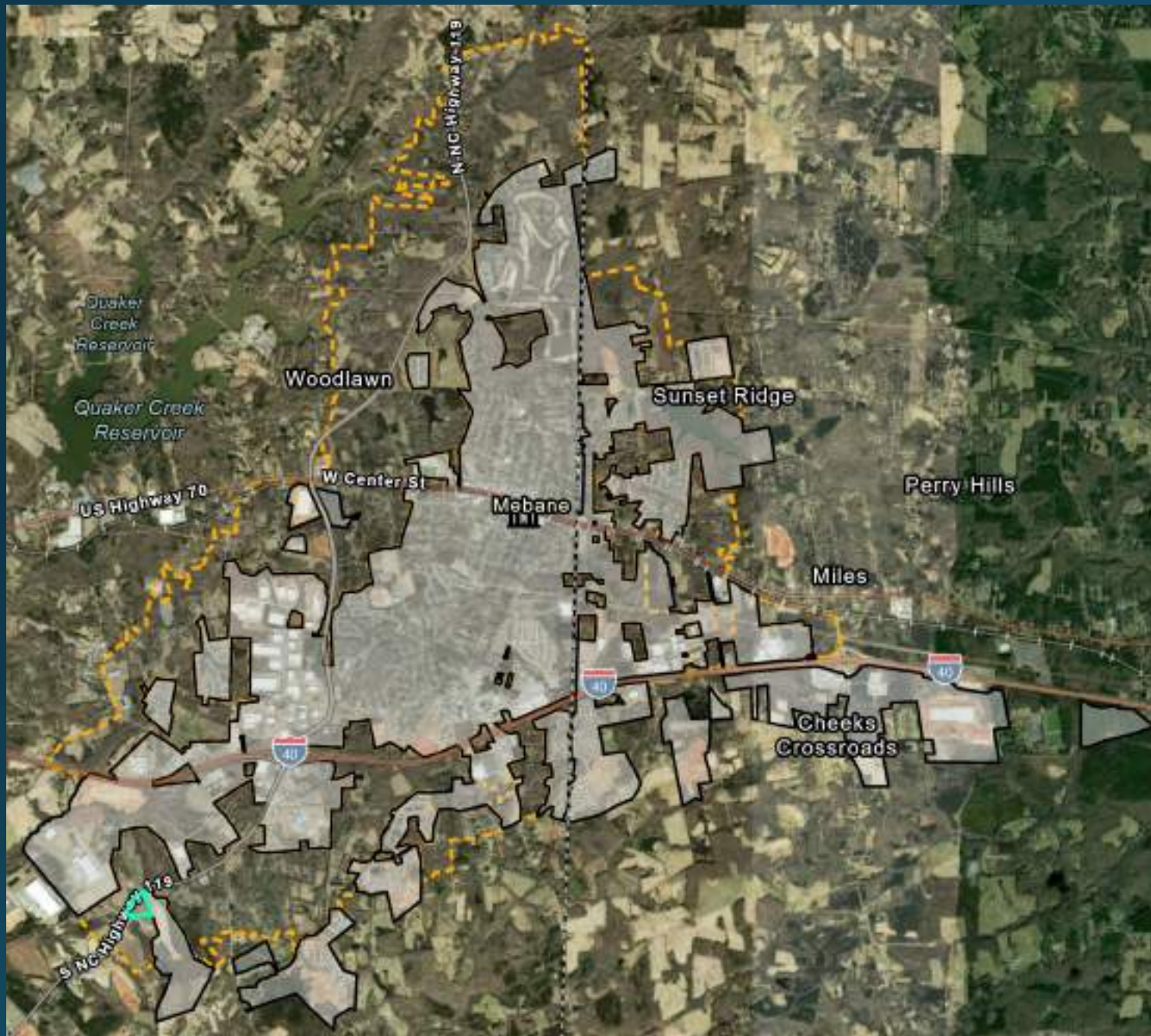
Ashley Ownbey, Development Director

Public Hearing- Rezoning Request: R-20 to R-8(CD)
by Brown Investment Properties, Inc.



- Request by Brown Investment Properties, Inc.
- +/- 14.74 acres
- Existing zoning: R-20
- Requested zoning: R-8 (CD)





Stadler Place Residential Conditional Zoning Request

- Mebane Extraterritorial Jurisdiction
- Alamance County
- City utilities are available.



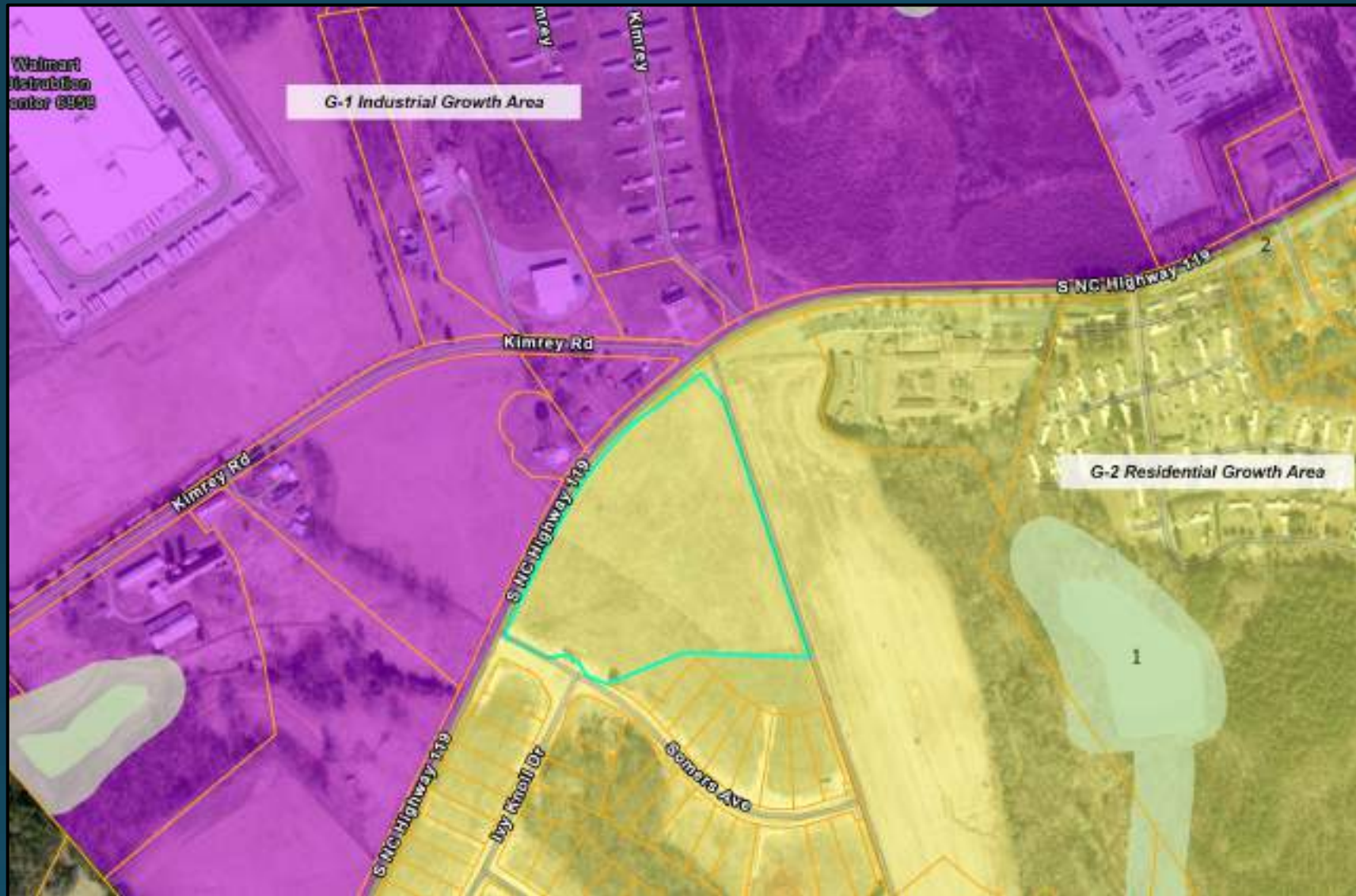


Stadler Place Residential

Conditional Zoning Request

- Vacant
- Surrounding uses include:
 - Single-Family Residential
 - Townhomes
 - Farm
 - Water Tower
 - Manufactured Home Parks





Stadler Place Residential

Conditional Zoning Request

Mebane By Design, G-2 Residential Growth Area



- 140 apartment units
- Private Recreation: +/- 0.74 acre
 - Clubhouse
 - Pool
 - Dog Park
 - Internal Walking Paths
- Private Open Space: +/- 3.41 acres
 - Includes a wet pond that the applicant proposes to enhance for it to serve as amenity feature
- Public Recreation:
 - NC 119 Multi-Use Path
 - Payment in Lieu
- TIA completed. No off-site transportation improvements required.
- Two driveways
 - Summerwalk Drive
 - Persimmon Place





Applicant Presentation



Stadler Place

Conditional Rezoning Request

City of Mebane City Council
July 21, 2025

Nathan Duggins
Tuggle Duggins P.A.

400 Bellemeade Street, Suite 800
Greensboro, NC 27401





About Brown Investment Properties

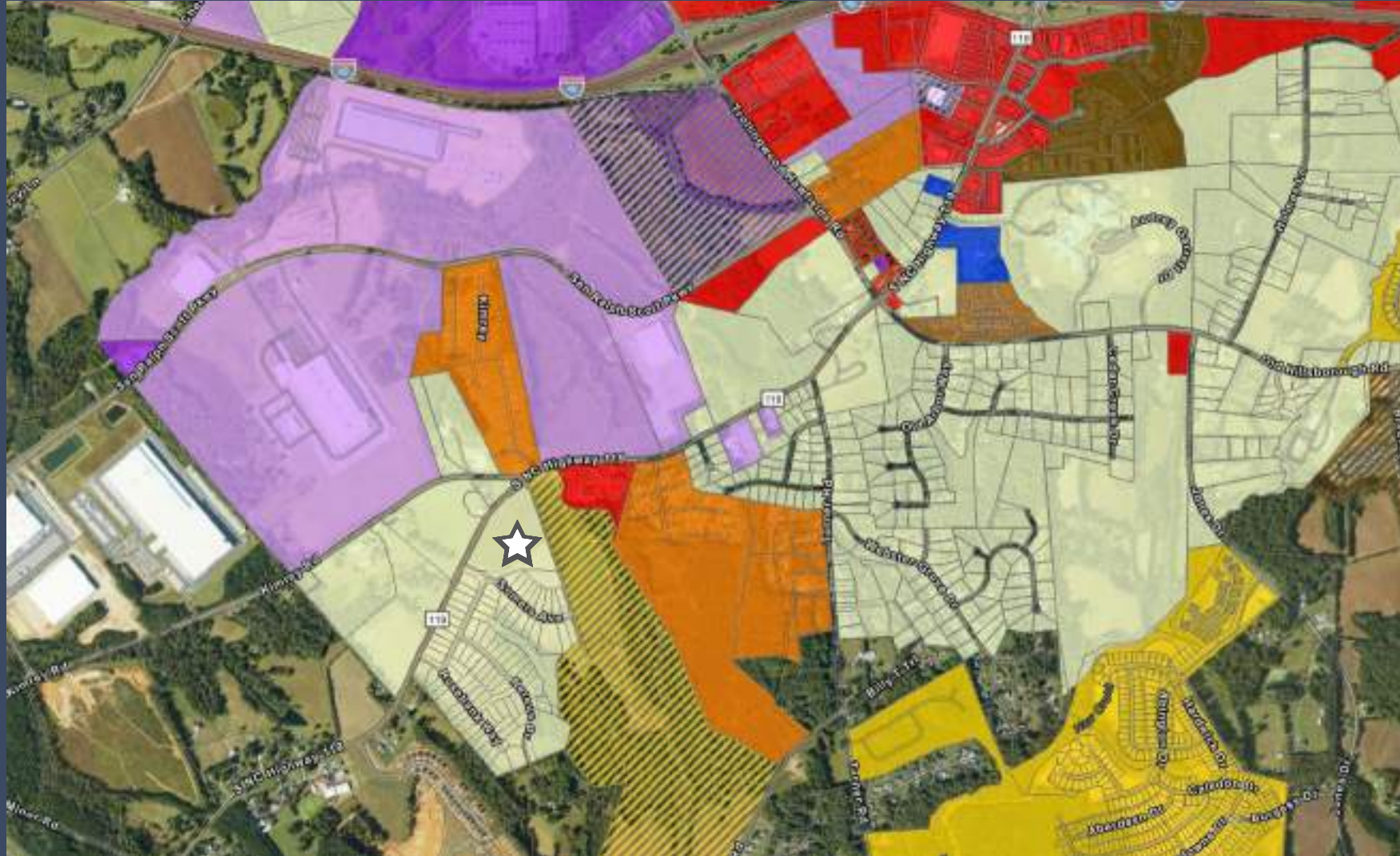
Family owned commercial real estate
firm based in the Triad.

Founded in 1960

Oversees all project aspects from start to
finish, including design, construction,
and management of the finished project.



Existing Land Use



- B-1 | Central Business
- B-1 (CD) | Central Business Conditional
- B-2 | General Business
- B-2 & LM | Gen. Business & Light Manufacturing
- B-2 (CD) | General Business Conditional
- B-3 | Neighborhood Business
- HM | Heavy Manufacturing
- HM (CD) | Heavy Manufacturing Conditional
- LM | Light Manufacturing
- LM (CD) | Light Manufacturing Conditional
- Mobile Home Park
- O&I | Office & Institutional
- O&I (CD) | Office & Institutional Conditional
- R-10 | Residential
- R-10 (CD) | Residential Conditional
- R-12 | Residential
- R-12 (CD) | Residential Conditional
- R-15 | Residential
- R-20 | Residential
- R-6 | Residential
- R-6 (CD) | Residential Conditional
- R-8 | Residential
- R-8 (CD) | Residential Conditional

Site Plan



BWA Engineers
Planners
Surveyors
Borum, Wade and Associates, P.A.
621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
PO Box 21887 Greensboro, NC 27405-1887
Phone: (336) 775-0071 Fax: (336) 775-0719
Web: www.borum-wade.com
N.C. License # C-00888

SEALS:



PROJECT:

PRIVATE REC AREA SUMMARY:

REC. AREA REQD: 140 UNITS x 750 S.F./UNIT = 105,000 S.F.

REC. AREA PRVD:	
CLUBHOUSE/POOL AND REC AREA (PVT)	26,500 S.F.
DOG PARK AND FIELD (PVT)	9,500 S.F.
5' INTERIOR HARD-SURFACE WALK PATHS (PVT)	17,000 S.F.

REC. AREA PRVD (PVT): 53,000 S.F.

PUBLIC REC AREA SUMMARY:

REC. AREA PRVD (PUBLIC): 10' WIDE MULTI-USE PATH = 11,375 S.F.

FEE IN LIEU: \$224,085/606,335.2 S.F. = 0.37/S.F. x 175,000 S.F. = \$64,750

PRIVATE COMMON OPEN SPACE:

OPEN SPACE REQD: 140 UNITS x 1,000 S.F./UNIT = 140,000 S.F.

OPEN SPACE PRVD:	
OPEN REC SPACE AROUND POND W/ SITTING AREA (PVT)	51,500 S.F.
OUTDOOR SITTING AREAS	3,500 S.F.
PLANTING AREAS ALONG WALK PATH	25,400 S.F.
MULTI-PURPOSE FIELD (PVT)	18,000 S.F.
MULTI-PURPOSE FIELD (PVT)	9,500 S.F.
1/2 OF BUFFER YARDS	78,875 S.F. BUFFER YARDS x 1/2 = 39,438 S.F.

OPEN SPACE PRVD: 148,438 S.F.

PRIVATE OPEN SPACE & REC SPACE MAINTENANCE:

ALL PRIVATE OPEN SPACE AND AMENITIES TO BE PRIVATELY MAINTAINED

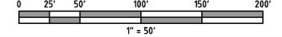
LEGEND (REC. AND OPEN SPACE)

---	5' PRIVATE WALK PATH ROUTE
---	PRIVATE OPEN SPACE ALLOCATION
---	PRIVATE RECREATION SPACE ALLOCATION

ADDENDUM NOTE:
CONNECTION TO HANFELDS TO BE COORDINATED WITH ADJACENT OWNER (GRADING, EASEMENTS, UTILITY CONNECTIONS WILL BE DESIGNED AND FINAL APPROVAL WITH CITY OF MEANE TRC STAFF REVIEW DURING CONSTRUCTION PLAN REVIEW)

ADDENDUM NOTE:
DOG PARK SHIFTS TO AREA WITHIN THE SITE NEAR BUILDING #14

GRAPHIC SCALE





Community Meeting

Three virtual community meetings were held. Ten neighbors attended the April meeting. Eight neighbors attended the June and July meeting.

Concerns discussed included traffic, noise and lighting, dog policies, and proposed buffers.

Based on the feedback received, the Applicant has made the following changes:

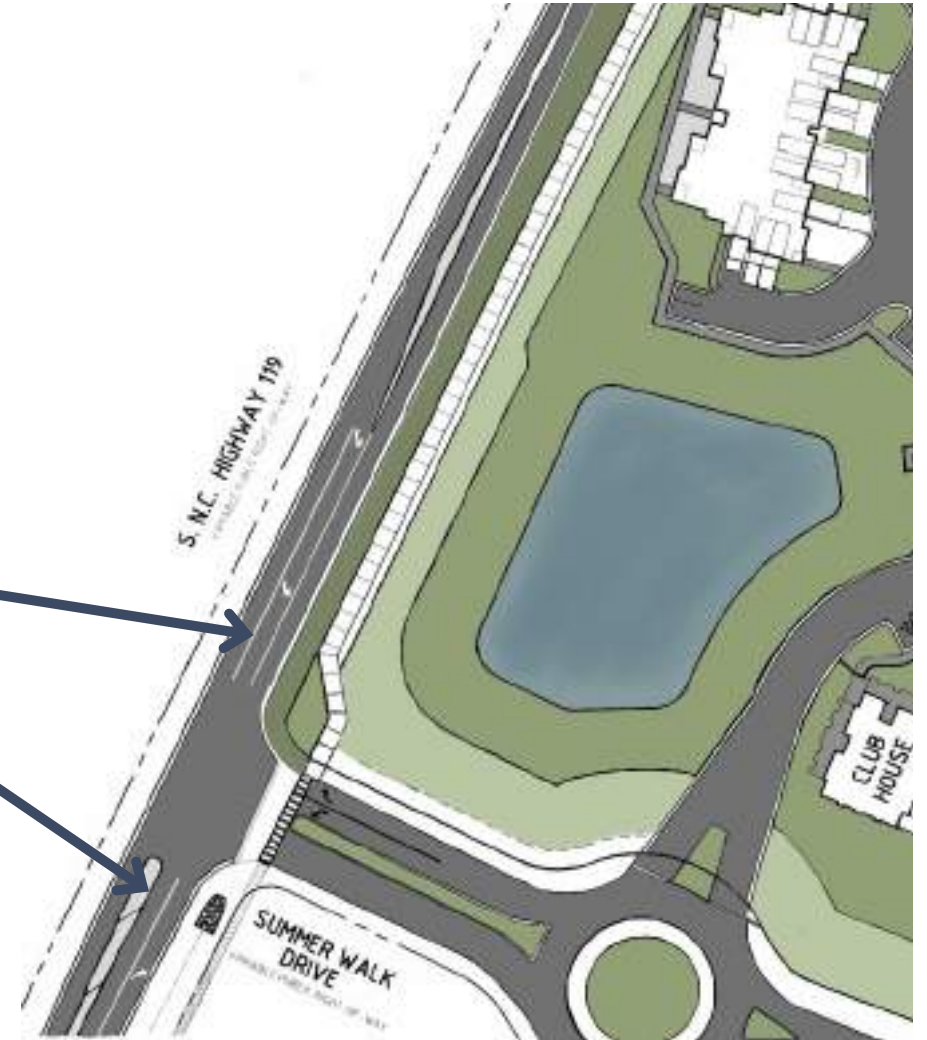
- Added second access to connect to Persimmon Place.
- Relocated the Dog Park
- Added an 8' opaque fence in addition to the 40' buffer along Southeast Boundary Line.

New Second Access on Persimmon Place



Transportation Improvements at Summer Walk Drive

Left and Right Turn Lanes to be Installed by
Summer Haven Development
100' Storage



Approved Development Traffic



Through



Right Turn



Left Turn



MVT. Entering
Intersection
Turning



Proposed Development Traffic



Through



Right Turn



Left Turn



MVT. Entering
Intersection
Turning

THANK YOU

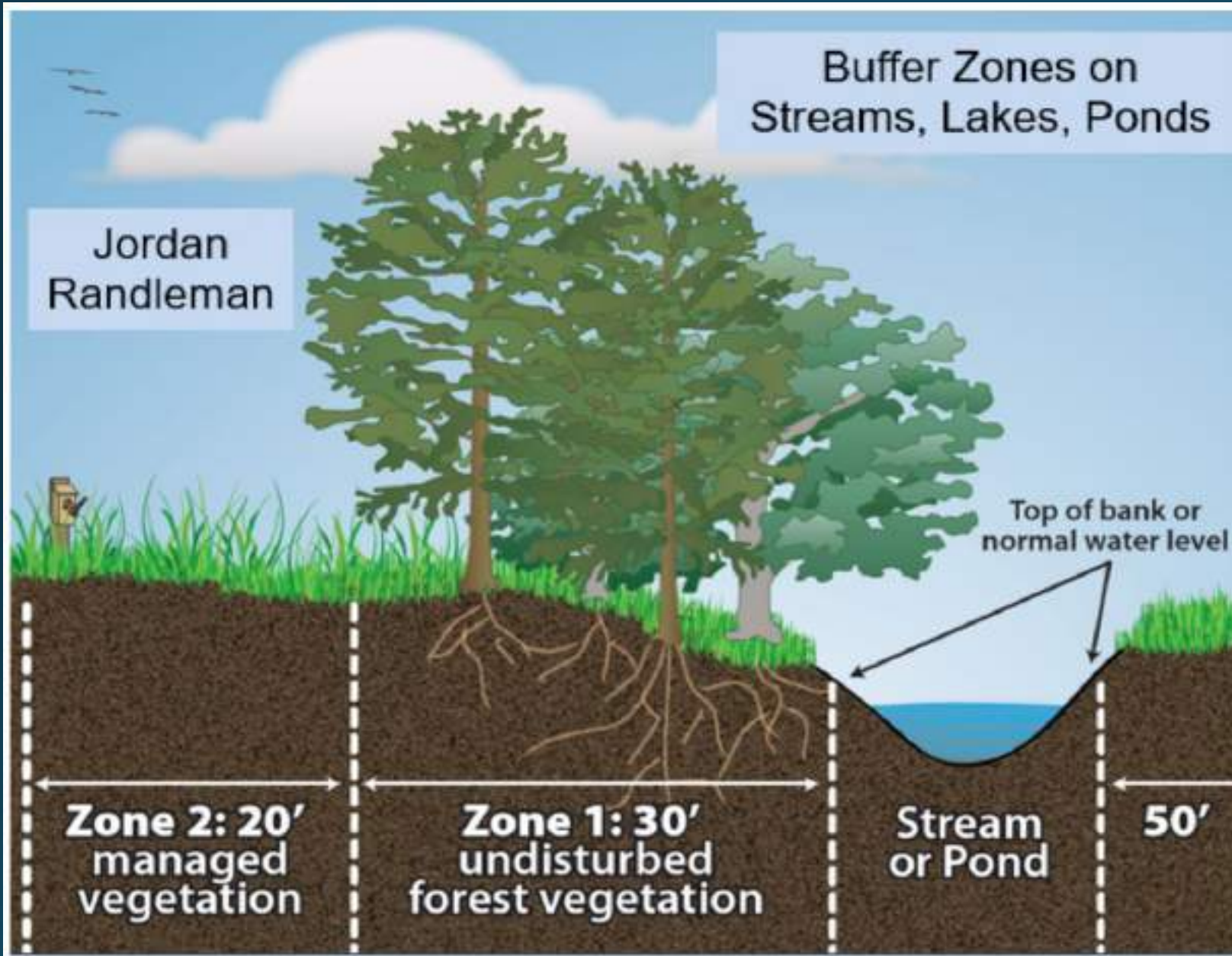
QUESTIONS?



Ashley Ownbey, Development Director

Public Hearing- Minor Variance: Zone Two Riparian Buffer
Impacts by David & Jennifer Ferraro





401 Hoover Road

Minor Variance Request

Riparian Buffer Ordinance

- Adopted November 2010
- Amended as required by the State

Jordan Lake: 50' Buffer on All Sides

- Zones One and Two
- Table of Uses establishes exempt, allowable, and allowable with mitigation uses



401 Hoover Road

Minor Variance Request

- Mapped stream present on property
- Home built in 1962
- Property owners purchased property in November 2009



401 Hoover Road

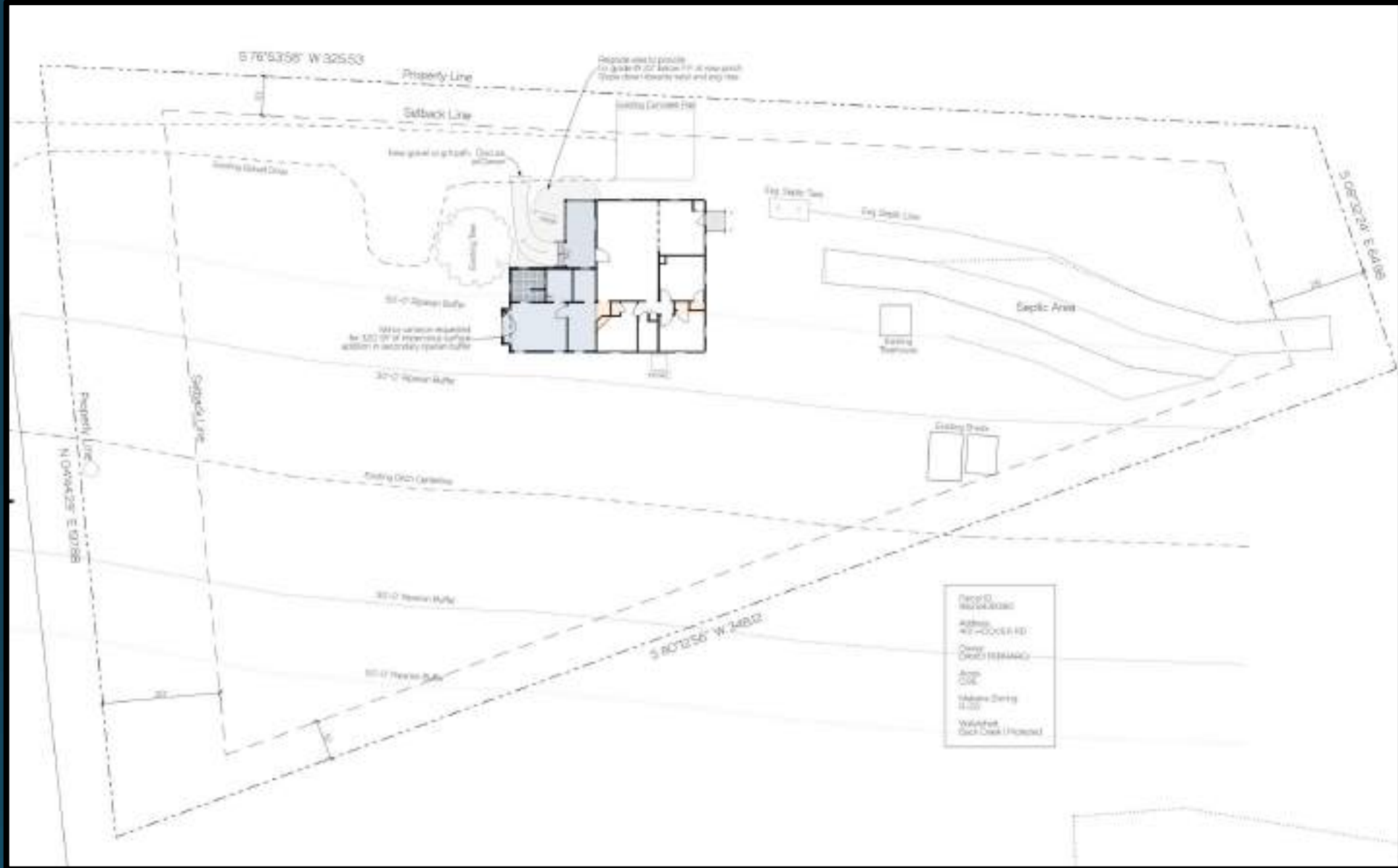
Minor Variance Request

The current home is considered an existing use.

“Only the portion of the riparian buffer occupied by the footprint of the existing use is exempt from this Ordinance.”

- Page 5-54, Mebane UDO

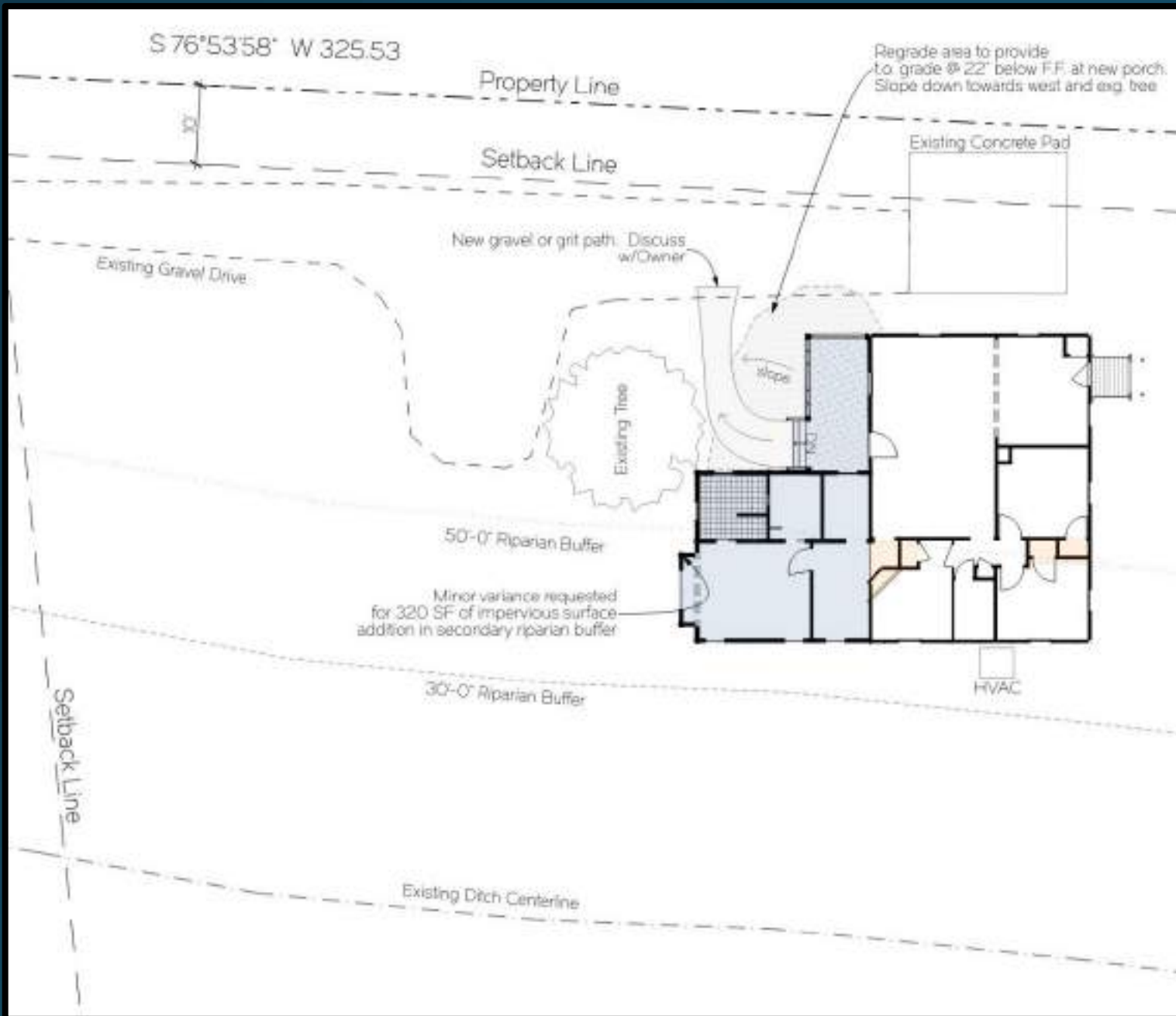




401 Hoover Road
Minor Variance Request

Proposed addition to existing home





401 Hoover Road

Minor Variance Request

New impervious surface is prohibited within the stream buffer.

"...no impervious surface is added within 50 feet of the surface water where it did not previously exist as of the effective date of this Ordinance..."

Page 5-54-5-55, Mebane UDO

Minor variances are activities that will only impact Zone Two. The City of Mebane may consider minor variances.





Applicant Presentation



The background is a dark blue-grey color. It is decorated with various geometric elements: orange circles of different sizes, some with white dotted patterns; white circles; orange hexagons; white hexagons; orange triangles; and white triangles. There are also orange and white dotted lines and patterns scattered throughout. The text is centered in a white, sans-serif font.

401 Hoover RD Addition variance request

July 21, 2025



Introductions

David Ferraro: Professional Land
Surveyor



Jennifer Bacon Ferraro: American
Sign Language Teacher

Home purchase November 2009



Single family home
Sqft. 1,092 1 bath
Family of 4 and 1 pet

Our home 2025

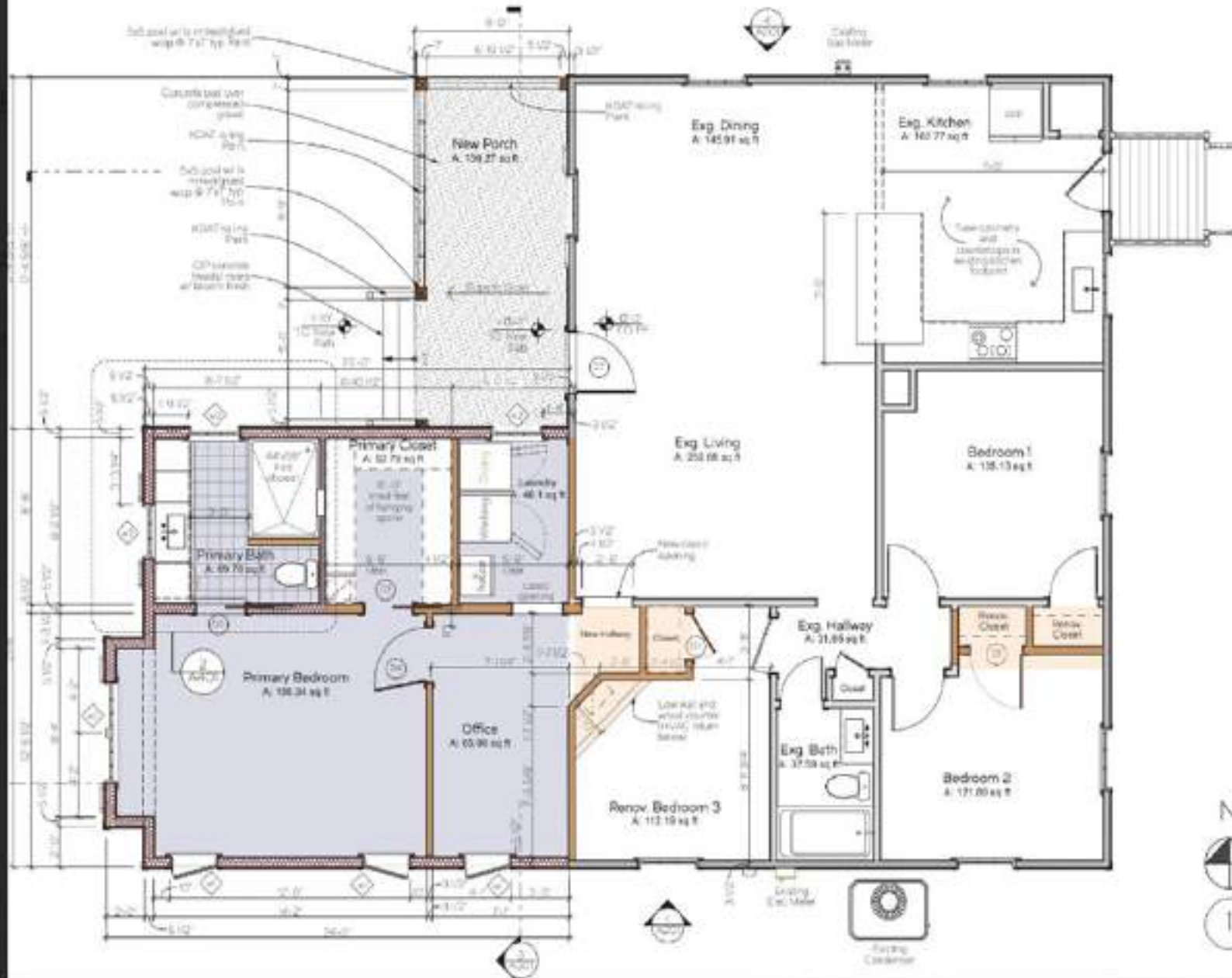


Average size of a single family home
“According to the U.S. Census Bureau, the median size of a completed single-family home in 2023 was 2,233 sqft”

16 Years later...

Addition layout

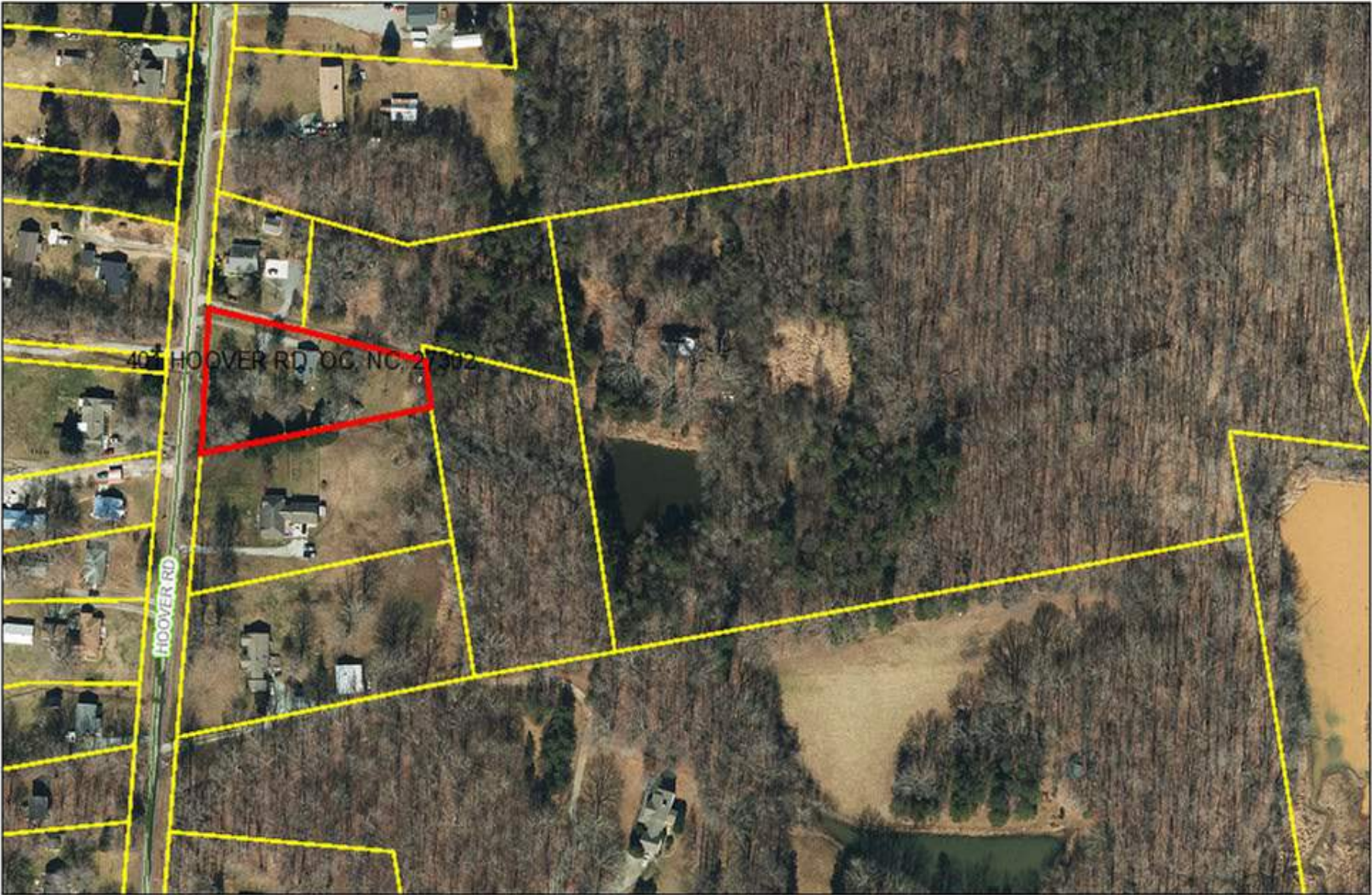
After working with an architect and considering the restricted spaces on our property these are the addition plans that are feasible for our property and budget.



Reasons for a variance in zone 2 buffer

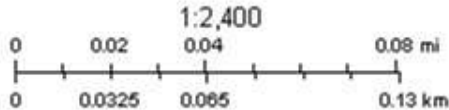
1. The proximity of our home to the northern property line and the gas meter/gas line are located there restricts any outward expansion.
2. Building east is also not an option as the septic system utilizes this space.
3. Building south would require building in zone one of the assumed stream buffer.
4. Building northwest would require tree removal as well as a complete and fundamental reconfiguration of the existing house.

Orange County



407 HOOVER RD, OC, NC, 27502

July 1, 2025



How much of the property is not in the buffer of the assumed stream?

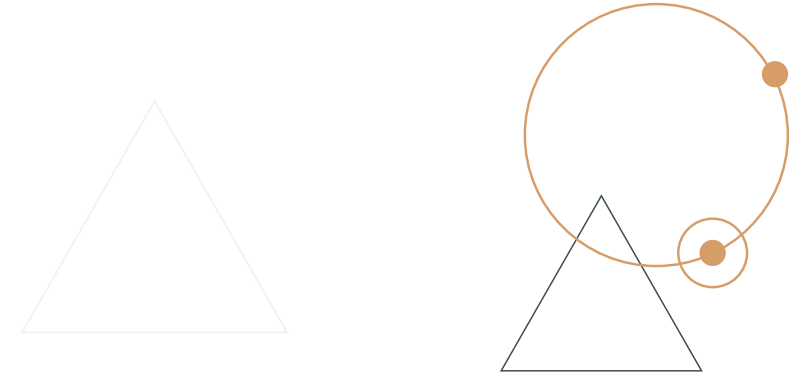


How much of the property is in a restricted area?



SCALE: 1" = 40'

LOT AREA:	43,172 S.F.
ZONE 1 AREA:	15,058 S.F. (35%)
ZONE 2 AREA:	9,064 S.F. (21%)
SEPTIC BUFFER	
OUTSIDE STREAM BUFFER:	5,461 S.F.(13%)
BUILDING SETBACK AREA:	6,603 S.F.(15%)
TOTAL RESTRICTED AREA:	36,186 S.F.(84%)



Given the 84% of restricted area on our property we kindly request a variance in the zone 2 buffer to provide space for our family to grow and remain members of the Mebane community. We would use only 5% of the 21% zone two portion of the buffer. While still maintaining the quality of the assumed stream.



What We Are Working On

Maintaining the buffer of the assumed stream

1. We will remove sheds out of zone 1 buffer (184 sqft)
2. Planting (reforestation in the buffer), riparian buffer seed mix has been spread.
3. Create a no mow zone 10ft around the ditch provides 2,000 SF of vegetative filtration.
4. Continue to create solar energy

Environmental Benefits

CO2 Emission Saved

24,692.4 lb

Equivalent Trees Planted

187



Comparative Production



Start of the no mow zone





The background is a solid orange color. In the top-left corner, there is a large white circle with a dotted orange pattern inside. In the top-right corner, there is a white hexagon with a dotted orange pattern inside. Below the hexagon, there is a vertical column of white dots. To the right of the dots, there is a white circle with a smaller white circle inside it. In the bottom-right corner, there are two white triangles, one larger than the other, overlapping each other.

Questions?



Mr. Brown, City Attorney

Voluntary Annexation Agreement-
RMA Build, LLC- Miracle Drive



Voluntary Annexation Agreement- RMA Build, LLC- Miracle Drive





Beatrice Hunter, Director of Human Resources and Risk Management, and
REAC Staff Liaison

REAC Appointments



The Racial Equity Advisory Committee (REAC) has seven openings due to expiring terms. Four appointments are for four-year terms beginning July 2025 and ending June 30, 2029, and three are for two-year terms beginning July 2025 and ending June 30, 2027.

At the May 20, 2025, Racial Equity Advisory Committee meeting, the following members expressed interest in re-appointment of their terms:

Keisha Bluford, Co-Chair

Tomeka Ward-Satterfield, Secretary

Brenda Buchanon

Christopher Dixon

The Council may appoint these REAC members directly. The other three seats would need to be advertised. Advertising of vacant seats would begin in August. At that time, staff will also propose an amendment to state the staggered terms more correctly.





TEMPORARY RELOCATION

Beginning Monday, July 21st

**UTILITY BILLING SERVICES WILL BE
LOCATED AT MEBANE ARTS &
COMMUNITY CENTER (MACC)**

633 Corregidor St

For the safety of our staff and customers during a construction project at City Hall, in person Utility Payments can be made at the front desk inside the MACC.

Hours will continue to be 8:00 – 5:00 (M-F)

We will let you know when we are back in our permanent location at City Hall

Please call us [at 919-563-5901](tel:919-563-5901) with any questions

To reach other offices within City Hall, we will have a direct dial phone to our Customer Service Representative. This phone will be mounted at the entrance to City Hall.



Due to the construction at City Hall, ALL meetings that are regularly scheduled to be held at City Hall during August and September will be held at the Mebane Arts & Community Center, 633 Corregidor St.

- City Council
- Planning Board
- BPAC



Upcoming Mebane Special Events

July

26

&

Aug.

2, 9, 16,
23, 30


DOWNTOWN
Mebane
FARMERS MARKET



REPEATS EVERY
SATURDAY UNTIL
NOVEMBER 15TH!

Oct.

10-11

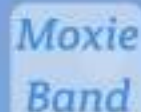
Hook & Line

Thompson Music & Arts Heritage Festival

Times TBD

Aug.

15


Moxie
Band

PARTY, HITS



4th Street 7-9PM

Oct.

25

**DOWNTOWN MEBANE
HALLOWEEN SPOOKTACULAR**

Clay and 4th St.
11AM- 2PM

Sep.

27


ALAMANCE
ADVENTURE
RACE

Alamance County as a whole
8 AM - 8 PM

Nov

22

**SANTA'S ARRIVAL
IN MEBANE**
AT THE MACC
11AM-3PM

&

**Christmas Tree
Lighting**
Veterans Memorial Garden
5-8PM

Oct.

4


DOWNTOWN
MEBANE
AUTUMNFEST

Downtown 10AM-5PM

Dec

5


**It's Snowing
in Mebane**
Downtown Mebane
4-7PM

&

**Mebane
•CHRISTMAS•
Parade**
7PM



Mayor Hooks

Adjournment

