

After some discussion among the Council and staff, Council recommended that Sandy Bagby define a scope of work, then move forward with preliminary discussions with the State or the horticultural department at Alamance Community College to develop an overall plan for the city. Councilmember Greene made a motion, seconded by Councilmember Bradley, to refer this issue to staff for further study and report back. The motion carried unanimously.

During the Public Comment period, Mary McFarland, 307 Wilba Road, spoke concerning Mebane's 2011 Christmas Parade. She said the parade went very well but felt it was too short or rushed.

Brooks Gardner, 517 N. Carr Street, gave several positive comments about the Christmas parade's Grand Marshall Woody Durham.

A Public Hearing was to be held on a request from Karen Oldham and Bille Hair to rezone property +/- 2.78 acres located at 1206 S. Fifth Street from R-20 (Single Family) to CU-B-2 (Conditional Use-General Business) to operate a nursery, produce and landscape business. The applicant submitted a written statement requesting to withdraw their rezoning request. Councilmember Hooks made a motion, seconded by Councilmember Greene, to approve the withdrawal. The motion carried unanimously.

A Public Hearing was to be held on a request from Old Hillsborough Partners, LLC to amend the CU-R-8 (Conditional Use-Multi-Family/Two Family Residential) rezoning and conditions previously approved by the City Council on April 4, 2005 to allow townhomes to CU-R-8 (Conditional Use-Multi-Family/Two Family Residential) to allow patio homes-Single Family as "Arbor Glen Villas" a subdivision located along Old Hillsborough Road. Attorney Lawson Brown submitted a written statement on behalf of his clients, Old Hillsborough Partners, LLC, requesting that the Public Hearing be continued until the January meeting. Councilmember Greene made a motion, seconded by Councilmember Bradley, to approve the request to continue the Public Hearing until January. The motion carried unanimously.

A Public Hearing was held on a request for proposed amendments to the Unified Development Ordinance (UDO). Planning Director Montrena Hadley spoke concerning the **6 (six)** proposed amendments.

- **Request to consider an amendment to the City of Mebane Unified Development Ordinance (UDO): Article 6, Section 6-3 – Landscaping, Buffering, and Screening, C. Perimeter Buffers: Existing Vegetation or New Perimeter Landscaping, General Requirements, 7. (b) (2). The proposed amendment would clarify minimum spacing between canopy tree trunks.**
- **Request to consider an amendment to the City of Mebane Unified Development Ordinance (UDO): Article 6, Section 6-3 – Landscaping, Buffering, and Screening, C. Perimeter Buffers: Existing Vegetation or New Perimeter Landscaping, General Requirements, 8. (b). The proposed amendment would protect existing residential uses with a planted buffer.**
- **Request to consider an amendment to the City of Mebane Unified Development Ordinance (UDO): Article 6, Section 6-3 – Landscaping, Buffering, and Screening, G. Landscaping for Parking Areas, 2. (a). The proposed amendment would define the type of tree to be planted within the parking area.**
- **Request to consider an amendment to the City of Mebane Unified Development Ordinance (UDO): Article 10, Section 10-3 – Nonconforming Use of Land, C. Extension, Enlargement or Replacement of a Nonconforming Use, 2. The proposed amendment would exclude a mobile home.**
- **Request to consider an amendment to the City of Mebane Unified Development Ordinance (UDO): Article 12, Section 12-4 – Definitions. The proposed amendment would include the division of property among heirs for the sole purpose of settling an estate.**
- **Request to consider an amendment to the City of Mebane Unified Development Ordinance (UDO): Article 12, Section 12-4 – Definitions. The proposed amendment would clarify the definition of a major subdivision.**

No one from the public spoke concerning this issue. Councilmember Bradley made a motion, seconded by Councilmember Hooks, to approve the amendments as submitted with the exception of the amendment to Article 10, Section 10-3 Nonconforming Use of Land, C. Extension, Enlargement or Replacement of a Nonconforming Use, 2. –excluding mobile homes, also included in the motion was a motion to continue the Public Hearing until the January meeting for consideration of approving the amendment to Article 10, Section 10-3. The motion carried unanimously.

The Council received a request for approval of a final subdivision plat for North Carolina Industrial Center (NCIC), Lot 11-Ferraro Foods located on International Drive. Councilmember Hooks made a motion, seconded by Councilmember Greene, to approve the request. The motion carried unanimously.

The Council received a request for approval of an agreement between the City of Mebane, City of Burlington, City of Graham and Alamance County for support in the Inspections Department. City Manager Robert Wilson spoke concerning this issue. The agreement would allow the parties to share

Level III Inspectors during times when the workload is great due to the amount of construction taking place within the respective jurisdictions. After brief discussions, Councilmember Hooks made a motion, seconded by Councilmember Auditori, to approve the agreement as presented. The motion carried unanimously.

Councilmember Hooks made a motion, seconded by Councilmember Greene, to approve the Tax Releases. The motion carried unanimously.

As a past additional item, City Manager Robert Wilson spoke concerning the old sign located at the City's Planning & Inspections building. Mr. Wilson recommended removing the entire structure of the sign and replace with a new sign because of the high cost to refurbish the existing sign. The Council agreed.

Councilmember Greene made a motion, seconded by Councilmember Bradley, to move the January 2, 2012 regular monthly meeting to January 9, 2012 at 6:00pm due to the New Year's Holiday. The motion carried unanimously.

As an additional item, City Manager Robert Wilson requested that Council set a date for a work session with city staff, the Steering Committee and Rynal Stephenson, P.E. Transportation Manager, with Ramey Kemp & Associates for a presentation and update on the Mattress Factory Road Interchange.

Mayor Pro-Tem Philipps brought to Council's attention several emails received from a concerned citizen concerning sidewalk signs and possible UDO violations in regards to those signs. The Council requested that staff look into that issue.

Councilmember Auditori questioned City Manager Robert Wilson if any updates had been received concerning the Federal approval of the City's Historic Preservation Designation. City Manager Robert Wilson replied no. She also questioned if there were any updates on the North Carolina Main Street Solutions Fund 2010-2011 (Round 3)-Grant Program presented last month. Mr. Wilson stated after discussing the grant further with staff and Michael Walser it was determined that the deadlines would be impossible to meet this year but staff would look into submitting an application for the grant next year.

Councilmember Hooks requested staff to meet with property owners whose businesses surround the intersection of Mebane Oaks Road and Forest Oaks Lane/Brundage Lane concerning the proposed traffic light for that intersection. Mr. Wilson stated he would set up a meeting and report back.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk