

seconded by Patty Philipps, to approve the Street Closing Guidelines as presented. The motion carried unanimously.

No one from the public spoke during the Public Comment period.

A Public Hearing was held on a request from Tanger Properties Limited Partnership, 3200 Northline Avenue, Suite 360, Greensboro, NC to amend the Conditional Use Rezoning of the CU-B-2 Portion of Arrowhead Property, previously approved by City Council on August 7, 2006. The property (Formerly Arrowhead Golf Course) located along I-85/40 and Farrar Lane is to be developed as a Planned Unit Development (PUD) to accommodate the construction of a retail shopping center with out parcels for hotels, restaurants and retail. The property is also known as being Alamance County Tax Map 10-23-21B, 21D, 21K and 10-23-125 and Orange County Tax Map 3.21.A.32.

Attorney Lawson Brown of Vernon, Vernon, Wooten, Brown, Andrews & Garrett, P.A. spoke on behalf of the request. Mr. Brown told the Council that the basic request deals with only 52 acres of the 214 acres being part of the original request. The applicant is requesting to do away with the open space with the exception of the 1.5 acres that Mr. Wright's entity is to pertain. The open space for the remainder of the 214 acre site is reduced from 47 acres to 35 acres. The applicant is requesting an increase in total square footage from 350,000 to a maximum of 500,000 square feet of gross floor area. Mr. Brown spoke of the signage for the Retail Project. They are proposing two pylon signs, each pylon sign not to exceed one hundred (100) feet in height and each sign to be double faced with each sign face not exceeding eight hundred (800) square feet in total area.

Ross Adams of Adams & Associates Architecture spoke to the Council concerning the building design. Brick, stucco, cast stone, glazing, awnings, shutters would be materials used in this development. Mr. Adams stated that the store fronts would not be seen from the interstate, the store fronts are internal creating a pedestrian friendly shopping environment. No food court will be present. Councilmember Philipps questioned the view of the development from the interstate. Mr. Adam's told the Council that the feature building will be mirrored on the back side depicting false store fronts. He stated that the rear view will not be completely brick nor heavily landscaped and that it would be part retaining wall.

Lawson Brown addressed questions about the landscaping being proposed. He told the Council developers plan to enhance the perimeter landscaping over and above the ordinance because they are not putting as much landscape area in the parking lot.

Twilla Buffington, Woodhaven Drive, Mebane spoke in concern of the amount of storm water run off that would be generated by this development.

Mr. Brown assured the Council that multiple detention ponds will be utilized and they will comply with all state and local requirements.

Gary Brant, Pickett Lane, spoke regarding the appearance of the shopping center from the rear view as seen from the interstate. He expressed his desire for a view that would be more aesthetically pleasing.

Mayor Stephenson called the Public Hearing to an end. Tim Bradley made a motion, seconded by Ed Hooks, to approve the request. The motion carried unanimously.

Ed Hooks made a motion, seconded by Everette Greene, to approve the tax releases. The motion carried unanimously.

The Council received a request for appointment of Thomas O. Vinson as a Mebane Planning Board member, serving a four year term, becoming effective November 1, 2007 and ending June 30, 2011. Tim Bradley made a motion, seconded by Bob Hupman, to appoint Thomas Vinson to the Mebane Planning Board. The motion carried unanimously.

Darrell Russell of Alley, Williams, Carmen & King reported to the Council the results of the Bid Opening for the Sanitary Sewer Improvements in Phase 2 West End. He stated eight (8) bids were received. The bids ranged from \$484,477.70 to \$738,130.25. After review of the bids it was determined that Bob Glover Grading, Inc. from High Point, NC submitted the lowest bid in the amount of \$484,477.70. With additional project cost added in, the estimated total cost is \$731,000.00. A recommendation was made to award the work to the lowest bidder-Bob Glover Grading, Inc. Bob Hupman made a motion, seconded by Patty Philipps, to award the bid to the low bidder as recommended. The motion carried unanimously.

The Council received a request from Darrell Russell to accept a Mini-Grant for a Small Basin Study from the Clean Water Management Trust Fund (CWMTF). The CWMTF is offering the City an Initial Planning Grant in the amount of \$28,800.00. Mr. Russell stated in order to receive the Grant; the City would have to provide \$3,200 in matching funds. This study would include the small drainage area that goes underneath the White Furniture Company down to Crawford Street and also address the storm drainage on Fifth Street and Hwy 70.

Bob Hupman made a motion, seconded by Patty Philipps, to accept the Grant in the amount of \$28,800.00. The motion carried unanimously. Patty Philipps made a motion, seconded by Everette Greene, to amend the budget in the amount of \$3,200.00 to provide matching funds for the Grant offered to the City by CWMTF. The motion carried unanimously.

Under Additional Items, City Manager Robert Wilson spoke to the Council concerning the request for consideration from Councilmember Philipps to revisit the number of junked vehicles allowed. Mr. Wilson stated that the City's Ordinance was in compliance with the State regulations. City Attorney Charles Bateman recommended that the current ordinance not change. Mr. Bateman told the Council that he would meet with the Building Inspector to streamline the area of enforcement. No action was taken.

Councilmember Bradley requested a report of Police Calls responding to North Fourth Street. After much discussion, City Attorney Charles Bateman said he would look into the possibility of restricting the number of businesses within so many feet of one another whose primary business is the sale of alcohol. No action was taken.

Councilmember Philipps requested the Council's consideration to revisit the number of dogs allowed. City Manager Wilson told the Council that the old ordinance stated it was unlawful for an occupant of a residence to keep more than three (3) dogs over twelve (12) months of age on the premise at any one time either permanently or temporarily, however during the codification process the number was inadvertently left out. Mr. Bateman stated he would bring a draft back to Council for approval. No action was taken.

Councilmember Hupman requested the Council's consideration in directing the City Engineer to study the possibility of future annexation of property located along Hwy 70, East and West of the city limits. City Manager Wilson requested that Council, also at this time, allow a study of the property located on Washington Street down to Buckhorn Road and Interstate Drive. It was the consensus of the Council to direct Alley, Williams, Carmen and King to study the eligibility for possible annexation of the property discussed.

Councilmember Hupman requested staff to prepare a report on how the City plans to meet future water needs.

Under Past Additional Items, Councilmember Hooks inquired about the house located at 705 S. Third Street. City Manager Wilson reported that the house was no longer there. The fire department burned the house per the request of the property owner.

Councilmember Greene requested that staff look at the possibility of replacing or removing the fencing at Oakwood Cemetery. City Manager Wilson recommended postponing any plans until the design for the new cemetery is finalized.

Darrell Russell of Alley, Williams, Carmen and King reported on the Traffic Study meeting with property owners in the South Mebane Oaks area. Mr. Russell stated approximately 45 residents attended the informational meeting. Mr. Russell went on to explain at that meeting, of the four roadway options presented (A-D), there was no one particular option that appeared to draw a consensus of acceptance. He stated that a comment period of 30 days was held open for additional questions or comments following the informational meeting and none were received during that time. Mr. Russell stated they are proposing a "Selected Plan" for the Transportation Improvement Plan for the Mebane Oaks Road Planning area. The Selected Plan is similar to the previous option D, except the connector street to Woodhaven Drive has been eliminated. Mr. Russell recommended that a public hearing be held prior to taking action. After considerable discussion, Patty Philipps made a motion, seconded by Bob Human, to set a Public Hearing in the month of January. The motion passed with a four to one vote. Greene, Philipps, Hooks, Hupman- ayes and Bradley- nay.

The Council approved the minutes of the September 10, 2007 meeting as presented.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

