

Jean Rogister, Owner of Bella Bronze Tanning, spoke about her concerns with the numerous bars in the downtown district. She expressed her desire, as a downtown business owner, to see reputable businesses occupy downtown space. Ms. Rogister asked Council to consider different options that would limit the number of bars downtown.

After considerable discussion among Ms. Rogister, staff and Council, Council requested that an amendment to the UDO be drafted to address this issue and presented to Council for consideration.

The Council received a request for approval of a bid to construct restrooms at Lake Michael. City Manager Robert Wilson stated as instructed by Council, staff met with the City engineer and Atlantic Coast Contractors, the low bidder for the project, to negotiate possible cost savings for the construction of the restrooms at Lake Michael.

City Manager Wilson recommended providing only 1 new restroom building, instead of two and renovating an existing restroom already on site, along with some other minor adjustments to the original plans. The new proposed cost would total \$104,000.00 Councilmember Philips made a motion, seconded by Councilmember Hupman, to approve the request. The motion carried unanimously.

The Council received a request for a budget amendment in the amount of \$104,000.00 for the construction of the restrooms at Lake Michael. Councilmember Bradley made a motion, seconded by Councilmember Greene, to approve the budget amendment in the amount of \$104,000.00 as requested. The motion carried unanimously.

The Council received a request from Fire Chief Bob Louis for a budget amendment in the amount of \$50,000.00 from the Fire Department budget to cover the expenditures on the restoration of 1923 Brockway Torpedo, and the 1936 Ford American Lafrance. The amendment requested will cover the completion of the 1936 Ford American Lafrance. Councilmember Hupman made a motion, seconded by Councilmember Phillips, to approve the budget amendment to the Fire Department budget in the General Fund in the amount of \$50,000.00. The motion carried unanimously.

The Council received a request for a budget amendment in the amount of \$70,000.00 for professional services rendered in the Planning Department. Councilmember Hupman made a motion, seconded by Councilmember Philipps, to approve the budget amendment in the amount of \$70,000.00. The motion carried unanimously.

The Council received a petition of annexation from Utley Investments, LLC for voluntary annexation of property located at 601 E. Center Street. Councilmember Hooks made a motion, seconded by Councilmember Bradley, to accept the petition. The motion carried unanimously.

Councilmember Philipps made a motion, seconded by Councilmember Greene, to adopt a Resolution Directing the City Clerk to Investigate the Sufficiency of Petition of Annexation of Utley Investments, LLC. The motion carried unanimously.

The Council received a petition of annexation from DPC Mebane, LLC for voluntary annexation of property located on S NC 119 Hwy. Councilmember Greene made a motion, seconded by Councilmember Philipps, to accept the petition. The motion carried unanimously.

Councilmember Bradley made a motion, seconded by Councilmember Philipps, to adopt a Resolution Directing the City Clerk to Investigate the Sufficiency of Petition of Annexation of DPC Mebane, LLC. The motion carried unanimously.

A Public Hearing was held on a request from Salvatore Esposito and Giuseppina Esposito to rezone property from R-20 (Single Family) to B-2 (General Business). Fatima Dos Santos, Property Manager/Real Estate Agent, spoke on behalf of the request. She explained to Council that the applicant would now like to revise the rezoning request to a CU-B-2 (Conditional Use-General Business). She stated that because of surrounding property owner opposition, a specific use for the property could not be agreed upon. She stated that the applicants would like to make improvements and rent the property. She stated that the applicant would like to see surrounding property owners agree to 5-10 uses for the property before submitting a site plan.

Council had some concerns on how they could approve a CU-B-2 rezoning without the applicant having a specific use or site plan for the property.

Felton Brown, 120 Randall Circle, expressed opposition to the rezoning. He stated his concern about the types of businesses that could be allowed in B-2 zoning.

Council suggested that Ms. Dos Santos meet with the property owners again and have them eliminate all unfavorable uses listed in the permitted use table for B-2 zoning, which would create a list of favorable uses that could be agreed upon.

Tammy Faulkner, adjoining property owner, spoke concerning the rezoning request.

Councilmember Bradley made a motion, seconded by Councilmember Hooks, to table the hearing until next month to allow the applicant to come back with a specific use, site plan and further public comments. The motion carried unanimously.

A Public Hearing was held on a request from Mebane Warehouse, LLC to rezone property, +/- 5.30 acres (former R.L. Stowe Mill Building), located at 301 W. Washington Street from M-1 (Heavy Manufacturing) to CU-R-6 (Conditional Use-Multi-Family/Two Family Residential) to allow 75 apartments. Rex Todd spoke on behalf of the request. He stated that rezoning is requested to allow rehabilitation of the former mill in accordance with the Secretary of the Interior Standards as multi-family housing.

City Manager Robert Wilson stated that a site plan was placed in Council's packet for their review.

An unidentified woman from the audience questioned if this project is low income housing.

Mr. Todd stated that the tax credits they are seeking are called low income housing tax credits. He stated they serve working people who make between 30%-60% of the median income. Mr. Todd stated they screen very tightly for crime record, history from previous rentals and credit worthiness. They are looking for people who can pay their rent.

Mr. Todd gave a brief power point presentation of past projects completed by his company.

Mr. Todd assured Council this project is not public housing.

Lisa Arnette, 309 W. Holt Street, spoke in opposition to the proposed project. She stated she is concerned about the volume of traffic, parking, schools and property values. She feels the development would not benefit their neighborhood.

Ron Harris, 309 W. Jackson Street, spoke in opposition of the project. He stated his concerns with possible declining property values and traffic congestion.

Caleb Baker, 314 W. Holt Street, spoke of current concerns with people walking in the neighborhood at all hours of the night. He feels this development would create more foot traffic.

Kevin West, 414 W. Lee Street, spoke of concerns with the quality of people that could move into the neighborhood. He also stated concerns with traffic congestion and possible declining property values.

Barrie Oblinger, 207 W. Lee Street, spoke of concerns with additional traffic volume. He feels the project is too high density for their neighborhood. Mr. Oblinger stated that the proposed project looks good, but questioned if it's the right use of the property.

Mr. Baker spoke again. He questioned Council if the revamping of this property is necessary since White Furniture is already approved for renovation.

Mr. West spoke again. He stated since living on Lee Street for the last 17 years he has witnessed a lot of crime that has taken place at Tanglewood Apartments, which are located on one side of his neighborhood and now he is concerned with the possibility of having more apartments located on the other side.

Mr. Todd stated that this site is ideal for the proposed development. He stated this is a program designed to serve working individuals using tax credits to provide affordable housing.

Councilmember Hupman stated that this is the first proposal Council has heard concerning this property and he feels the City should not be in a hurry to approve because whatever project is approved will drastically change the neighborhood.

Tanya Haddack, The Landmark Group and citizen of Mebane, stated that this project could benefit many different people looking for affordable housing.

Councilmember Bradley stated often people that are renting don't have a stake in the community they're merely in a state of transition.

After further discussion, Councilmember Bradley made a motion, seconded by Councilmember Hooks, to table the hearing until next month's meeting. The motion carried unanimously.

A Public Hearing was held on a petition of voluntary annexation of the property of Kathleen Thomas located at 818 E. Oakwood Street Ext., containing 9.7 acres. No one spoke concerning the proposed annexation.

Councilmember Hooks made a motion, seconded by Councilmember Greene request to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina annexing the property of Kathleen Thomas. The motion carried unanimously.

The Council received a request for a proposed amendment to the Unified Development Ordinance (UDO), Article 4, Section 4-1, Permitted Uses, in the B-1 Zoned District, Churches in the Downtown District.

After clarification from Planning Director Montrena Hadley it was determined that the amendment to the Unified Development Ordinance (UDO), Article 4, Section 4-1, Permitted Uses, in the B-1 Zoned District, Churches in the Downtown District was advertised for Public Hearing and the request for amendment would be heard tonight as a Public Hearing. Mayor Stephenson then opened the hearing for public comment.

Joy Albright, representative of the Mebane Business Association, stated as requested by City staff, a survey was conducted among members of the Mebane Business Association and Destination Downtown. She stated it was the overall consensus of both organizations to support prohibiting churches in the downtown business district (B-1). They felt allowing churches would restrict the types of businesses that could locate downtown, such as fine dining.

Jill Lunsford, Owner of Brick Alley Antiques, stated she objects to having churches located in the downtown business district. She stated allowing churches would not enhance the retail business downtown.

Tom Boney, Editor of Alamance News, stated his concerns with the City postponing/continuation of Public Hearings, which could possibly hinder the citizens from knowing when the issues will be heard and/or voted upon.

Jill Auditori, member of the Mebane Business Association and downtown business owner, requested for clarification, when a church locates in a downtown business district, what are the stipulations put on the surrounding area regarding serving alcohol.

City Attorney Charles Bateman stated the North Carolina General Statute requires a minimum 50 foot separation between applicants for an alcohol license and a church.

Ms. Auditori stated based on that stipulation, she opposes the proposed amendment to change the ordinance to allow churches in the downtown business district (B-1). She stated if churches were allowed downtown it would limit certain restaurants from locating there which could diminish the growth that is desired for the downtown district.

Elma Doerman, Owner of Finishing Touch, stated that allowing churches would not benefit the downtown business district.

Mary McFarland, 307 Wilba Rd., commented she is surprised that people do not want churches located in the downtown business district.

Councilmember Philipps made a motion, seconded by Councilmember Bradley, to continue the Public Hearing until next month. The motion carried unanimously.

City Manager Robert Wilson stated a Public Hearing for the proposed amendment to the Unified Development Ordinance (UDO), Article 4, Section 4-1, Permitted Uses, in the B-1 Zoned District, Churches in the Downtown District, would be re-advertised with specific language to eliminate any confusion.

Councilmember Bradley made a motion, seconded by Councilmember Hooks, to re-advertise a Public Hearing for the proposed amendment to the Unified Development Ordinance, Article 6, Section 6-6.4, General Sign Standards. 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 that unpaid taxes that are liens on Real Property on the second Monday in February, 2009 totaled \$274,905.41. By motion of Councilmember Hooks, seconded by Councilmember Philipps, the Council voted unanimously to advertise the tax liens on March 25, 2009.

As an additional item, City Manager Robert Wilson reported that staff is continuing to proceed with the condemnation of houses in the West End. Other code violations in the city are also being addressed.

Elaine Bixby, Mebane on the Move, requested complete road closure of Clay Street between the times of 7:00 am-11:00 am to hold their annual event on September 12, 2009. Along with their request for closure of Clay Street, they requested partial rolling road closures for a 5k, 10k and a 1 mile Mad Dash. Proposed course maps were submitted to Council. Councilmember Philipps made a motion, seconded by Councilmember Hooks, to approve the request. The motion carried unanimously.

The minutes of the February 2, 2009 regular monthly meeting were approved as presented.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk