

## March 3, 2025, City Council Meeting Recap

### 1. Call to Order

### 2. Moment of Silence

### 3. Public Comments

- Will Atherton

Mayor Hooks announced Target has confirmed coming to the Koury Development on Trollingwood-Hawfields Road.

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

- a. Final Plat Reapproval- Oakwood, Ph. 1B
- b. FY2024-25 Audit Contract

### 5. Public Hearings

a. Conditional Rezoning- Reliant Partners- North Mebane Village- +/- 58.87 acres- 968 North First Street and +/- 1.23 acres of unaddressed adjacent property from R-8, O&I, and R-8 (CD) to R-8 (CD) for Planned Unit Development- 192 townhomes, 36 single-family homes, and +/- 15,000 sq. ft. of commercial/retail space

Applicant Matt Kirkpatrick with Reliant Partners requests approval to rezone +/- 58.87 acres located at 968 North First Street and +/- 1.23 acres of the adjacent unaddressed property on North First Street from R-8 (Residential District established for moderate to high density two-family and multi-family residences with limited public and commercial uses), O & I (Office and Institutional District established to provide for business and professional office use, service occupations, and light commercial uses, as well as higher density residential uses), and R-8 (CD), to R-8 (CD) otherwise known as Residential Conditional Zoning District to allow for a Planned Unit Development called North Mebane Village. North Mebane Village will consist of 192 townhomes, 36 single-family homes, and +/- 15,000 square feet of commercial/retail space. The townhomes will be composed of 68 26' wide townhomes and 124 20' wide townhomes. The site is located in Alamance County and currently contains one single-family house while the rest is forested. Surrounding subdivisions include Mill Creek Golf Course, Preserve at Mill Creek, North First Street Townes, Potters Mill, and one single-family house. Applicant took over this site from a previous developer who had this site under contract for many years. The site-specific plan includes an internal public street network with 5' wide sidewalks on at least one side, private recreation amenities such as two pocket parks, a multi-purpose field, natural trails, and an amenity area with a playground and pool (built within Phase 1) to be maintained by HOA. HOA will also maintain roughly 23 acres of private open space, including existing vegetation. The developer will add to Mebane's public multi-use path network by connecting to the Potters Mill and Preserve at Mill Creek developments and constructing a multi-use path along the development's frontage on North First Street. A traffic impact analysis (TIA) was required, and the developer must add one ingress and egress lane at the site access, plus left and right turning lanes at the intersection of North First Street and Tembrook Drive. At the proposed Thatcher Street Intersection (North First Street and Arendale Drive), a single-lane roundabout with single-lane approaches and departures must be constructed per NCDOT requirements. For the +/- 15,000 commercial retail space, the retail buildings will be single-story, and Mebane's Planned Unit Development standards only allow for uses/businesses that would be permitted in our central business district (Downtown Mebane).

- The Council voted 5-0 to approve the R-8 (CD) zoning as presented 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-3 Mixed-Use Growth Area and proposes a planned unit development that incorporates commercial and residential uses while preserving green space;
  - Encourages a mix of uses in a walkable environment, consistent with Growth Management Goal 1.1;
  - Provides greenway and open space connectivity between different land uses, consistent with Open Space and Natural Resource Protection Goal 4.2;
  - 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) Awards

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 and has \$43,087.50 in grant funds left available. The City received three new applications for consideration at the March 3 meeting.

a. [117 W. Clay Street- Big Oak Restoration](#)

Property owner Tammy Scarlett of 117 West Clay Street requested \$10,000 to repair brick, mortar, and roof flashing.

b. [126 W. Clay Street- The Gourmet Grove](#)

The property owner, Allyson Atherton, of 126 West Clay Street, requests \$6,751.83 to replace the front door, front and back windows, and awning.

c. [200 N. Third Street- The Go Girl Shoppe](#)

Request by the Go Girl Shoppe tenant, Meghan Wagner, at 200 North Third Street for \$900 to replace the three awnings on the front of the building.

- Mebane Council unanimously agreed to award \$17,651.83 in Downtown Exterior Improvement Grants to the applicants for the project described in the applications.

## **7. Recreation and Park Advocacy Commission (RPAC) Appointment**

The RPAC currently has a vacancy due to Jesse Alston resigning on January 13, 2025. The City needs to appoint an applicant to fill Mr. Alston's 2-year term starting in March 2025 and ending in December 2026. The City received seven applications; however, only the four applicants listed below are eligible for the position: Bryan Briggs, Michael Brown, Conni Fisher, and Heather James.

- Council voted 5-0 to appoint Michael Brown to serve a two-year term with RPAC, beginning in March 2025 and ending in December 2026.

## **8. Adjournment**

### **Announcements:**

Upcoming City Council Budget Work Sessions:

- Thursday, March 13, at 1 p.m. in the Council Chambers
- Thursday, March 20, at 1 p.m. in the Council Chambers

Mebane Greenway Ribbon Cutting and Grand Opening on Thursday, March 6, at 9 a.m.

The Downtown Mebane Farmers Market returns on Saturday, April 5, 2025.

Kelly Hunter  
Public Information Officer

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