



Councilmember Bradley, to approve the Resolution for a Water Shortage Response Plan as presented. The motion carried unanimously.

A Public Hearing was held on a request from Old Hillsborough Partners, LLC to amend the Special Use Permit, previously approved by the City Council on June 2, 2003 for a Residential Cluster Development, to the front and rear setbacks in the "Arbor Creek" Single Family Residential section.

Jim Parker, representative from Old Hillsborough Partners, LLC, spoke on behalf of the request. He stated they are requesting a setback amendment on 83 of the lots because house plans that are being requested are having difficulty fitting on the existing house envelopes. They are looking for an envelope depth of approximately 65ft or greater. Mr. Parker presented evidence needed for a Special Use Permit amendment. He stated there will be no increase in traffic, no density increase, no change in the water & sewer demand and they will continue to be in compliance with the requirements for erosion control permits and storm water. Mr. Parker introduced Linda Smith, Certified Appraiser with Keller-Williams, she gave her opinion on whether the requested change would impact the value of adjoining or abutting property.

Ms. Smith stated in her opinion the requested change would not negatively affect the value of adjoining or abutting property.

Mr. Parker stated the lot sizes would not change only the setback requirements. He said 2 lots would decrease 5' in the front setback, 10' in the rear setbacks, 57 lots would decrease 5' in the front setbacks, 5' in the rear setbacks and 24 lots would decrease 5' in rear setbacks only, for a total of 83 lots.

Matthew Winslow, Owner/Builder with NRV Homes, also spoke on behalf of the request. He shared footprint/site plan examples with Council of the proposed homes to be built. He stated they have been very creative in finding ways for the homes to fit within the lots but in order to built and provide the best home the request for setback amendments were necessary. He stated the homes they are building have many elevation changes.

No one from the public spoke concerning the request. After considerable discussion, Councilmember Philipps made a motion, seconded by Councilmember Auditori, to approve the request as presented. The motion carried unanimously.

The Council received a request from Sweetwater Property Development, LLC for approval to subdivide property +/- 18.19 acres located on E. Washington Street into 3 lots-ETJ-Orange County. Larry Forrest, one of the 4 owners of the property, provided a brief overview of the request. He explained that an affiliate company of theirs, TPT Coating, and another local electronics company are wishing to build new plants in Mebane on the proposed subdivided property. He stated TPT Coating is a company that makes polymer which is applied to concrete to extend the life of concrete.

City Manager Robert Wilson spoke recommending, if Council should approve the request to subdivide the property, the approval should be on the condition that the property owners acquire access to the easement right-of way from General Electric Company (GE).

Mr. Forrest stated they could still use the lots even without the access but they prefer to use the access through the existing GE easement.

Councilmember Bradley questioned what authority the city would have in requiring them to maintain the GE road.

City Attorney Charles Bateman replied typically if this road is to be private, as assumed, the owners would have to provide the city with a road maintenance agreement. He also stated they would be required to have a valid recorded easement.

After more discussion, Councilmember Philipps made a motion, seconded by Councilmember Bradley, to approve the request contingent upon Sweetwater Property Development, LLC obtaining a valid recorded easement and provide the City with a road maintenance agreement. The motion carried unanimously.

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

The Council received a Report of 2009 Insolvents from the Tax Collector and the Tax Collector's Settlement for 2009 and prior years' taxes at June 30, 2010. Councilmember Greene made a motion, seconded by Councilmember Bradley, to approve the Insolvents List and to accept the Tax Collector's Settlement. The motion carried unanimously.

City Manager reported that the study on property for the South side Fire Department is incomplete and staff will report back next month. As an additional item, Councilmember Greene requested staff to study possibly turning Lake Michael into a "beach like" recreational facility for swimming. Staff replied that Lake Michael is a secondary water source and this would not be possible.

By motion of Councilmember Greene, seconded by Councilmember Philipps, the Council voted unanimously to reschedule the Regular City Council Meeting for the month of August from August 2, 2010 to August 9, 2010 at 6:00 p.m.

City Manager Robert Wilson introduced Esther Bennett as the City of Mebane's Human Resources Director.

The minutes of the June 14, 2010 Regular meeting were approved as presented.

There being no further business, the meeting was adjourned.

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Glendel Stephenson, Mayor

ATTEST:

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Stephanie W. Shaw, City Clerk