



City Council Meeting
March 9, 2026





Mayor Hooks

Call to Order





Pastor John Mark Hamilton, Grace Church

Invocation





Mayor Hooks

Public Comments

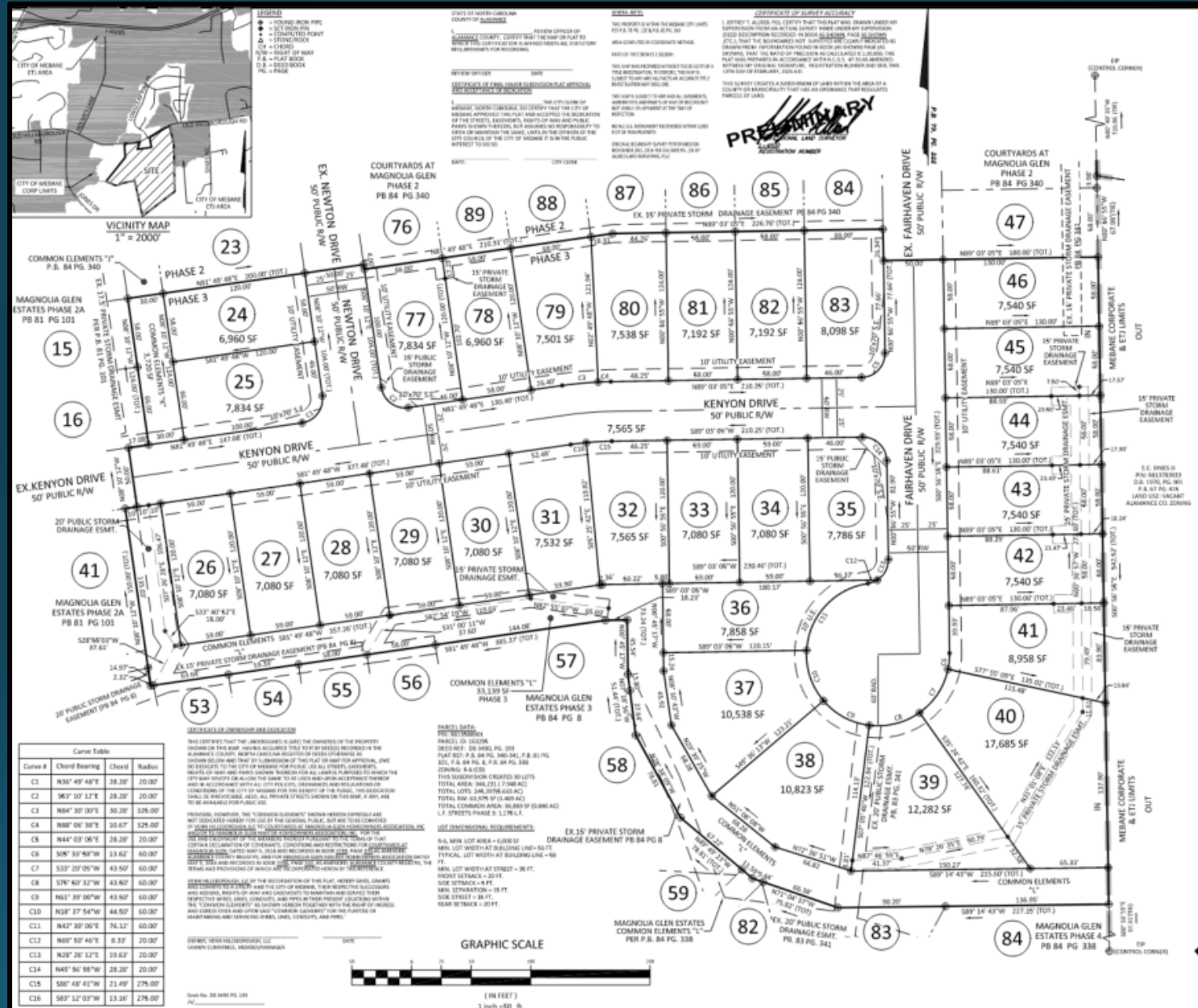


Consent Agenda

- Approval of Minutes- February 9, 2026 Regular Meeting
- DMDC 2nd Quarter Report
- Final Plat Approval- Courtyards at Magnolia Glen, Ph. 3
- Revised Animal Shelter and Pet Adoption Center Agreement
- Revised Council Meeting Calendar



Final Plat Approval - Courtyards at Magnolia Glen, Phase 3



ALLRED LAND SURVEYING, PLLC
JEFF ALLRED, PLS ~ L-4500
8085 COBLE WILL ROAD
SNOW CAMP, NC 27349
PHONE: 336-684-8202

FINAL PLAT
COURTYARDS AT MAGNOLIA GLEN PHASE 3

OWNER: JEFF ALLRED
PROJECT: MAGNOLIA GLEN PHASE 3
COUNTY: ALAMANCE
TOWNSHIP: MELVALE

DATE: 05/13/2024
CHECKED BY: JTA
PROJECT NO: 2015-57
REF. NO.:
SCALE: 1" = 30'

SHEET
1 OF 1





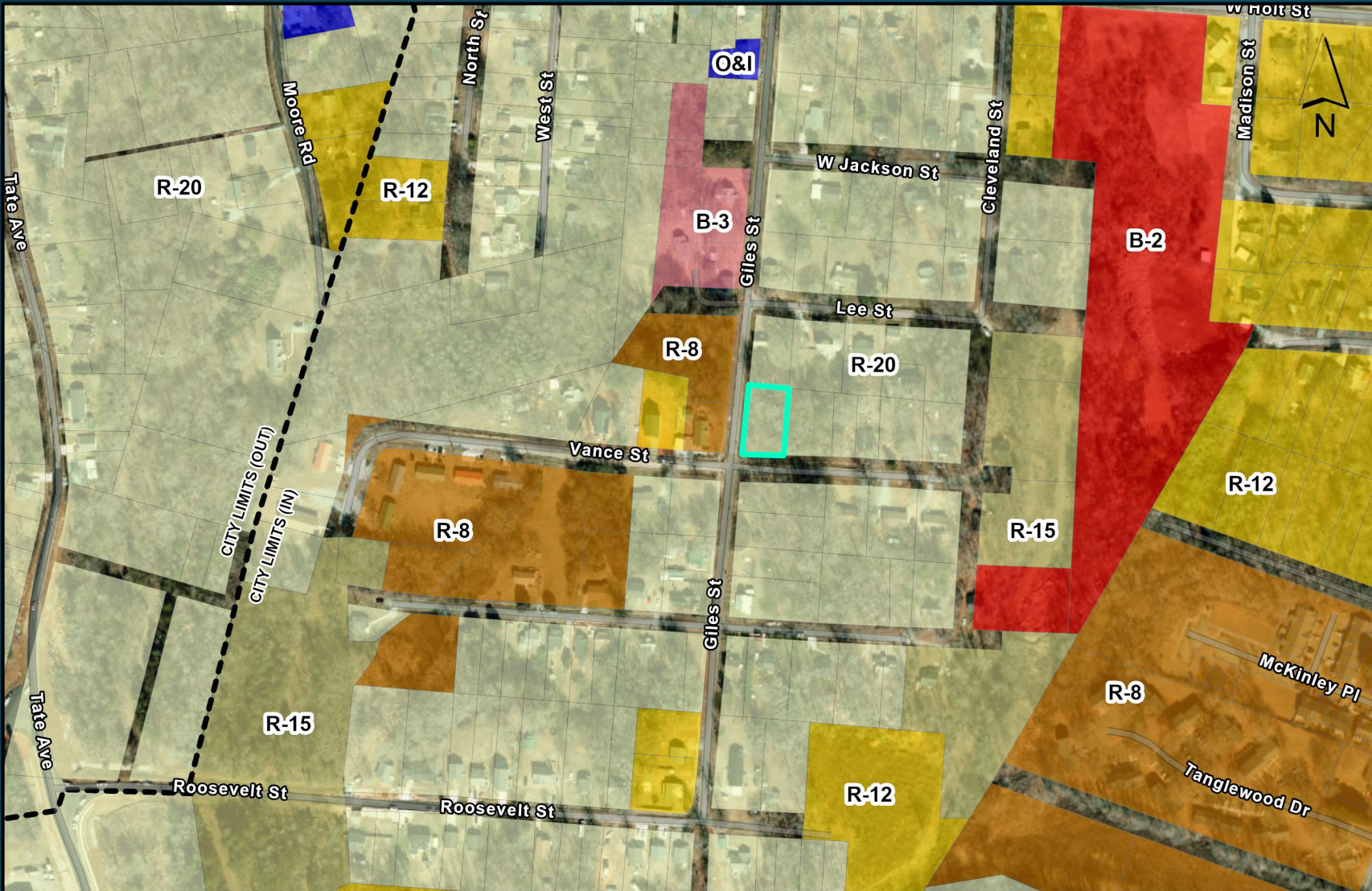
Ashley Ownbey, Development Director

Request to Rezone: R-20 to R-8
by TRG Capital LLC



Giles & Vance Street General Rezoning Request

- Request by TRG Capital LLC
- +/- 0.30 acre
- Existing zoning: R-20
- Requested zoning: R-8



CITY OF MEBANE
ZONING MAP

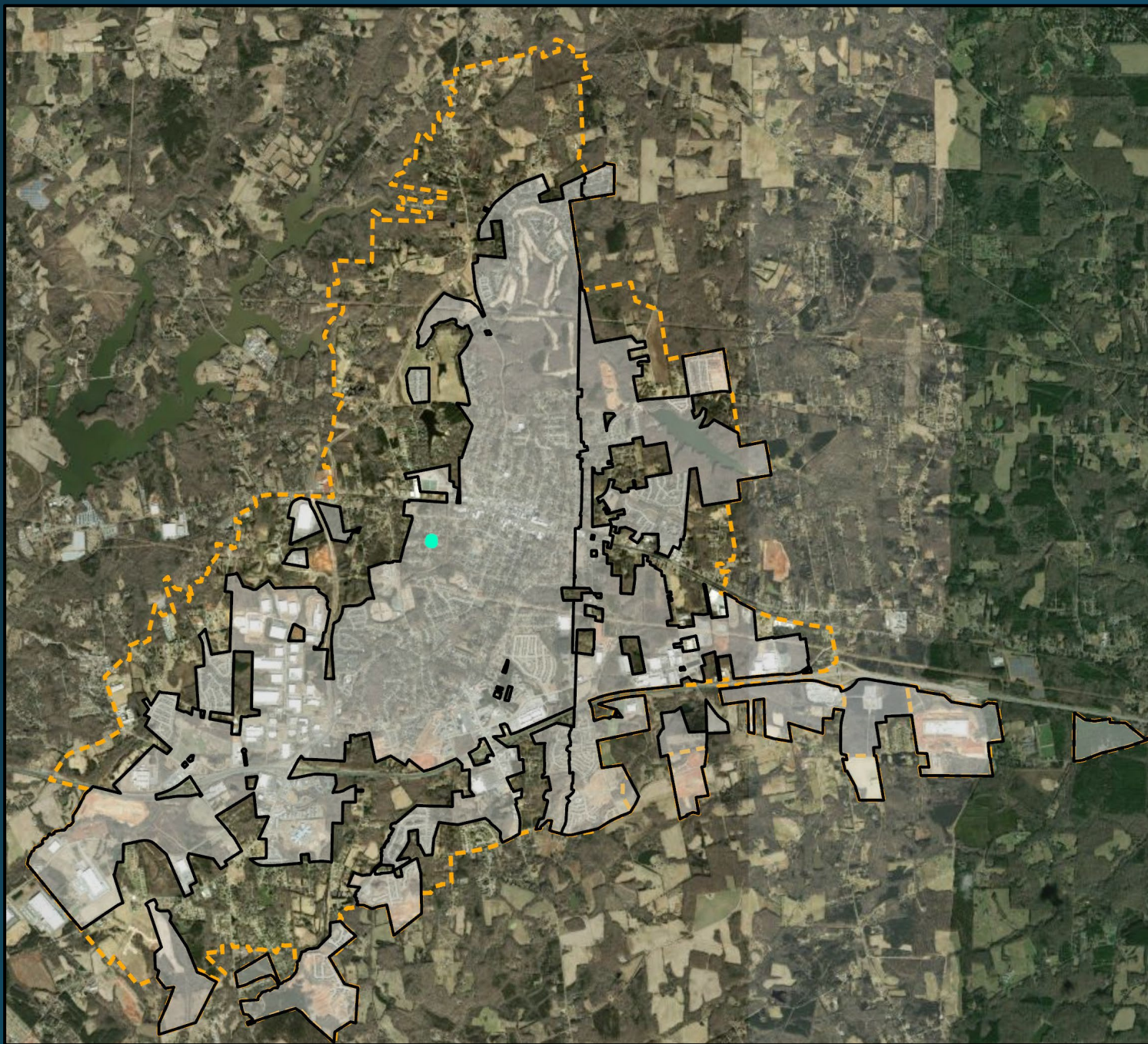
GENERAL REZONING
GILES & VANCE STREET

1 inch = 300 feet

DATE: 02/03/2026

DRAWN BY: AO





Giles & Vance

General Rezoning Request

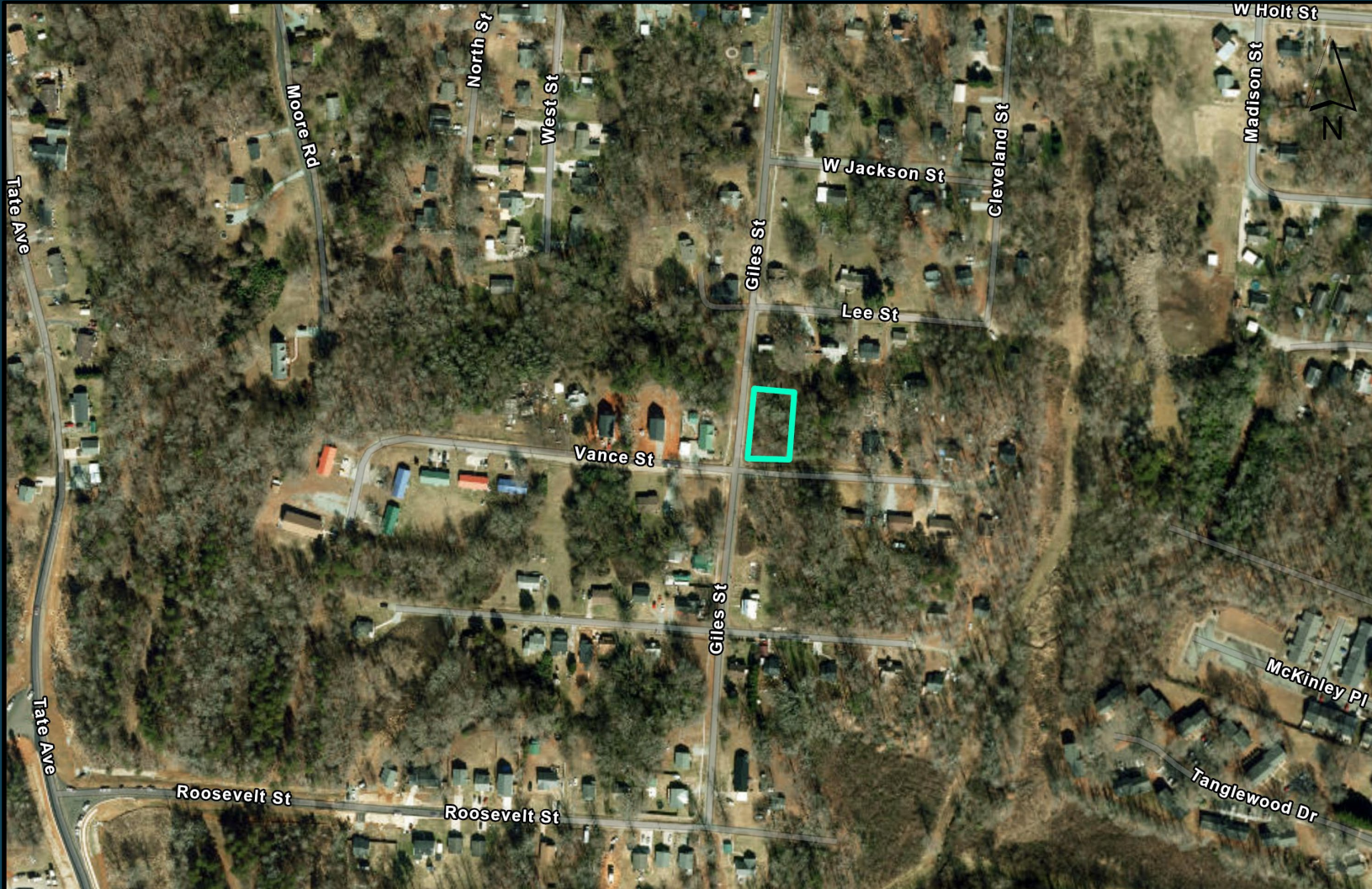
- Mebane City Limits
- Alamance County
- City utilities are available.

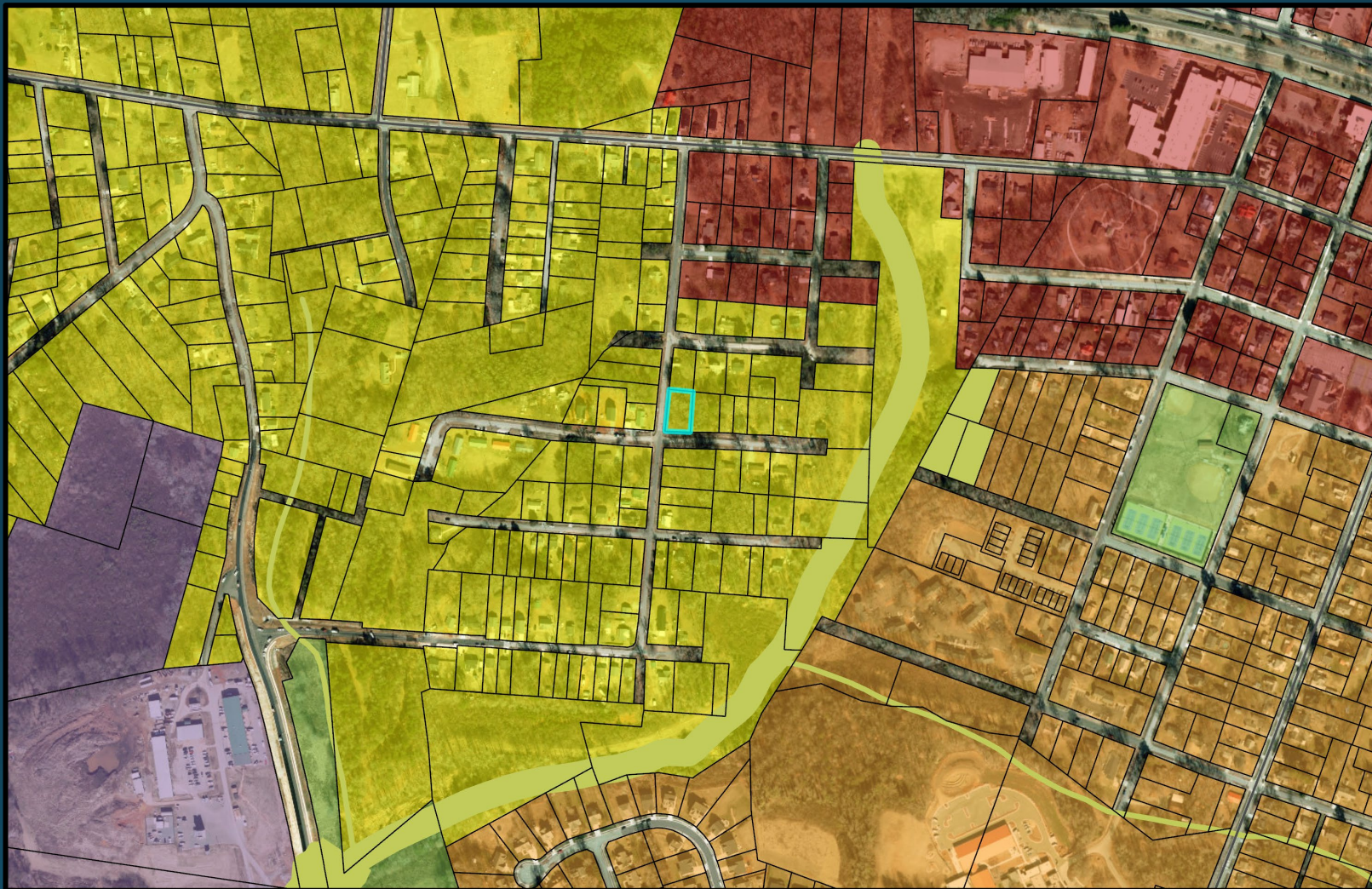


Giles & Vance

General Rezoning Request

- Existing use: Vacant
- Surrounding uses include:
 - Single-Family
 - Two-Family (Duplex)
 - Vacant





**CITY OF MEBANE
FUTURE LAND USE MAP**

▲ 1 INCH: 500 FEET

AGRICULTURE	INSTITUTIONAL & INNOVATION	OPEN SPACE - CONSERVATION	RURAL LIVING
DOWNTOWN	MULTIFAMILY RESIDENTIAL	OPEN SPACE - RECREATION	SUBURBAN NEIGHBORHOOD
INDUSTRIAL - HEAVY	MIXED USE	RURAL CROSSROADS	URBAN NEIGHBORHOOD
INDUSTRIAL - LIGHT	NEIGHBORHOOD CENTER	REGIONAL COMMERCIAL	ACTIVITY CENTER

Giles & Vance
General Rezoning Request

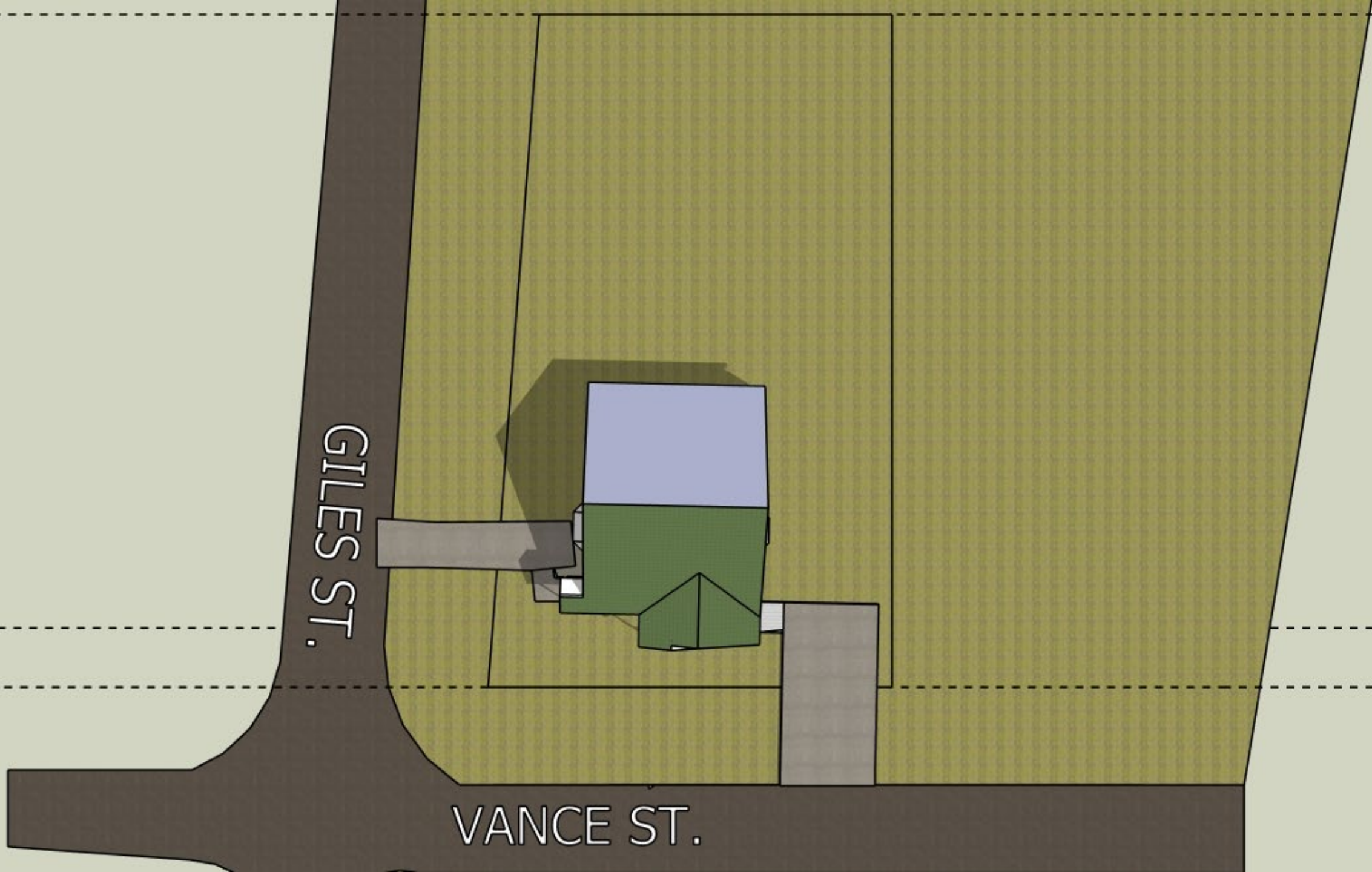
Mebane 2045, Suburban Neighborhood





Applicant Presentation





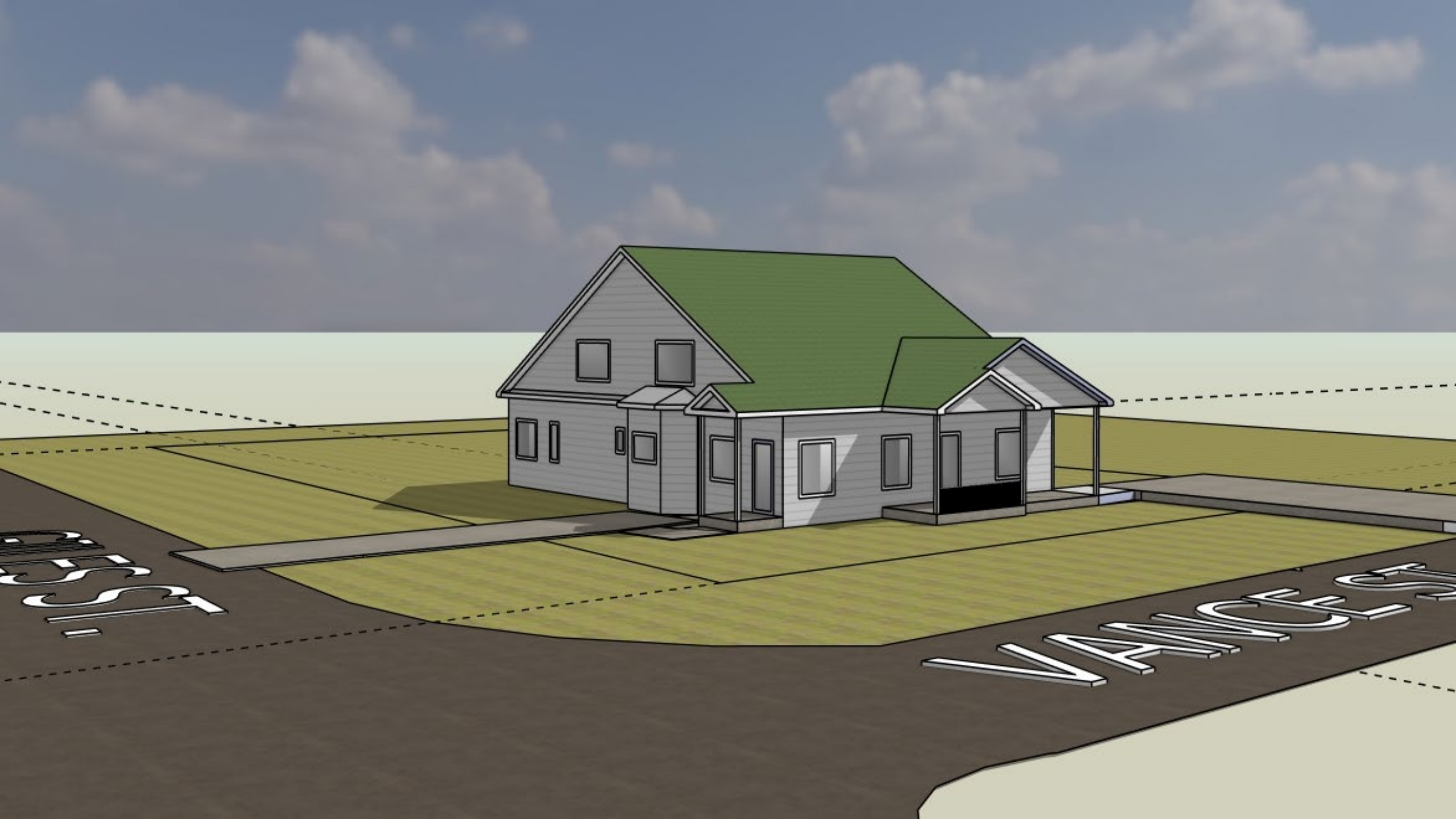
GILES ST.

VANCE ST.



GILLES ST.

VANCE ST.





Ashley Ownbey, Development Director

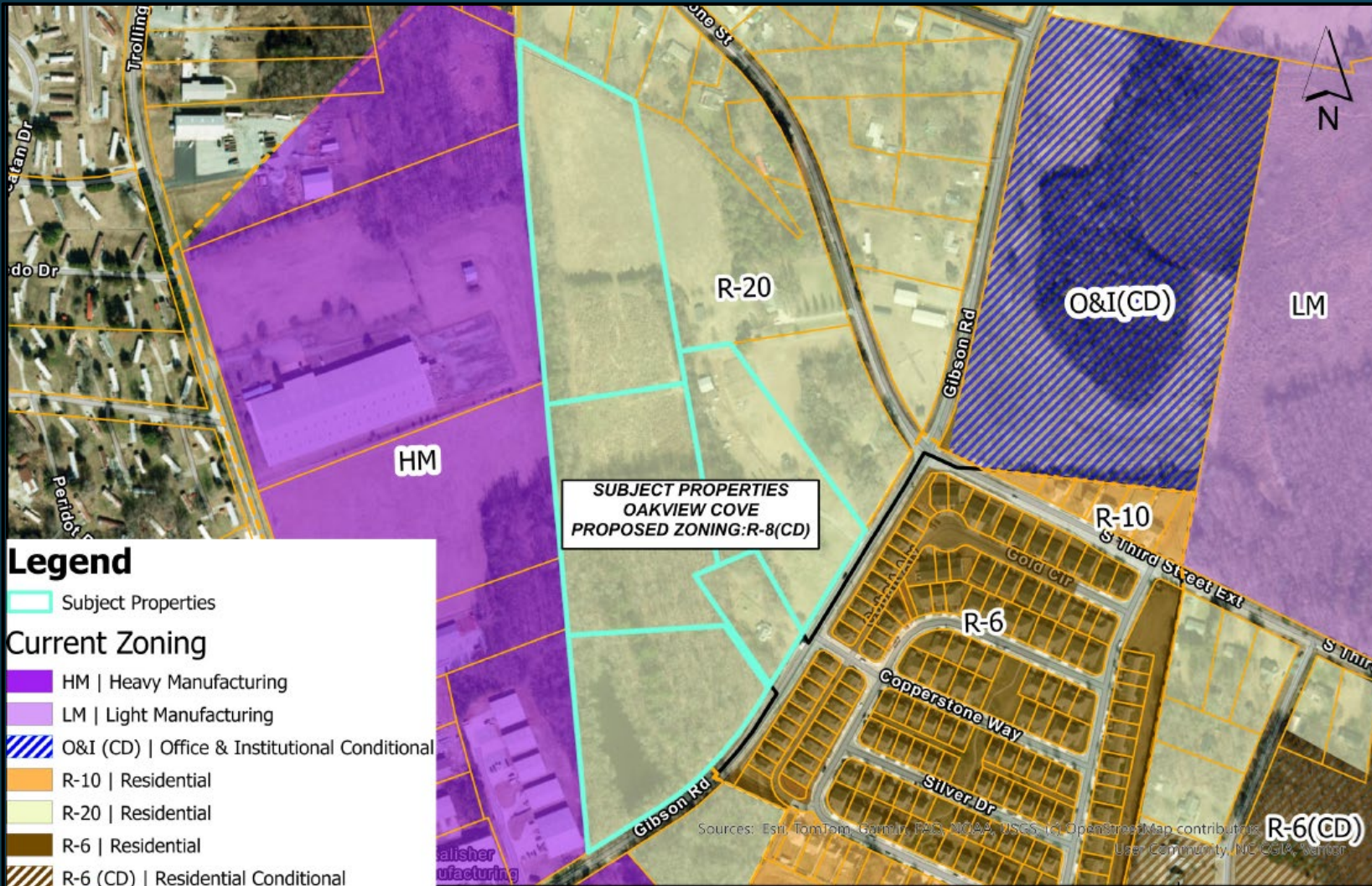
Request to Rezone: R-20 to R-8(CD)
by SDH Raleigh, LLC



Oakview Cove

Conditional Rezoning Request

- Request by SDH Raleigh, LLC
- +/- 26.44 acres
- Existing zoning: R-20
- Requested zoning: R-8(CD)



Legend


Subject Properties

Current Zoning

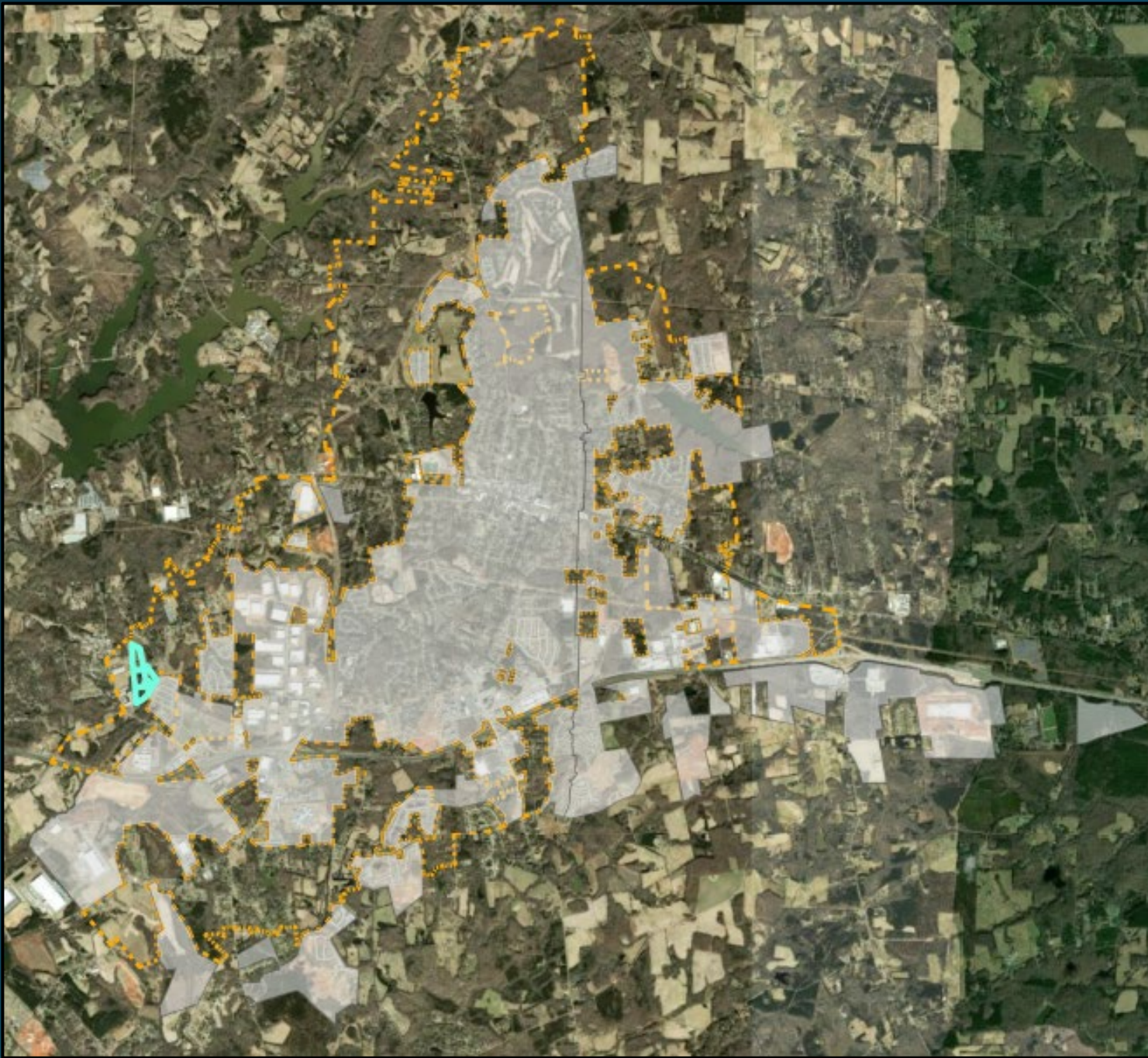
- HM | Heavy Manufacturing
- LM | Light Manufacturing
- O&I (CD) | Office & Institutional Conditional
- R-10 | Residential
- R-20 | Residential
- R-6 | Residential
- R-6 (CD) | Residential Conditional

SUBJECT PROPERTIES
OAKVIEW COVE
PROPOSED ZONING: R-8(CD)

Sources: Esri, TomTom, Garmin, FAA, NOAA, USGS, © OpenStreetMap contributors, User Community, NIE GIS, Vector

 <p>CITY OF MEBANE ZONING MAP</p>	<p>CONDITIONAL REZONING OAKVIEW COVE</p> <p><small>1 inch = 400 feet</small></p>	<p>DATE: 01/15/26</p>
		<p>DRAWN BY: BP</p>



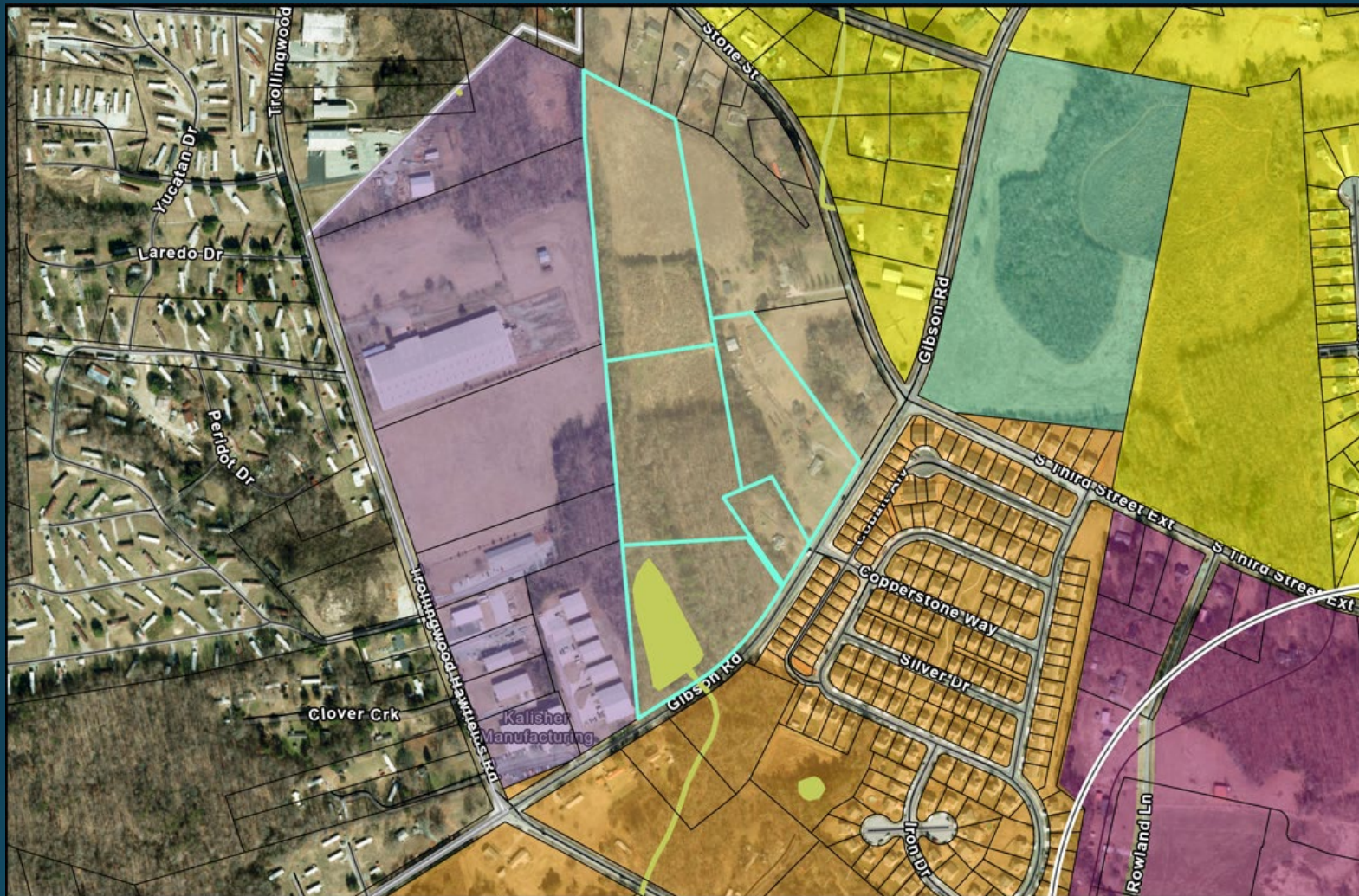


Oakview Cove

Conditional Rezoning Request

- Mebane Extraterritorial Jurisdiction (ETJ)
- Alamance County
- Annexation required prior to connecting to City utilities.





**CITY OF MEBANE
FUTURE LAND USE MAP**

▲ 1 INCH: 500 FEET

AGRICULTURE	INSTITUTIONAL & INNOVATION	OPEN SPACE - CONSERVATION	RURAL LIVING
DOWNTOWN	MULTIFAMILY RESIDENTIAL	OPEN SPACE - RECREATION	SUBURBAN NEIGHBORHOOD
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Oakview Cove
Conditional Rezoning Request

Mebane 2045, Multifamily Residential



Oakview Cove

Conditional Rezoning Request

Single-Family Subdivision

- 82 lots
- Minimum lot size = 8,000 sq. ft.

Private Open Space: +/- 1.92 acres

- 5' paved natural walking trail
- Benches
- Shade structure

Conditions of Request:

- Reduced side setback to 7.5'
- Payment in lieu of public recreation area (\$37,503)

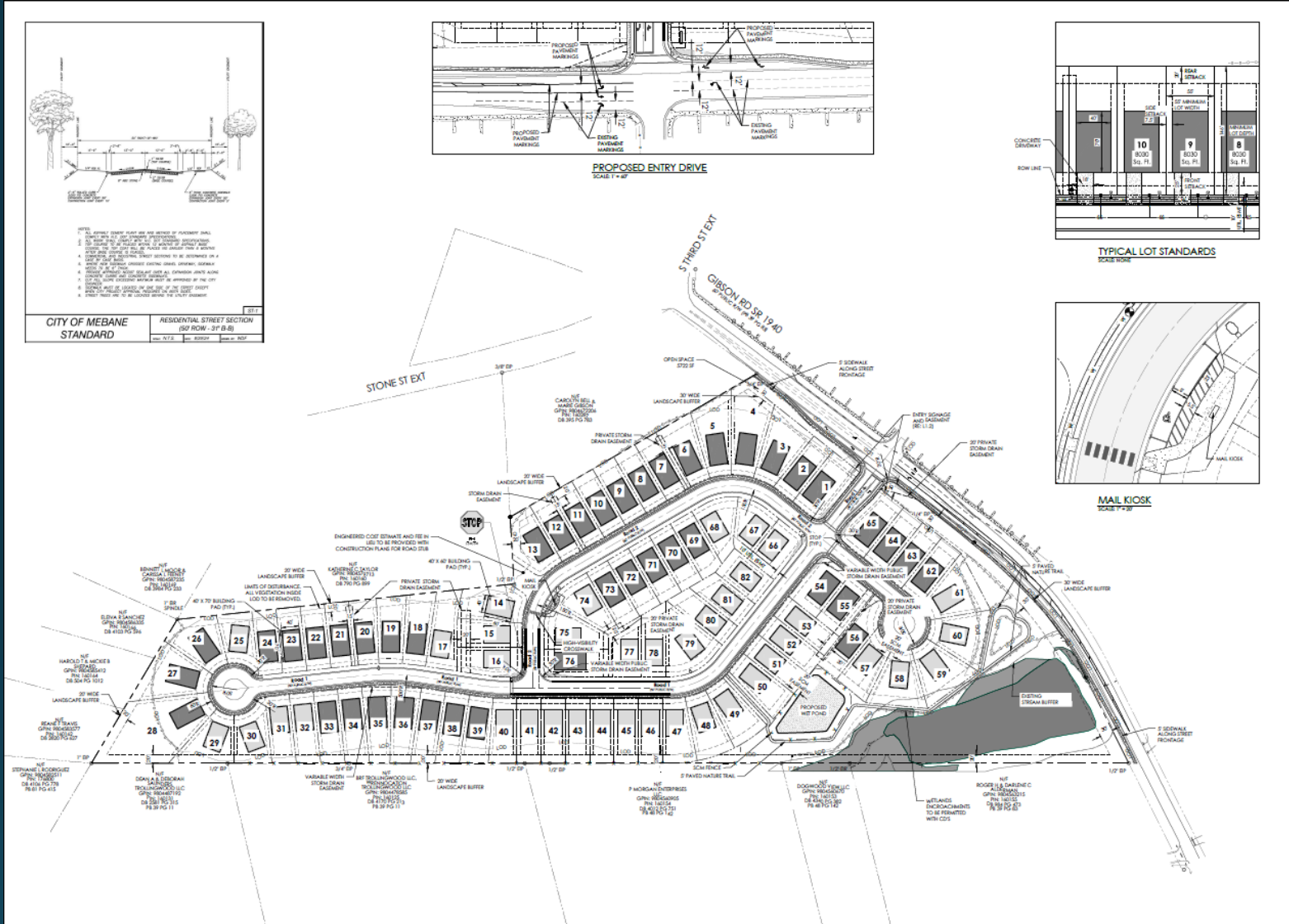


Oakview Cove

Conditional Rezoning Request

Transportation Improvements

- Stop-controlled access aligned with Copperstone Way
- Northbound left turn lane on Gibson Road with 125' storage
- Southbound right turn lane on Gibson Road with 150' storage
- Sidewalk along Gibson Road





Applicant Presentation



OAKVIEW COVE

Rezoning Request

1053 Gibson Rd Mebane, NC 27302
Mebane City Council – 3/9/26

About us



Our mission is to serve the people who serve our communities: teachers, first responders, healthcare workers, and local professionals—by providing attainable homeownership opportunities without sacrificing quality or long-term value. We take pride in being a responsible development partner and in creating neighborhoods that strengthen the communities we build in.

Site Location





Rezoning

ZONING:

Current Zoning: R-20 Residential

Requested Zoning: R-8 (CD) Residential Conditional District

SITE DATA:

Total Acreage: 26.44 AC

Density: 82 Lots / 26.44 AC = 3.1 DU/AC

COMMUNITY MEETING:

Sent to homes within 300' radius.

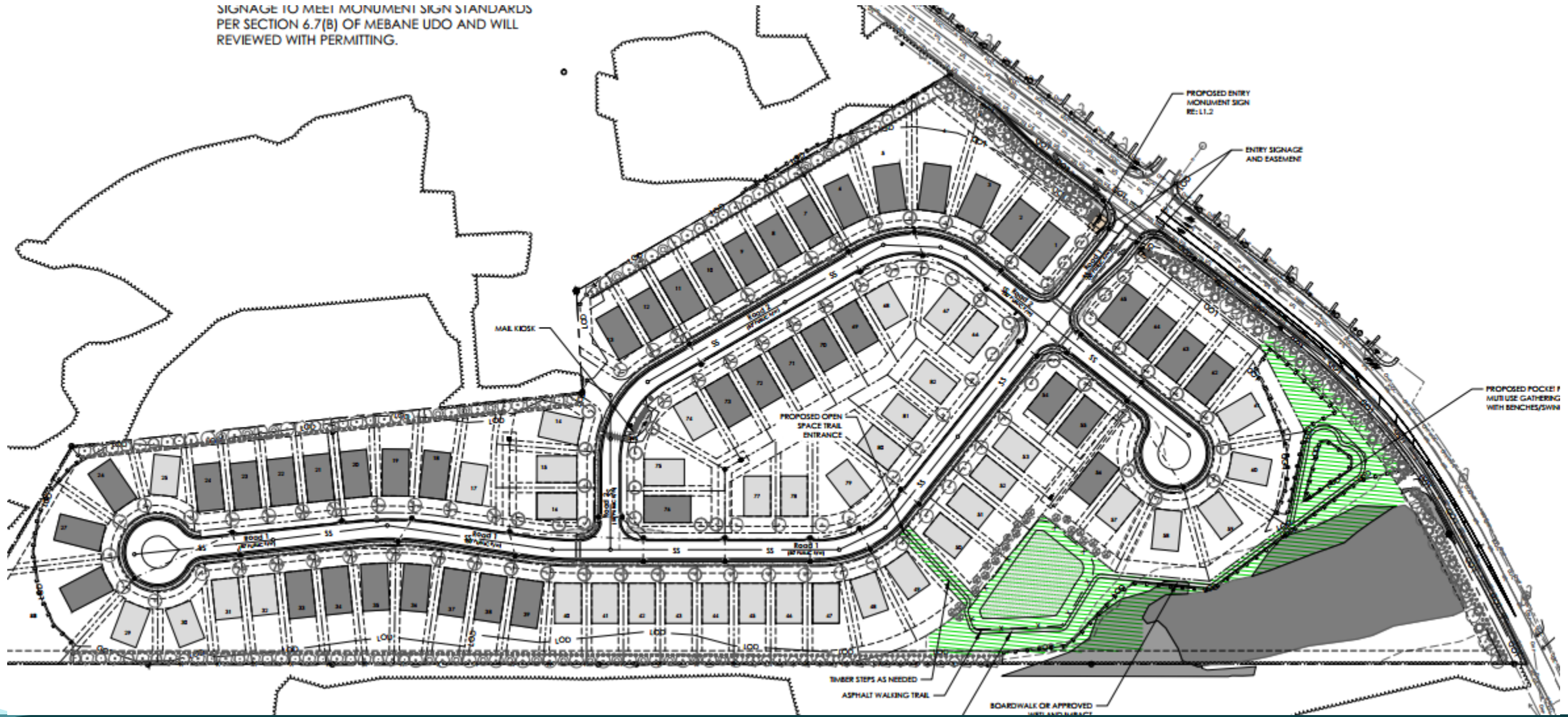
Meeting conducted on 2/4/26

PRELIMINARY SITE PLAN

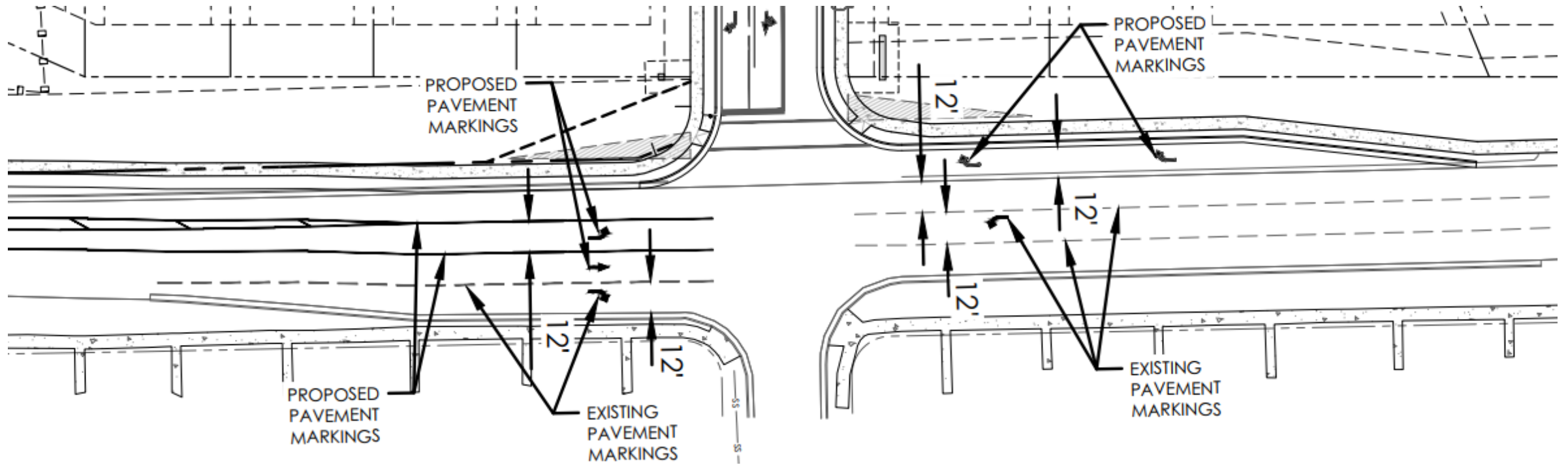


LANDSCAPE PLAN

SIGNAGE TO MEET MONUMENT SIGN STANDARDS PER SECTION 6.7(B) OF MEBANE UDO AND WILL BE REVIEWED WITH PERMITTING.



FRONTAGE



PROJECT COMPONENTS

- Standard curb and gutter Mebane cross section with sidewalks on one side + along frontage of community
- Public Sewer from adjacent community
- Public Water
- Enhanced Landscaping & Buffers
- Mail kiosk with covered shelter and lighting
- Walking trails
- Benches, picnic tables, grills above the wet pond
- Future water/sewer stubs

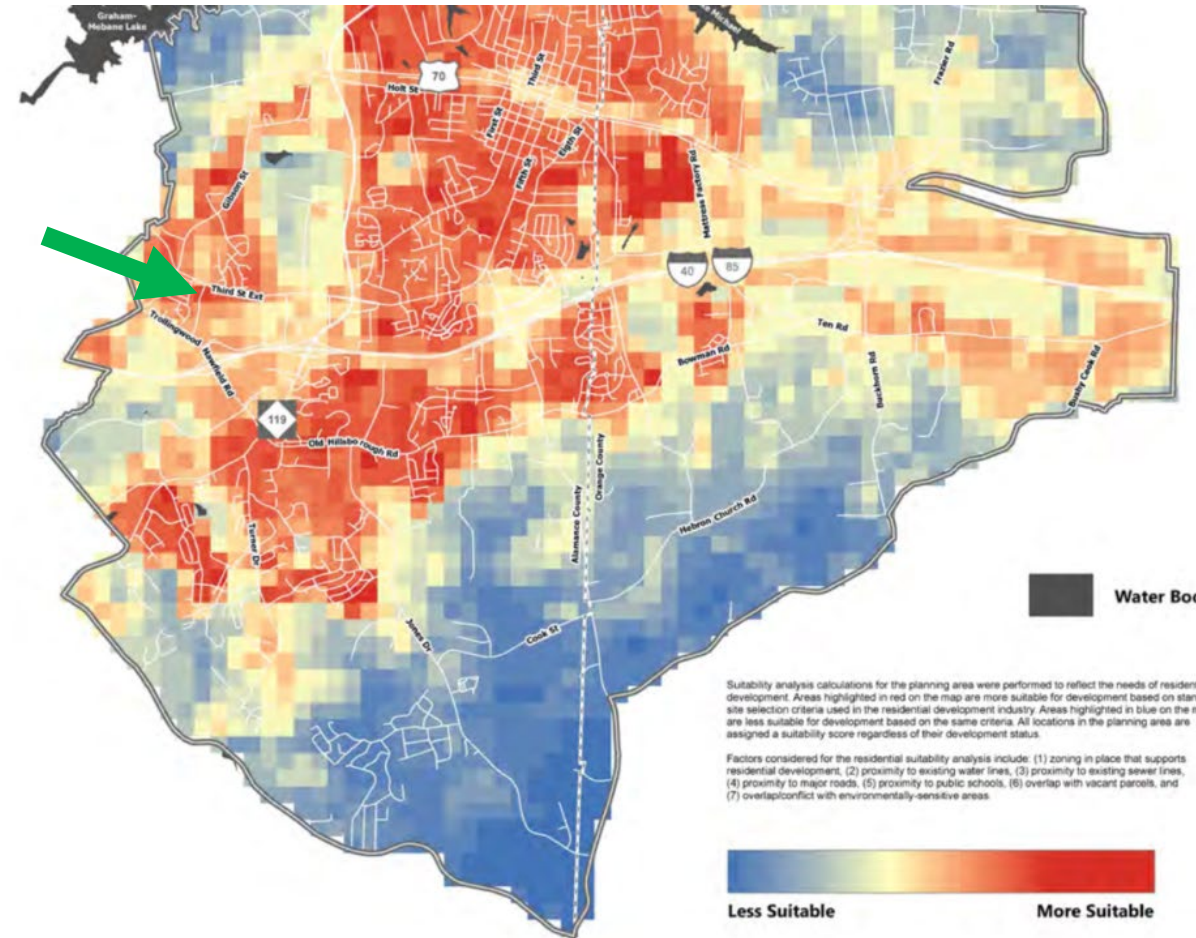


INCLUDED FEATURES

- 9' Ceilings on entire main floor and second floor
- Sod front, side and 25' of rear yards
- Duke Energy Hero Program: healthier air, lower utility bills, HERS Rated, less than 4% duct leakage
- All homes shall have a covered front porch/alcove
- All homes shall have projecting eaves
- The front façade of each home shall feature some mix of building materials to include, minimal maintenance siding, masonry, stone, or board and batten
- Each home shall have a garage
- Garage doors shall feature decorative paneling
- All homes will have a main roof line with minimum pitch of 6:12
- All homes will have a minimum of 1,500 square feet of conditioned square footage
- Each home shall have a minimum of 1 front yard tree

COMP PLAN

- Per comp plan, median sales price of \$425,000 from August 2023 to 2024. We will be below that serving the workforce housing.
- Workforce housing is defined by HUD as housing that is affordable for those earning between 80% and 120% of the area median income (AMI)
- Mebane AMI per Fannie Mae AMI
 - 80% AMI: \$70,560; 120% AMI: \$105,840
- Our pricing would look to target this range

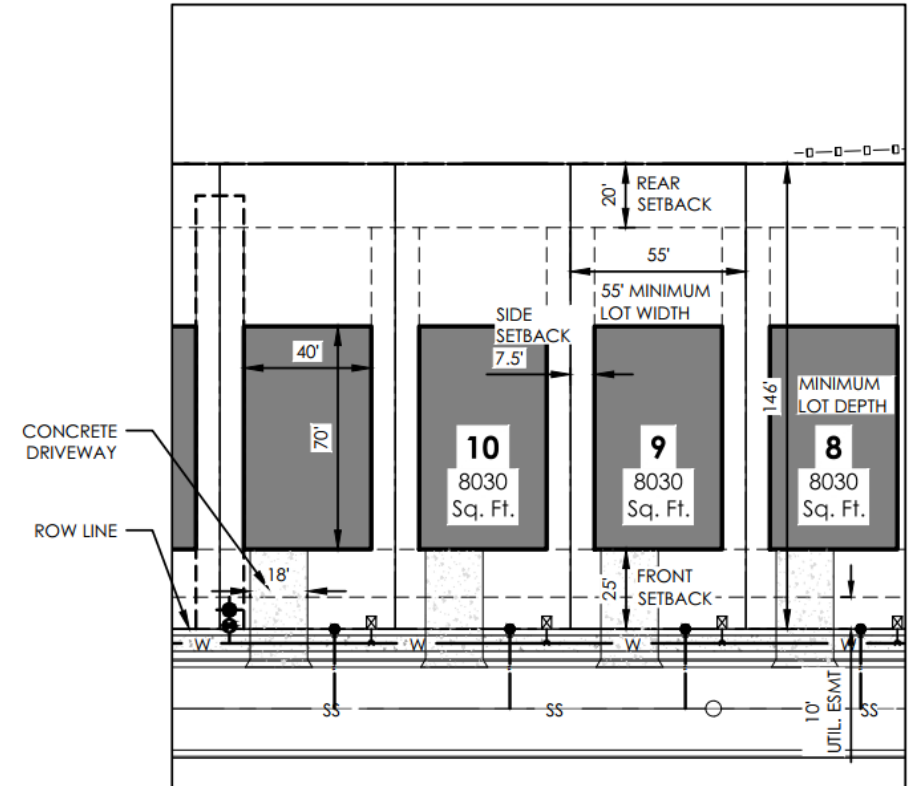


LOT INFO AND DENSITY

- UDO Waivers Requested:
 - Side lot setback reduced 25% from 10' to 7.5'
 - Reductions are equal or less than those provided for neighboring/similar projects
 - The Single Family Detached proposed is less dense than the comprehensive plan that recommends R-6 for this area.

PLACE TYPE	ZONING DISTRICTS - CITY OF MEBANE											
	R-20	R-15	R-12	R-10	R-8	R-6	O&I	B-1	B-2	B-3	LM	HM
Agriculture	Agricultural activities within the corporate limits are already zoned.											
Open Space - Conservation	Appropriate in all zoning districts.											
Open Space - Recreation	Appropriate in all zoning districts.											
Rural Living	x	x	x									
Suburban Neighborhood				x	x	x						
Urban Neighborhood						x						
Multifamily Residential						x						
Downtown					o	o	o	x			o	
Mixed Use						o	o		o	o		
Regional Commercial									x			
Neighborhood Center										x		
Rural Crossroads										o		
Institutional & Innovation							o				o	
Industrial - Light											x	
Industrial - Heavy												x

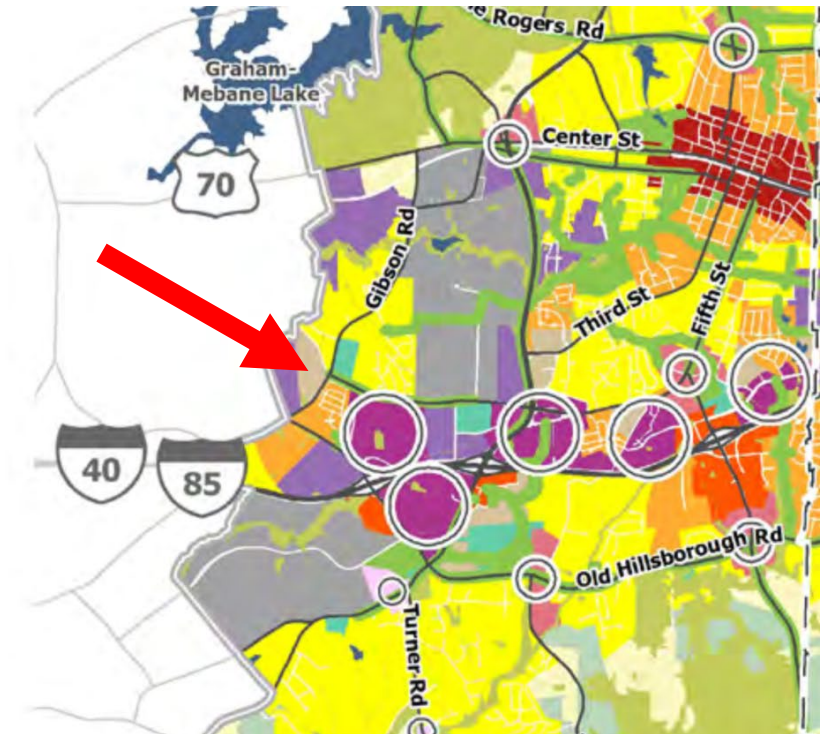
x Direct relationship between place type and current zoning district.
 o Modifications to the standards of the zoning district may be required to achieve intent of the place type.



TYPICAL LOT STANDARDS
 SCALE: NONE

WAIVER JUSTIFICATION

- While the site is designated as Multifamily Residential in the comprehensive plan—typically supporting higher-density products such as townhomes—we are proposing single-family detached homes to remain consistent with the surrounding neighborhood, along with a request for a reduced side setback



OAKVIEW COVE



QUALITY | INTEGRITY | VALUE

Thank you

Tyler Gould

VP of Land Dev and Entitlements

Smith Douglas Homes

Jeremy Anderson

Principal/Regional Director

Thomas and Hutton



Ashley Ownbey, Development Director

Plan Amendment: Mebane 2045 Future Land
Use Map



Amendment to the Mebane 2045 Comprehensive Plan

Multifamily Residential to Suburban Neighborhood



Adopted Future Land Use Map



Proposed Amendment to Future Land Use Map





Lawson Brown, City Attorney

Daphna Schwartz, Finance Director

Resolutions Authorizing the Filing of LGC Application and
Approval of Financing- Purchase of Property- Just-Whitt, LLC,
202 S. Fifth Street



202 S. Fifth Street





Cliff Ayscue, Inspections Director

Daphna Schwartz, Finance Director

Excess Inspections Line-Item Revenue & Expense Budget
Ordinance Amendment





Daphna Schwartz, Finance Director

FY25-26 Budget Amendment Interfund Transfer





Daphna Schwartz, Finance Director

USDA Rural Economic Development Loan and Grant
(REDLG)- Fire Engine Financing

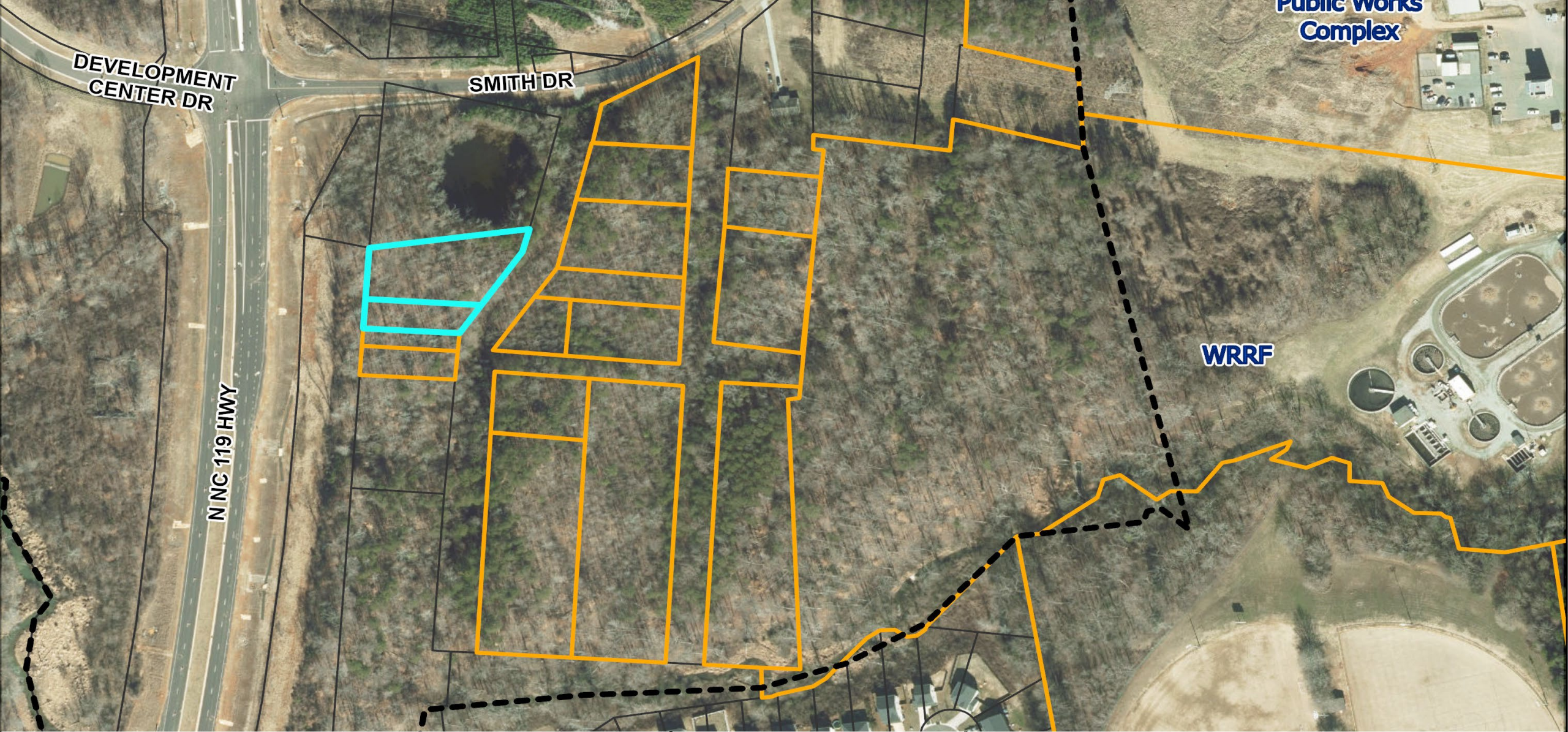




Mr. Brown

Purchase of Land- William E. Lewis- Off Smith Road





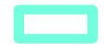


CITY OF MEBANE

PROPOSED LAND ACQUISITION

DATE: 02/27/26

DRAWN BY: AO

SCALE: 1 INCH = 250 FT

-  Proposed Properties
-  City Owned Properties
-  City Limits



Kyle Smith, Utilities Director

Utility Service Group Elevated Storage Tank Maintenance Contract Termination





Ms. Ownbey

Bicycle and Pedestrian Advisory Commission Appointment





Mayor Hooks

Closed Session for Legal Claim Pursuant
to N.C.G.S. 143-318.11(a)3 and 5



Announcements:

- March 12th 2:00 pm- Council Budget Work Session
@ Glendel Stephenson Municipal Bldg.- Council Chambers
- March 19th 7:00 pm- Joint Meeting with Orange County
@ Whitted Building- 300 W. Tryon Street, Hillsborough
- City Offices Closed- April 3rd - Good Friday



Upcoming *Mebane* Special Events

Mar.

28



Downtown
Mebane
Eggstravaganza
and Bunny Hop



Apr.

11



DOWNTOWN
Mebane
FARMERS MARKET

Downtown Mebane 8:30am-12pm

REPEATS EVERY
SATURDAY UNTIL
NOVEMBER 14TH!

Apr.

4



City Offices
closed for Good
Friday!

Apr.

18



DOWNTOWN
Mebane
FARMERS MARKET

Downtown Mebane 8:30am-12pm

REPEATS EVERY
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Apr.

5

HAPPY
FIRST
DAY

DOWNTOWN
Mebane
FARMERS MARKET

Downtown Mebane 8:30am-12pm



Apr.

24-25



Downtown Mebane Friday starting at dark

Apr.

6

Happy Easter!



Mayor Hooks

Adjournment

