

LaParra, Manager of Garden Valley Market, spoke on behalf of the request. Applicant, Karen Oldham, also spoke on behalf of the request. She explained leasing this property would allow them to receive income to pay property taxes until the NC Hwy 119 Bypass is finalized. Council expressed their concerns with the rezoning; stating if the B-2 rezoning was granted any acceptable use in a B-2 zone could be placed on the property. Council said they would feel more comfortable if the request was for a special use rezoning.

Mayor Stephenson called for a short break at 7:01pm. Mayor Stephenson called the meeting to order at 7:12pm.

Planning Board member Thomas Fenske spoke briefly about the discussions that took place at the Planning Board meeting in regards to this request. He shared his concerns with the requirements of the Unified Development Ordinance when dealing with conditional use requests. He expressed, in his opinion, the need for a provisional conditional use zoning which would allow applicants with limited financial means to begin the rezoning process without a great financial burden with a stipulation of a final approval process which would be necessary prior to receiving a business license from the City. Along with this suggestion he mentioned that if no development takes place a within 1 year the property would revert back to the previous zoning.

Bruce Reidling, father of the owner of Garden Valley Market, gave brief comments concerning the business background of Garden Valley Market.

Ms. Oldham gave closing statements in regards to her request.

Mayor Stephenson called the Public Hearing to an end. Councilmember Bradley made a motion, seconded by Councilmember Greene, to deny the request 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 an additional item, City Manager Robert Wilson reminded the Council of upcoming events, including the Efland/Buckhorn Ground Breaking on November 10th and a Mebane on the Move breakfast on November 14th.

Also as an additional item, Councilmember Bradley requested during the upcoming budget session Council approve giving city employees Veterans Day as a paid holiday.

The minutes of the October 10, 2011 regular monthly meeting and the October 24, 2011 Special Meeting-Public hearing were approved as presented.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk