



City Council Meeting

January 8, 2024





Mayor Hooks

Call to Order





Pastor Sammy Ballard, FBC Mebane

Invocation





PROCLAMATION HONORING:





Mayor Hooks

Public Comments

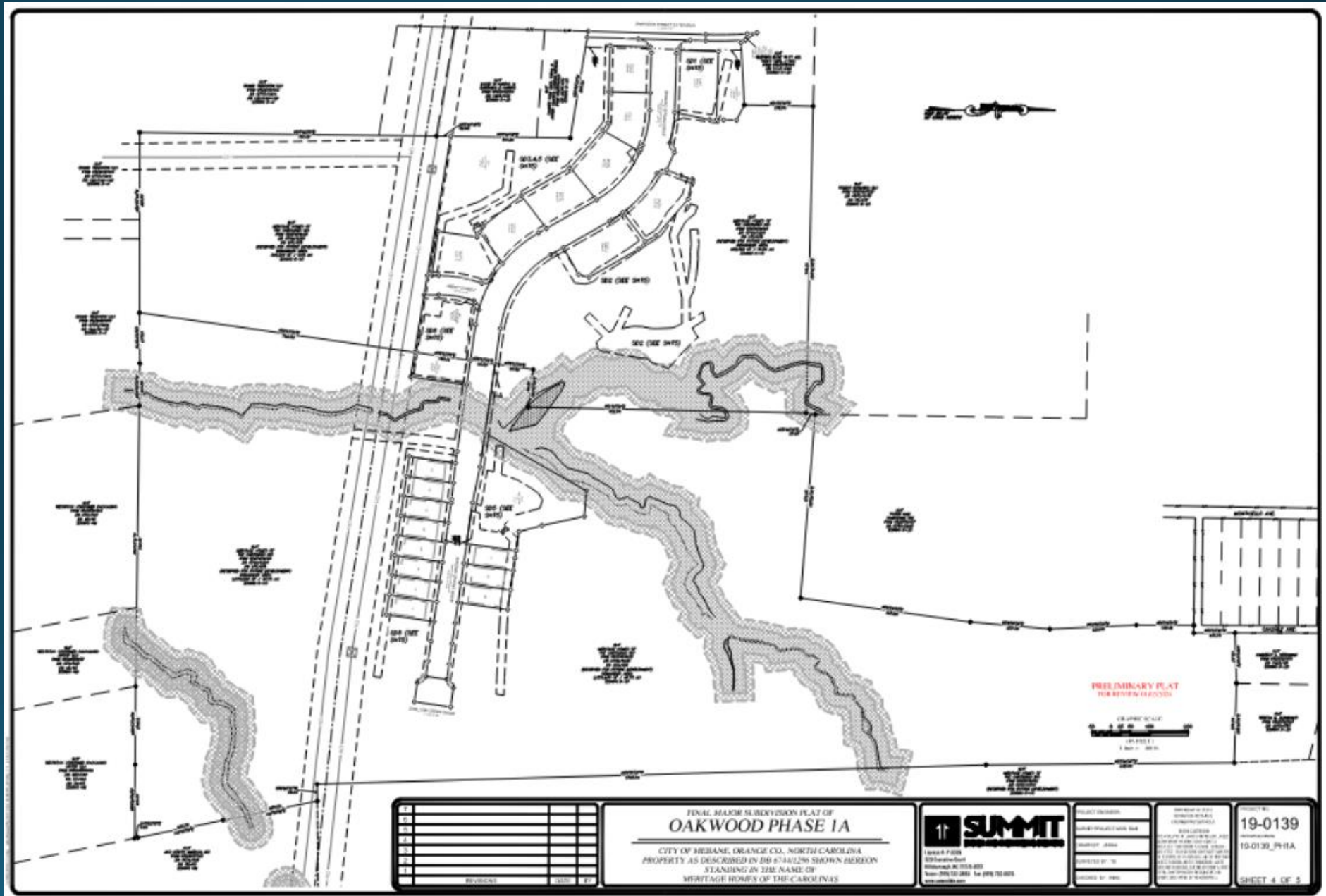


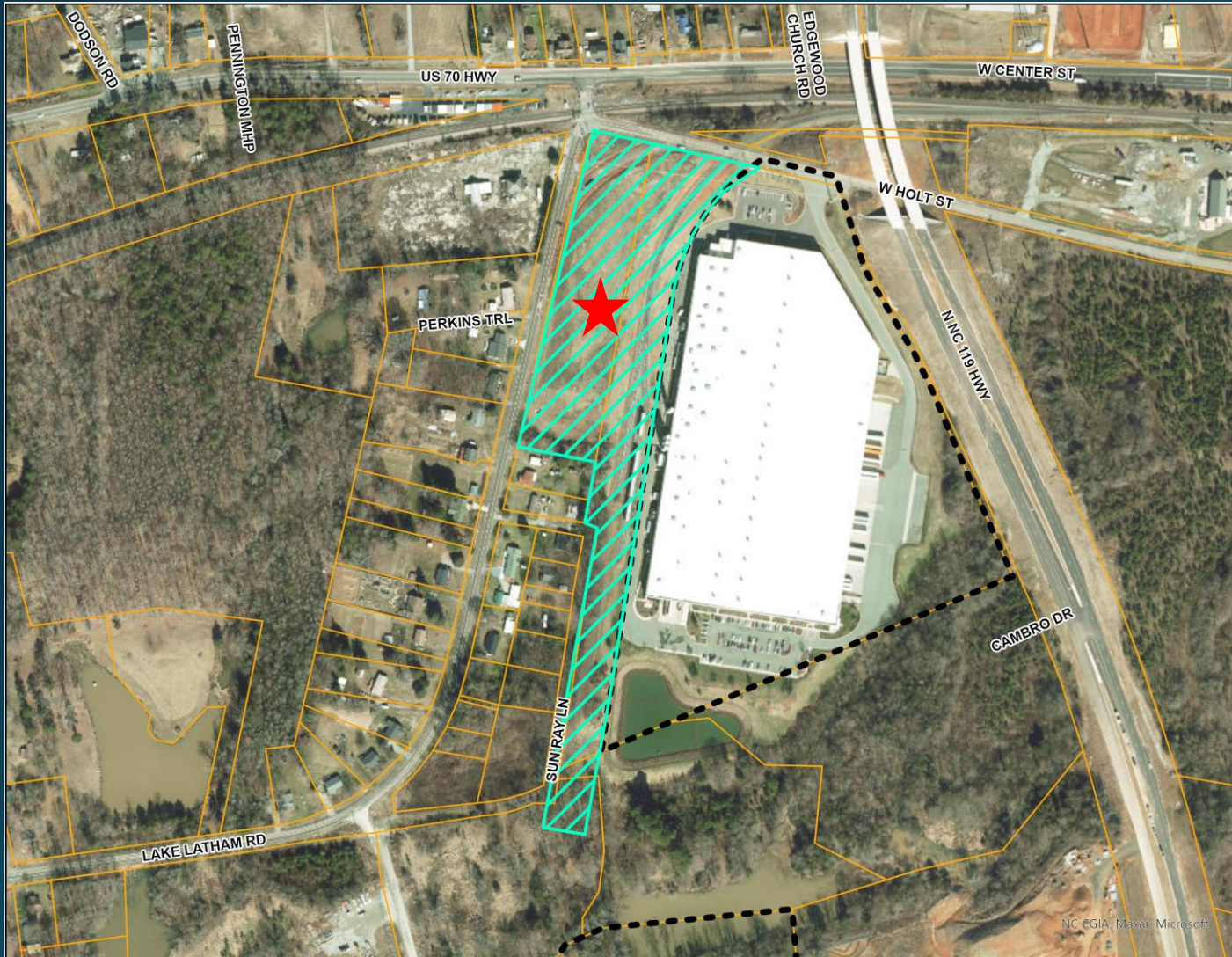
Consent Agenda

- a. Approval of Minutes- Regular Meeting- December 4, 2023
- b. Final Plat Approval- Oakwood, Phase 1A
- c. Budget Amendment- Artificial Turf Field Maintenance
- d. Voluntary Non-Contiguous Annexation Petition- Clifford M. Ray, Jr. Family Partnership- NCIC- Transload Facility
- e. Voluntary Contiguous Annexation Petition- VM Development, LLC- Concrete Plant



Final Plat- Oakwood, Ph.1A





Annexation Petition- Clifford M. Ray, Jr. Family Partnership- NCIC- Transload Facility

- Voluntary Non-Contiguous
- +/- 7.830 acres located in Alamance County. This property is in the North Carolina Industrial Center (NCIC). A Transload Facility is planned for this property
- Accept the Petition and Clerk's the Clerk's Certificate of Sufficiency
- Set a Date of Public Hearing for February 5, 2024



Annexation Petition- VM Development, LLC Concrete Plant

- Voluntary Contiguous
- +/- 6.92 acres located in Orange County. A concrete plant is planned for this property.
- Accept the Petition and Clerk's the Clerk's Certificate of Sufficiency
- Set a Date of Public Hearing for February 5, 2024





Daphna Schwartz, Finance Director
Patricia Rhodes, Stout Stuart McGowen & King LLP

2022-23 Financial Statements and Audit





AUDIT PRESENTATION TO THE CITY COUNCIL

For Year Ended June 30, 2023

January 8, 2024



AUDIT HIGHLIGHTS

- Mebane's 13th Annual Comprehensive Financial Report
- Unmodified Opinion
- An Audit is:
 - Consideration of the system used to capture financial data
 - Consideration of the Internal Controls
 - Testing of Internal Controls
- Internal Control – No Findings
- Single Audit

COMPARATIVE INFORMATION

A Comparison of Fund Balance to Similar Municipalities (based on most recently available statistics)

	<u>Population</u>	<u>Unassigned Fund Balance</u>	<u>% of General Fund Net Expenditures to Fund Balance</u>
City of Mebane	17,797	11,989,170	50.60%
Belmont	15,010	8,746,612	54.17%
Elon	11,336	8,886,350	104.50%
Graham	17,157	13,354,783	82.00%
Fuquay Varina	34,152	32,589,055	60.30%
Hillsborough	9,660	8,818,131	80.00%

Thank You to the Mebane City Council,
Chris Rollins, Preston Mitchell, Daphna
Schwartz, and their staff





Annual Comprehensive Financial Report

For the year ended June 30, 2023

Daphna Schwartz
Finance Director



Agenda

- Annual Comprehensive Financial Report (ACFR) Highlights
- General Fund
- Utility Fund
- Capital Reserve Fund
- Capital Projects
- Debt Portfolio



ACFR Highlights

- “Clean” Audit Opinion
- Assets exceeded liabilities by \$149,847,750 (net position)
- Total net position increased by \$15,815,311 from the prior year
- Combined ending governmental fund balances of \$24,829,745, an increase of \$3,960,294 over the prior year



General Fund

- Overall, revenues came in 11% higher than budgeted:
 - Sales Tax
 - Federal Equitable Sharing
 - Permits and Fees
 - Miscellaneous revenues
 - Investment earnings
- Overall, expenditures came in 17% lower than budgeted:
 - Supply Chain issues
- Fund balance increased

Fiscal Year 2022-2023			
Governmental Funds - FY23 Results	Amended Budget	FY23 Actuals	% of Collected/Spent
Property Taxes	\$ 13,144,770	\$ 13,691,894	104%
Unrestricted Intergovernmental	\$ 7,334,061	\$ 8,234,539	112%
Restricted Intergovernmental	\$ 1,394,623	\$ 1,508,594	108%
Permits and Fees	\$ 1,259,760	\$ 1,878,503	149%
Sales and Services	\$ 682,114	\$ 752,683	110%
Miscellaneous	\$ 98,431	\$ 264,941	269%
Other taxes and licenses	\$ 1,000	\$ 945	95%
Investment earnings	\$ 20,000	\$ 222,281	1111%
Operating Revenues	\$ 23,934,759	\$ 26,554,380	111%
Other financing sources	\$ 2,466,006	\$ 964,135	39%
Fund Balance Appropriated	\$ 6,377,420	\$ -	0%
Total Revenues and other funding sources	\$ 32,778,185	\$ 27,518,515	
Personnel & Benefits	\$ 13,355,348	\$ 12,666,865	95%
Operating Expenses	\$ 10,028,100	\$ 8,427,106	84%
Capital Expenses	\$ 5,703,532	\$ 2,608,308	46%
Debt Payments	\$ 1,820,445	\$ 1,779,396	98%
Transfers Out	\$ 1,870,760	\$ 1,786,840	
Total Expenses	\$ 32,778,185	\$ 27,268,515	83%
Net Gain/(Loss)		\$ 250,000	



Utility Fund

- Operating revenues came in 2% lower than budgeted.
- Non-operating revenues came in below budget because the AIA Grant funds were not received during the fiscal year.
- Transfers in are from the American Rescue Plan revenue replacement grant.
- Overall, expenditures came in 15% lower than budgeted.
 - Supply chain issues.
 - Transfers out to capital project ordinances.
- Data in this table is presented on a budgetary basis and only represents the operating portion of the Utility Fund. On a full-accrual basis, the Utility Funds, which include capital project ordinances and system development fees, net position increased \$8,151,672.

	Fiscal Year 2022-2023		
Utility Fund - FY23 Results	Amended Budget	FY23 Actuals	% of Collected/Spent
Charges for services	\$ 8,275,016	\$ 8,131,646	98%
Other operating revenues	\$ 675,375	\$ 606,672	90%
Operating revenues	\$ 8,950,391	\$ 8,738,318	98%
Non-operating revenues	\$ 214,000	\$ (2,859)	-1%
Transfers In	\$ 1,980,000	\$ 2,016,944	102%
Fund Balance Appropriated	\$ 4,766,344	\$ -	0%
Total Revenue	\$ 15,910,735	\$ 10,752,403	68%
Personnel & Benefits	\$ 3,049,520	\$ 2,887,952	95%
Operating Expenses	\$ 4,754,568	\$ 3,789,483	80%
Capital Expenses	\$ 1,801,867	\$ 1,609,844	89%
Debt Payments	\$ 1,496,621	\$ 1,490,977	100%
Transfers Out	\$ 4,808,159	\$ 3,708,102	77%
Total Expenses	\$ 15,910,735	\$ 13,486,358	85%
Revenues and other sources over expenditures and other uses		\$ (2,733,955)	



System Development Capital Reserve Fund

- Revenues came in higher than budgeted due to growth.
- Statutorily, the use of system development fees are restricted. In general, the fees can be used to fund future water or sewer capital projects.
- The net position in the fund as of June 30, 2023, was \$5,539,735.

Fiscal Year 2022-2023			
System Development Capital Reserve Fund - FY23 Results	Amended Budget	FY23 Actuals	% of Collected/Spent
Charges for Services	\$ 1,598,000	\$ 1,792,107	112%
Other nonoperating revenues	\$ 3,000	\$ 45,370	1512%
Total Revenues	\$ 1,601,000	\$ 1,837,477	115%
Transfers	\$ 1,601,000	\$ -	0%
Change in net position		\$ 1,837,477	
Beginning net position		\$ 3,702,258	
Ending net position		\$ 5,539,735	



Governmental Capital Projects

Capital Project Funds as of June 30, 2023	Amended Budget	Actuals as of 6/30/23	% of Collected/Spent
Cates Farm Park			
Transfer from General Fund	\$ 1,377,809	\$ 1,377,810	100%
Investment earnings	\$ -	\$ 5,320	
Expenditures	\$ 1,377,809	\$ 596,857	43%
Fund Balance		\$ 786,273	
Lake Michael Dam Spillway			
Transfer from General Fund	\$ 908,240	\$ 322,433	36%
Expenditures	\$ 908,240	\$ 324,561	36%
Fund Balance		\$ (2,128.00)	
Transload Facility			
State Grant Proceeds	\$ 2,600,000	\$ 2,600,000	100%
Alamance County Portion	\$ 300,843	\$ -	0%
Investment earnings	\$ -	\$ 10,000	
Total revenues	\$ 2,900,843	\$ 2,610,000	90%
Transfer from General Fund	\$ 300,843	\$ 300,843	100%
Total revenues and other financing sources	\$ 3,201,686	\$ 2,910,843	91%
Expenditures	\$ 3,201,686	\$ -	0%
Fund Balance		\$ 2,910,843	



Utility Capital Projects

Capital Project Funds as of June 30, 2023	Amended Budget	Actuals as of 6/30/23	% of Collected/Spent
WRRF Renovation			
Total financing sources	\$ 8,951,942	\$ 8,951,942	100%
Investment earnings	\$ -	\$ 170,156	
Total Transfers and Expenditures	\$ 8,951,942	\$ 7,531,172	84%
Fund Balance		\$ 1,590,926	
WRRF Expansion			
Transfers from Utility Fund	\$ 3,800,000	\$ 2,671,689	70%
Expenditures	\$ 3,800,000	\$ 2,728,781	72%
Fund Balance		\$ (57,092.00)	
American Rescue Plan (ARP) Grant Project			
ARP Grant Proceeds	\$ 5,182,658	\$ 5,182,658	100%
Investment proceeds	\$ -	\$ 17,662	
Expenditures	\$ 5,182,658	\$ 4,062,074	78%
Fund Balance		\$ 1,120,584	

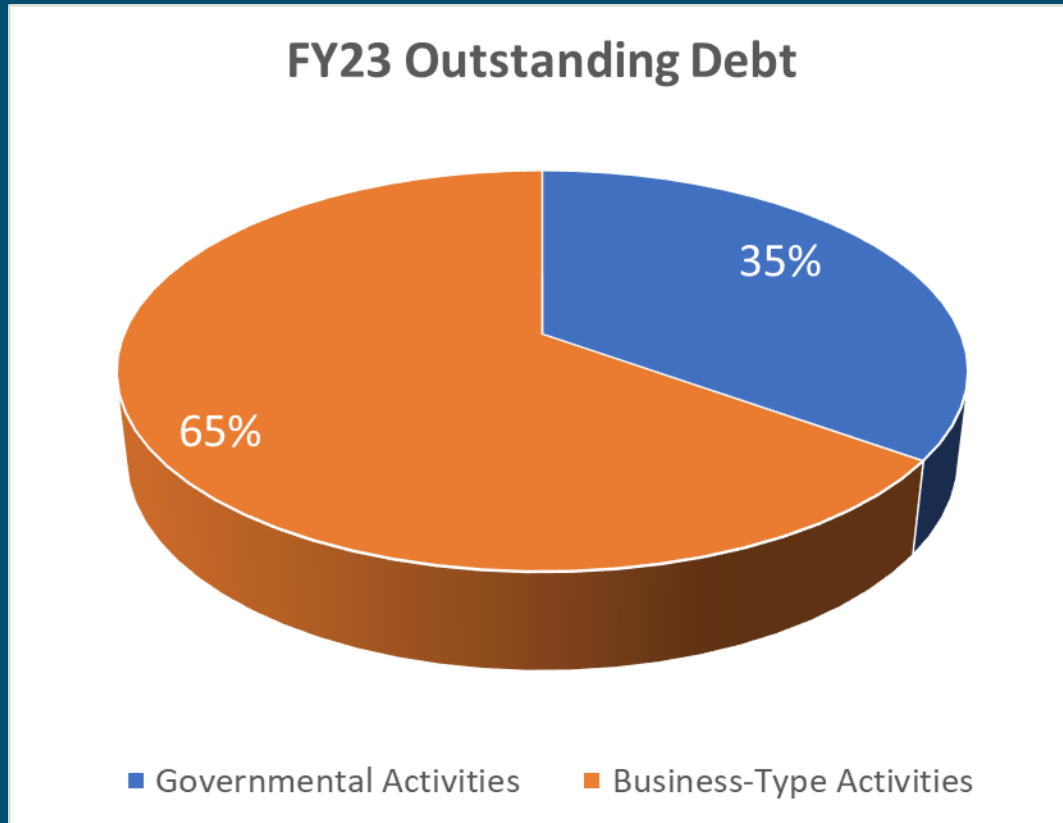


Utility Capital Projects

Capital Project Funds as of June 30, 2023	Amended Budget	Actuals as of 6/30/23	% of Collected/Spent
Elevated Water Tank			
American Rescue Plan Grant Proceeds	\$ 2,502,990	\$ -	0%
State Capital Infrastructure Grant Proceeds	\$ 150,000	\$ 150,000	100%
Debt proceeds	\$ 4,428,210	\$ -	0%
Investment earnings	\$ -	\$ 852	
Total revenues and other financing sources	\$ 7,081,200	\$ 150,852	2%
Expenditures	\$ 7,081,200	\$ 219,484	3%
Fund Balance		\$ (68,632)	
GKN Pump Station			
Debt proceeds	\$ 1,853,159	\$ 1,853,159	100%
Investment earnings		\$ 74,826	
Expenditures	\$ 1,853,159	\$ 45,852	2%
Fund Balance		\$ 1,882,133	



Debt Portfolio



- Debt Portfolio remains well within legal limits
- Governmental Activities \$6.8 M
- Business-Type Activities \$12.7M
- In FY23 the General Fund issued \$916,006 of debt for rolling stock.
- In FY23, the Utility Fund did not issue any debt.

Thank you

The 6/30/23 Annual Comprehensive Financial Report (ACFR) and the Popular Annual Financial Report (PAFR) is available on the City's website at the following link:

www.cityofmebanenc.gov/city-financial-information/

Daphna Schwartz
Finance Director
dschwartz@cityofmebane.com





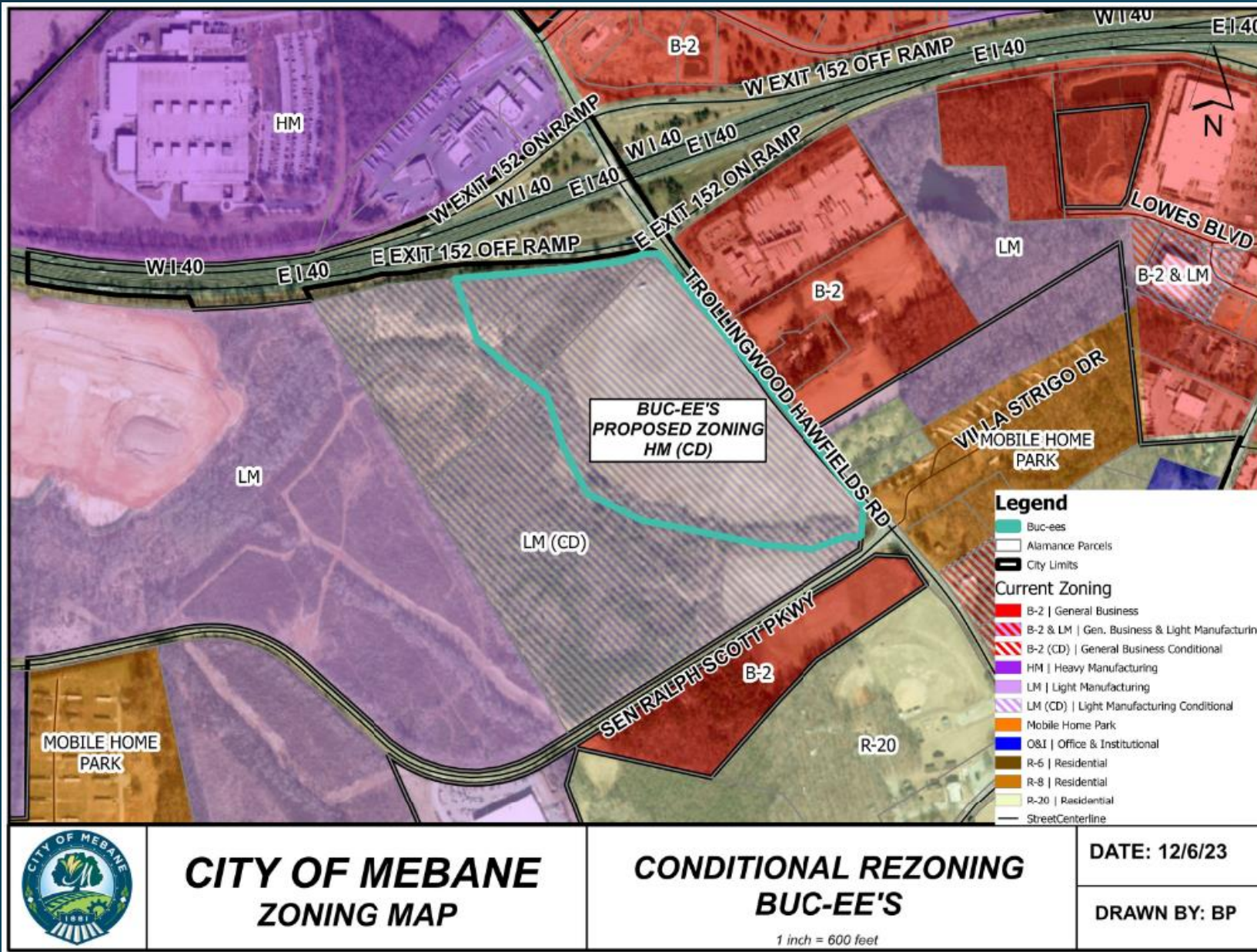
Ashley Ownbey, Development Director

Rezoning Request: LM (CD) to HM (CD)
by CSMS Management, LLC



1425 Trollingwood-Hawfields Road Conditional Rezoning Request

- Request by CSMS Management, LLC
- +/- 32.087 Acres
- Existing zoning: LM (CD)
- Requested zoning: HM (CD)



**CITY OF MEBANE
ZONING MAP**

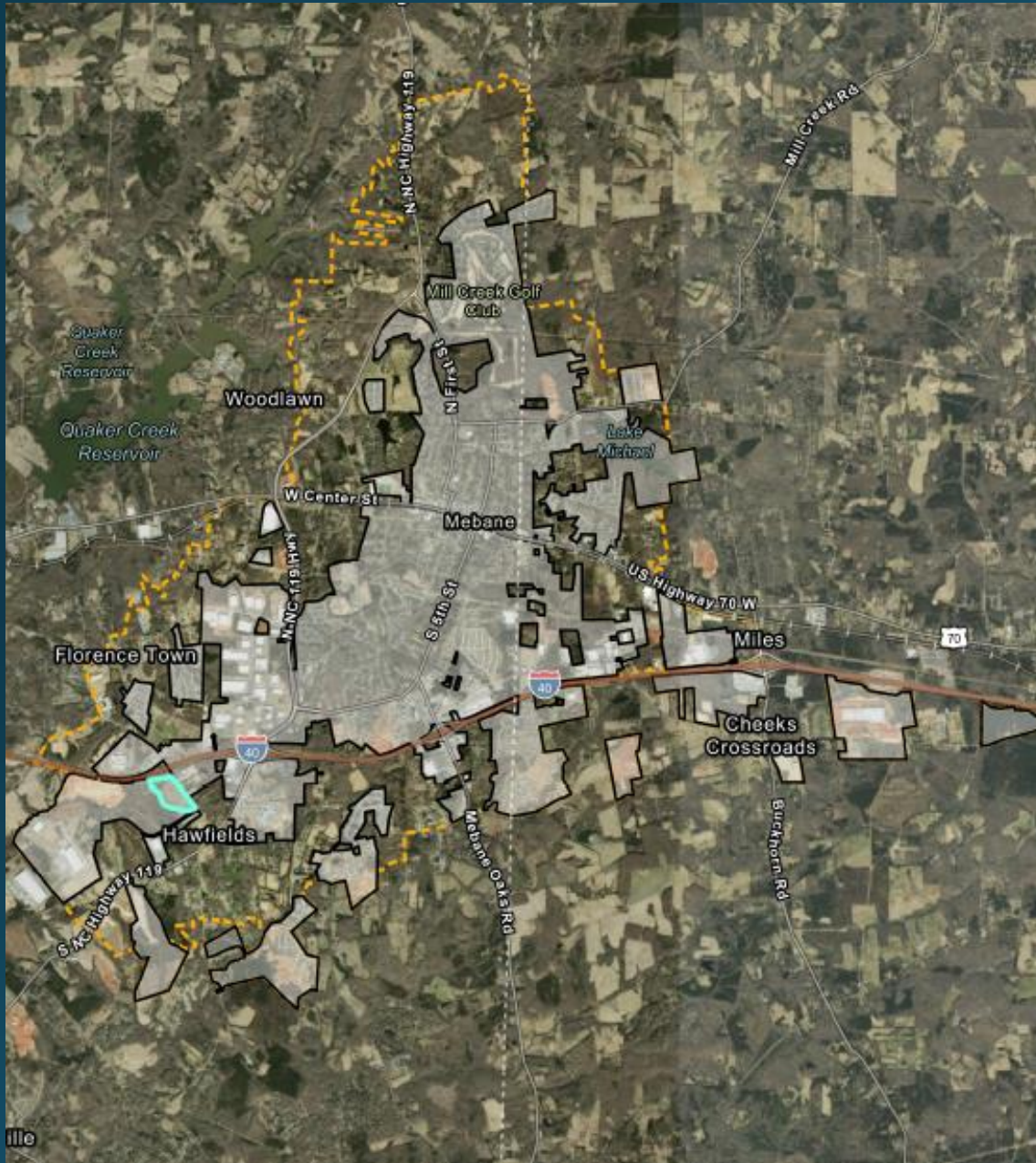
**CONDITIONAL REZONING
BUC-EE'S**

1 inch = 600 feet

DATE: 12/6/23

DRAWN BY: BP





1425 Trollingwood- Hawfields Road

Conditional Rezoning Request

- North Carolina Commerce Park
- Mebane City Limits, Alamance County



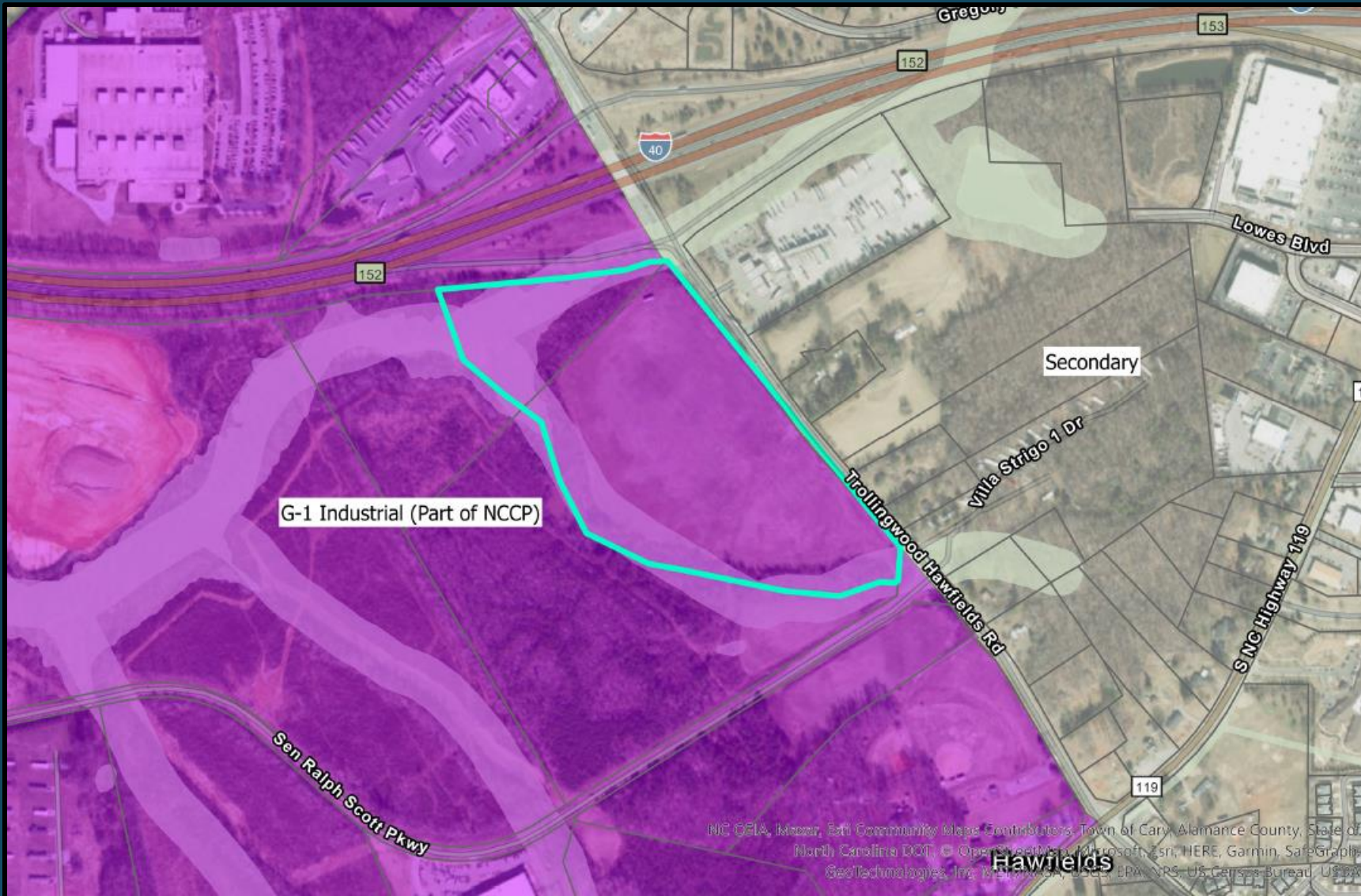


1425 Trollingwood-Hawfields Road

Conditional Rezoning Request

- Vacant, Farm
- Approved in December 2022 for a development of a +/- 279,000 square foot warehouse
- Surrounding uses include:
 - North Carolina Commerce Park
 - Love's Travel Stop
 - Pilot's Travel Center
 - Residential
 - Church





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1425 Trollingwood-Hawfields Road

Conditional Rezoning Request

Mebane By Design Industrial Growth Strategy Area (Part of NCCP)



1425 Trollingwood-Hawfields Road

Conditional Rezoning Request

Zoning district would allow for one use that requires a special use permit:

- Travel Plaza

Site-specific plan to carry with zoning district, contingent upon approval of a special use permit.

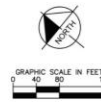


BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

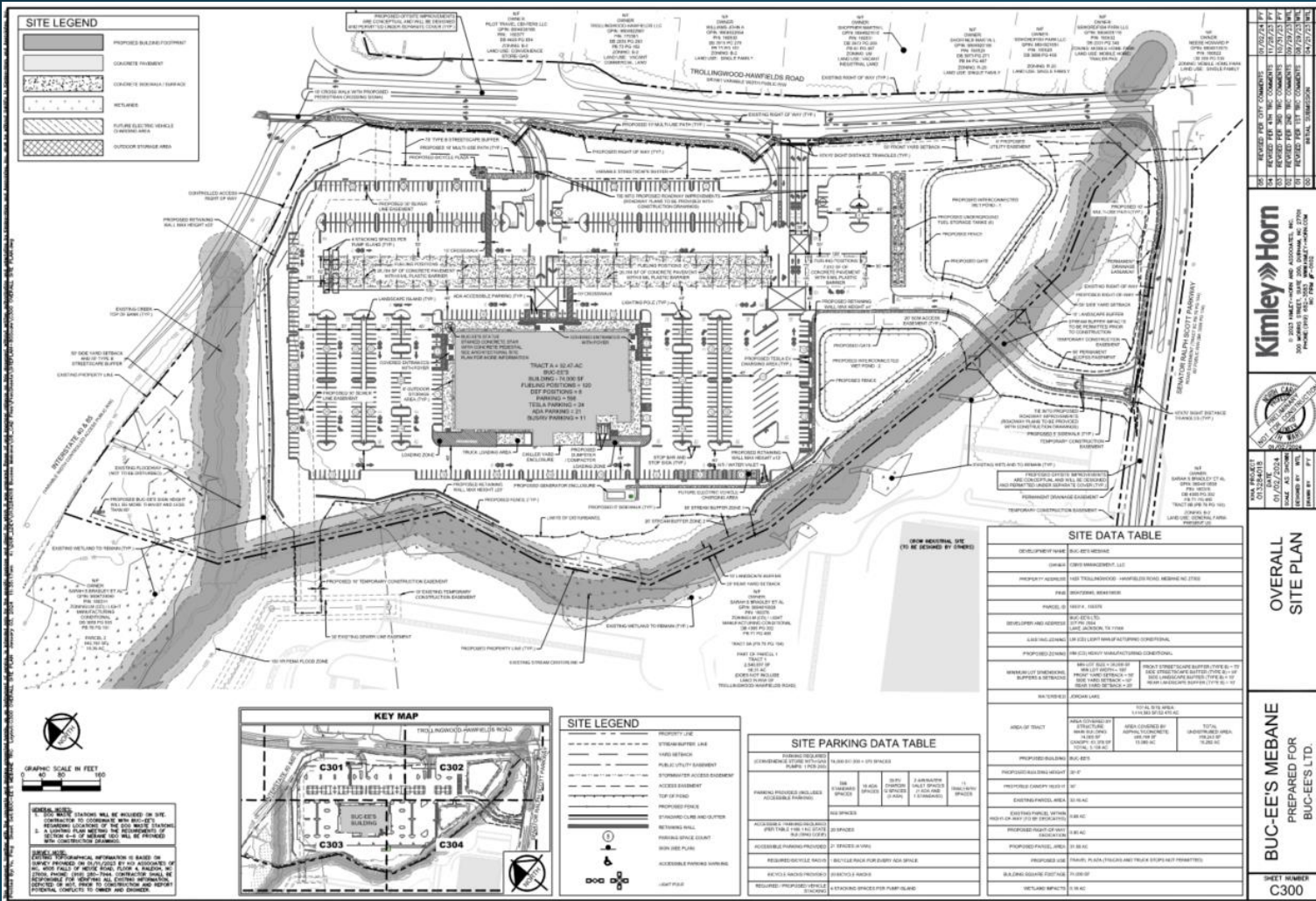
JANUARY 2, 2024



Kimley»Horn

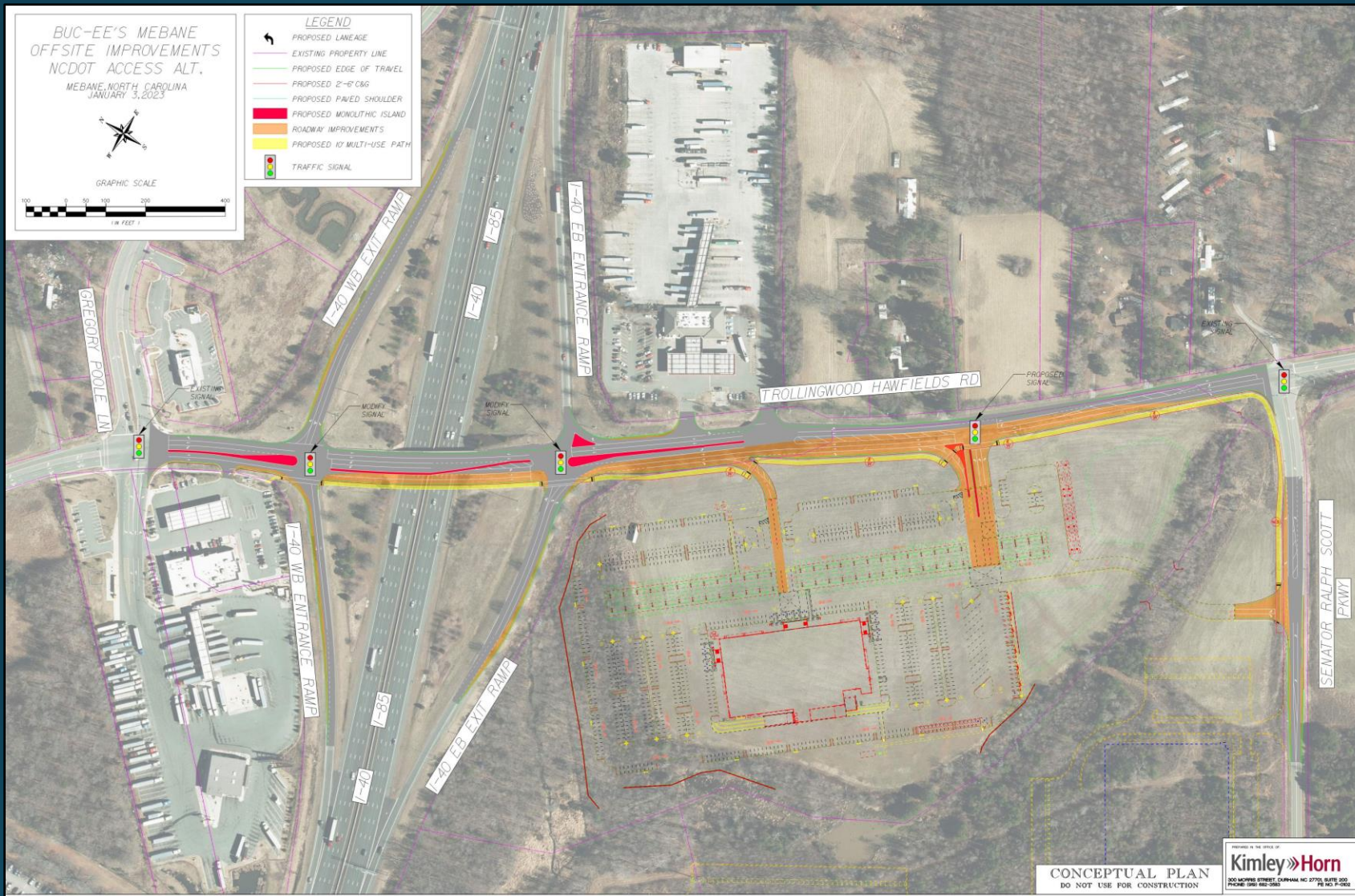


1425 Trollingwood-Hawfields Road Conditional Rezoning Request



- Two driveways on Trollingwood-Hawfields Road and one driveway on Senator Ralph Scott Parkway.
- 10' multi-use path and bicycle plaza
- Conditions requested related to signage:
 - Freestanding sign with a maximum height of 90 feet and maximum area of 400 square feet
 - Wall signs exceeding 200 square foot maximum





1425 Trollingwood-Hawfields Road

Conditional Rezoning Request

Per the TIA, the applicant is required to make roadway improvements on Trollingwood-Hawfields Road, Senator Ralph Scott Parkway, I-40/85 ramps, and the bridge across I-40/85. The improvements require project coordination with and final design approval by the NCDOT.



Buc-ee's Proposed Water and Wastewater Use

- *Water Use*

- Buc-ee's water use is estimated at 23,000 gallons per day (gpd).
- The City of Mebane uses an average of 2.1 million gallons per day (mgd).
- Graham-Mebane Water Plant Capacity is 12 mgd (6 mgd to each municipality).
- On average Mebane uses 100 gpd per capita.
 - Residential use only 43 gpd per capita which equates to 535 people at 23,000 gpd.
- Mebane has the capacity to serve Buc-ee's domestic and fire demands.

- *Wastewater Use*

- Buc-ee's wastewater is estimated at 23,000 gpd.
- Due to the location within the North Carolina Commerce Park (NCCP), wastewater usage does not count against Mebane's allocation of 0.75 mgd to the Graham Wastewater Treatment Plant.
- Downstream wastewater facilities have the capacity to serve the proposed project.





Applicant Presentation



BUC-EE'S at Trollingwood- Hawfields Road and I-40

MEBANE CITY COUNCIL

JANUARY 8, 2024



NATURE OF REQUEST

- ▶ Existing Zoning is LM CD; 279,000 sq. ft. warehouse with 49 truck docks, 71 trailer storage spaces and 211 parking stalls
- ▶ Conditional Zoning request
- ▶ 86 uses in HM District narrowed down to 1
- ▶ Site Plan Specific
- ▶ All Aspects of this proposal have been
 - ▶ Vetted by City's TRC process
 - ▶ Studied in the Traffic Impact Analysis process and Subject to those results
 - ▶ On Public Record for full Transparency
- ▶ Represents a Firm Commitment that cannot be altered in any substantive way without coming back through this process

PROPOSED SITE PLAN



BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

JANUARY 2, 2024



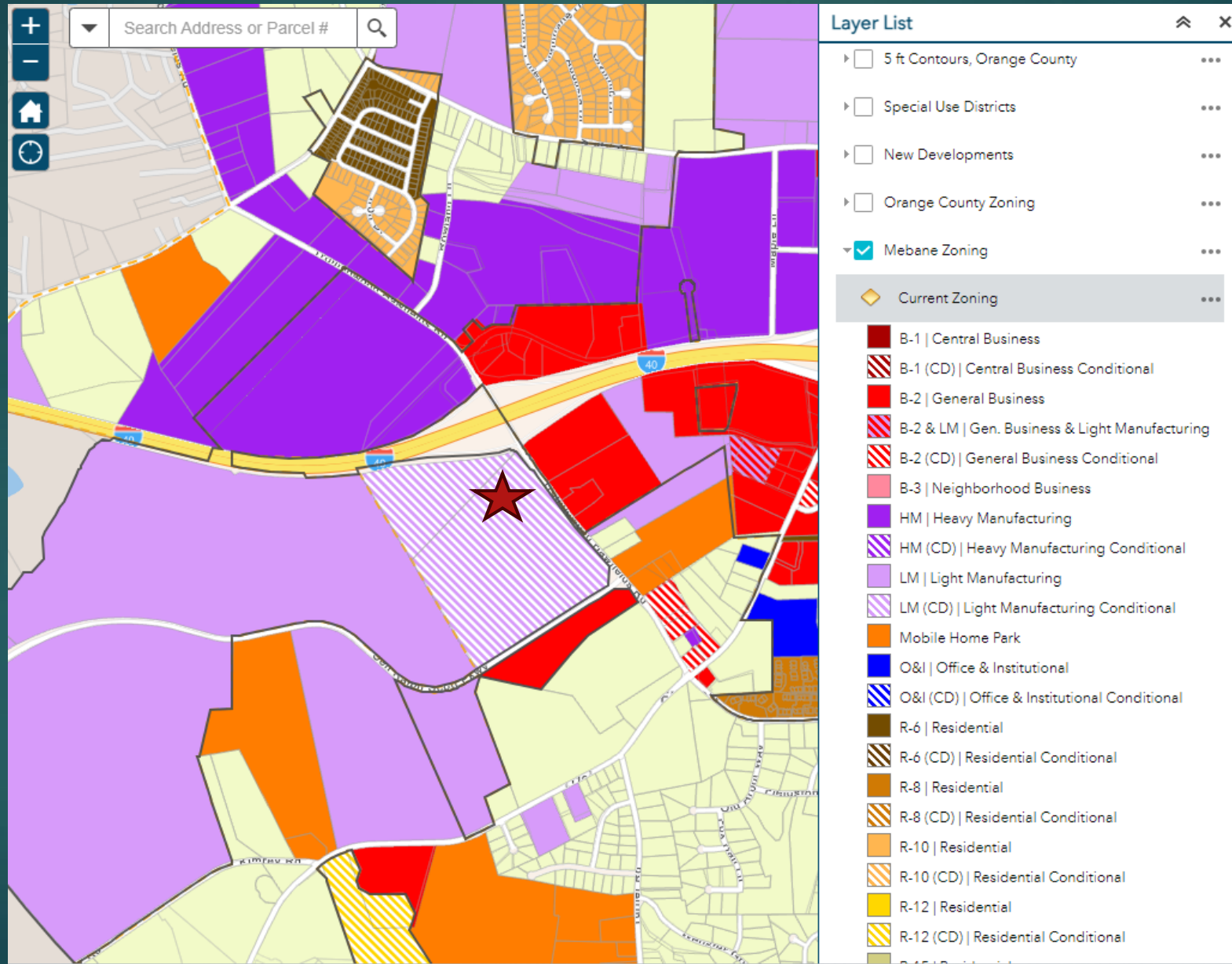
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EXISTING LAND USE PATTERN



ZONING CONTEXT



MEBANE BY DESIGN

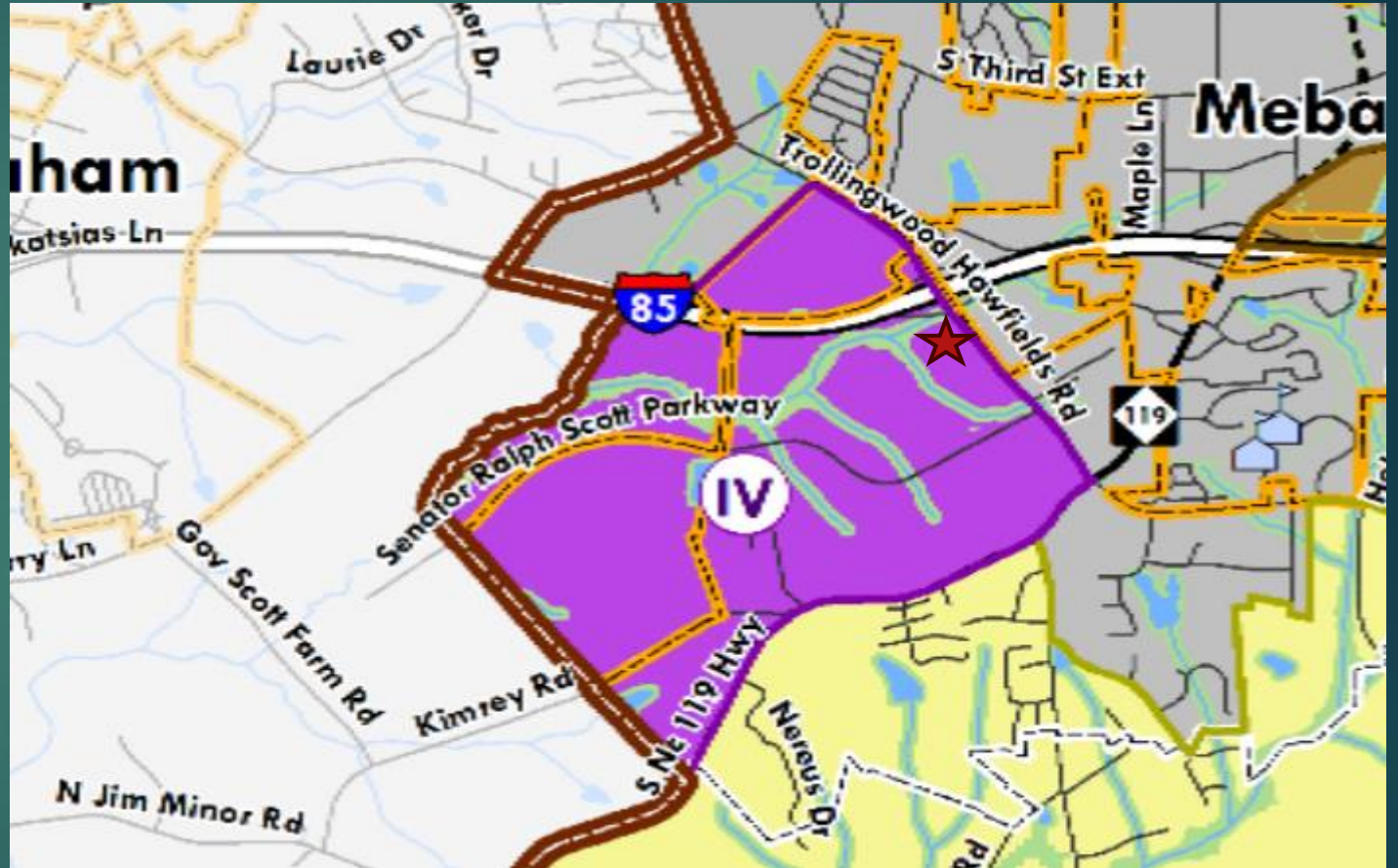
MEBANE BY DESIGN Comprehensive Land Development Plan *City of Mebane*



FINAL REPORT

Adopted by Mebane City Council

May 1, 2017



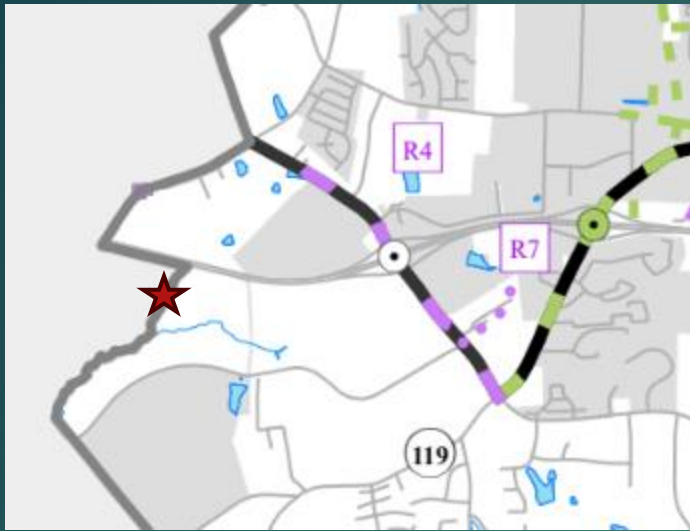
Designated G-1, Industrial (IV): Greatest Access and Infrastructure, Part of NCCP, destination oriented, employment center; support Industrial uses in this location

Comprehensive Transportation Plan

ROADWAY PROJECT # 3

MEBANE 2040 COMPREHENSIVE TRANSPORTATION PLAN PROJECT SHEET

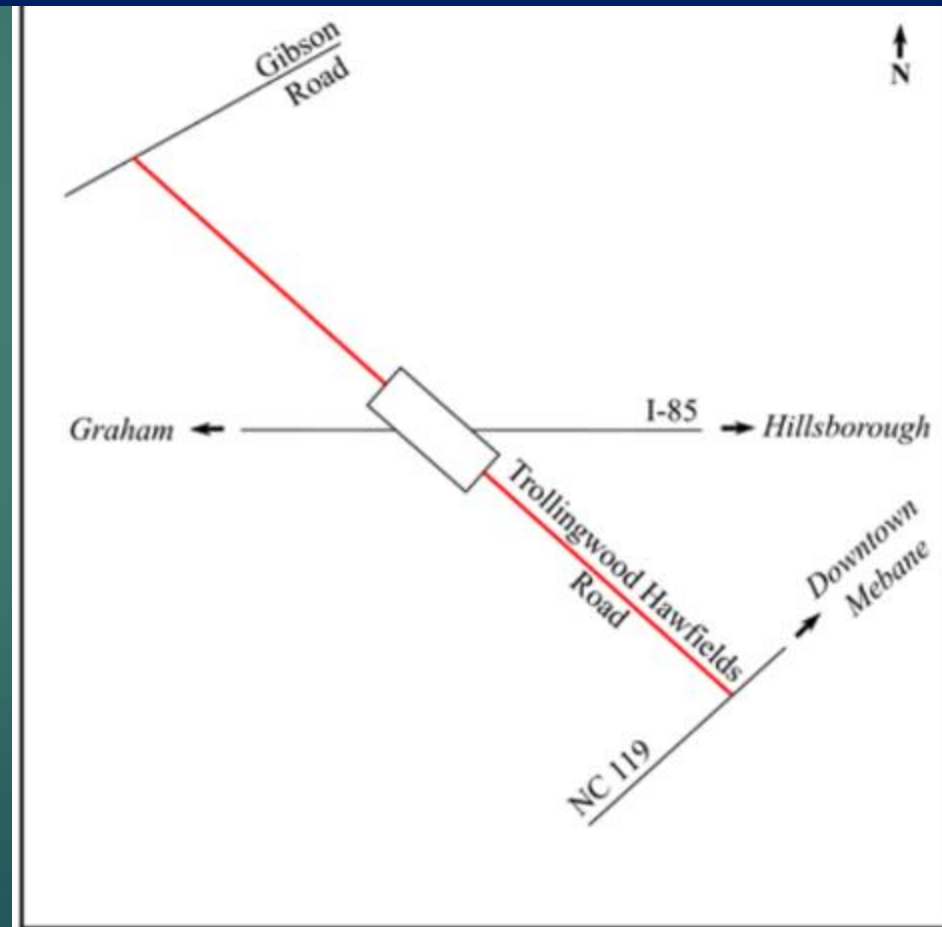
Trollingwood Hawfields Road Widening



Roadway Facilities

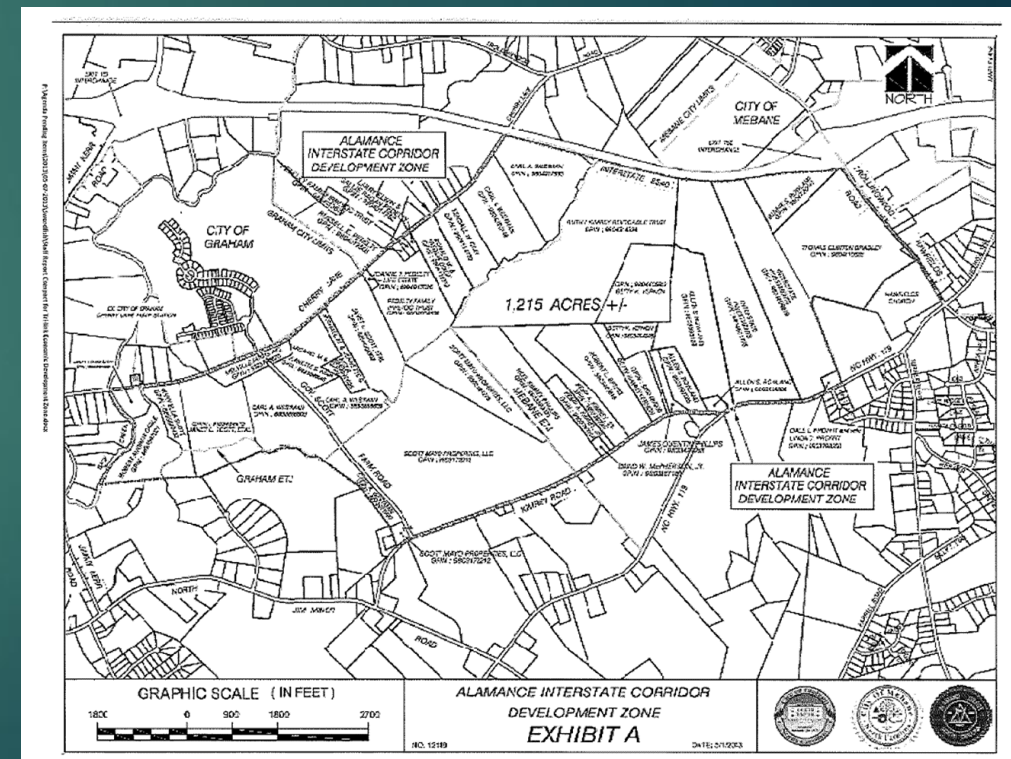
Legend

- Funded Recommended New Road
- Funded Improved Road
- Unfunded Potential Connectivity Improvements
- Unfunded Recommended New Road
- Unfunded Improvements Needed
- Existing Roadways
- Existing Interchange
- Recommended Interchange
- NCDOT Funded Grade Separation
- NCDOT Funded Interchange Modification
- Proposed Railroad Crossing Improvements
- Recommended Safety Study
- Mebane City Limits



NORTH CAROLINA COMMERCE PARK

- ▶ 1,200 Economic Development Zone spanning Mebane, Graham and Alamance County jurisdictions
- ▶ Governed by Interlocal Agreement that provides for shared utility provision and shared tax revenue
- ▶ A shared commitment to create economic opportunity
- ▶ It is THRIVING: Wal-Mart Distribution Center, Lidl Distribution Center, UPS Distribution Center, Crow Holdings just broke ground on over 400,000 square feet of warehouse space
- ▶ Synergistic Use



COMMITMENT TO THE NCCCP

- ▶ \$12 Million Investment in Infrastructure, jointly funded by Mebane, Graham, Alamance County and NCDOT
- ▶ \$100,000 contribution to site certification process
- ▶ Incentives to secure OTHER users
- ▶ For Economic Development
 - ▶ Most successful at local level because local actors can address unique market conditions and opportunities in their community
 - ▶ Seeks to improve standard of living for impacted region by raising per capita income
 - ▶ Creation of jobs and better incomes creates more opportunities in that community
 - ▶ Creates high value Tax base which is critical for services such as roads, fire and police

SITE PLAN CONSIDERATIONS

- ▶ Public Benefits
 - ▶ 10' Multiuse Path across frontage of site and across Bridge over I-40
 - ▶ Extension of Public Sewer Main from Outfall to and under Trollingwood/ Hawfields Road to facilitate City's planned GKN Pump Station reroute Project
 - ▶ Provision of all City required Utility Infrastructure
- ▶ Impact Considerations
 - ▶ Driveway location
 - ▶ Signage location
 - ▶ Environmental Considerations
 - ▶ Transportation
- ▶ Internal Design Standards



ENVIRONMENTAL

▶ Impervious Surface

- ▶ Allowable: Not limited since site is not within the critical watershed
- ▶ Proposed: 15.87 acres
- ▶ Currently Entitled Plan: 13.20 acres
- ▶ All captured, treated and managed in excess of requirements
- ▶ Ordinance Requires management for the 10 year storm; proposed ponds manage the 25 year storm

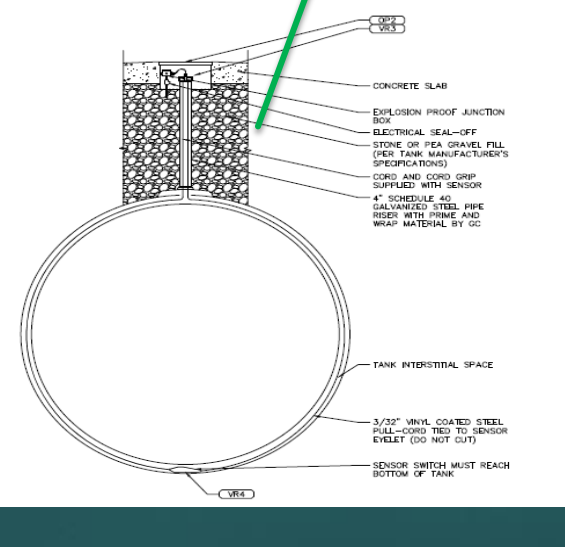
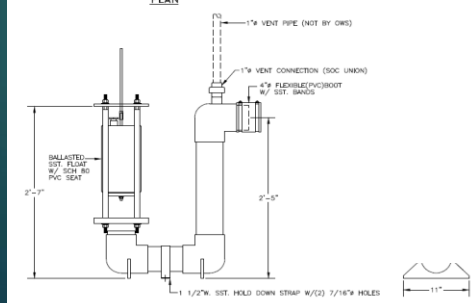
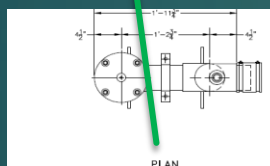
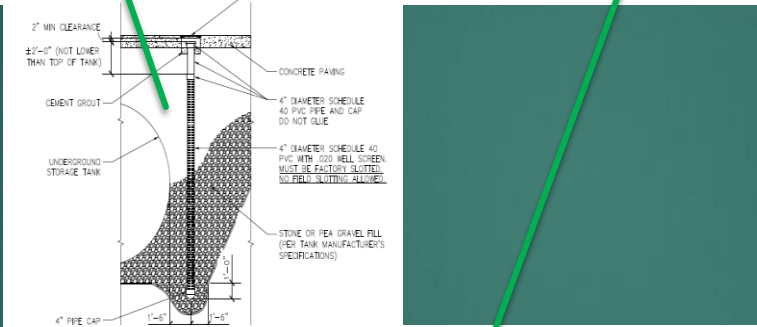
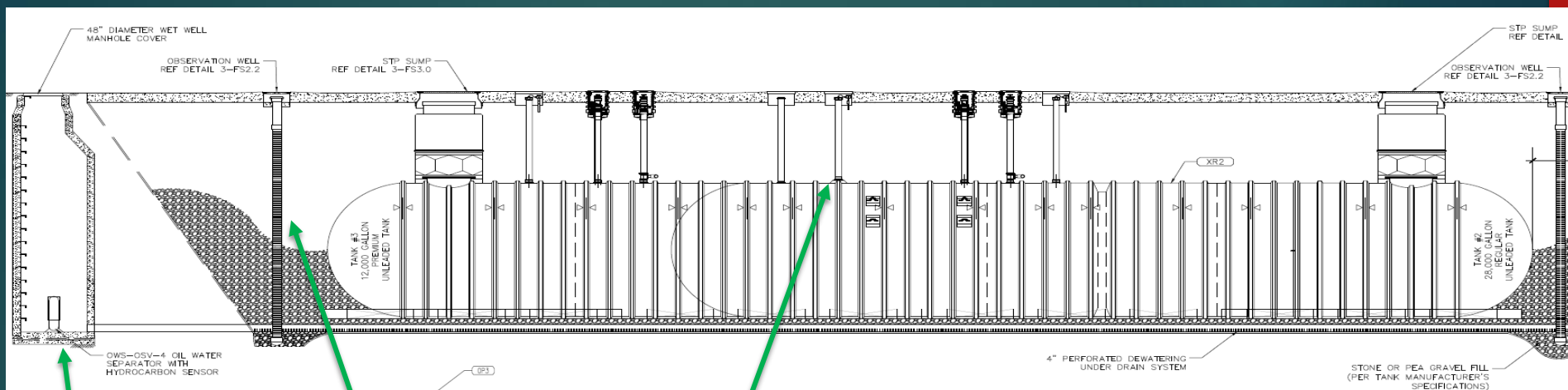
▶ Water Usage

- ▶ City Service available to properties within the City limits
- ▶ Controlled by the City of Mebane
- ▶ This project has been through that usage request and allocation analysis; City of Mebane has the capacity

ENVIRONMENTAL

- ▶ 100-year Floodplain Present on south end of Site
 - ▶ Project proposes limited fill within the 100-year floodplain for site balancing;
 - ▶ No Fuel Tanks proposed in the Flood Plain
 - ▶ Proposal must be approved by City of Mebane;
 - ▶ If required, Buc-ee's will prepare a no-rise flood study and update the mapping of the FEMA 100-year floodplain to reflect the proposed grades.
- ▶ Jurisdictional Streams/Wetlands Present on western and southeastern perimeters on Site
 - ▶ Project proposes limited impacts to streams and wetlands to remain under the threshold for a Nationwide Permit (0.5 acres allowed; proposal is for <.18 of an acre impact to wetlands and .02 of an acre impact to streams);
 - ▶ Impacts are necessary for utility improvements required by the City and for Buc-ee's grading and secondary entrance required by City and NCDOT;
 - ▶ No Fuel Tanks proposed in the wetlands;
 - ▶ Buc-ee's must permit impacts through the US Army Corps of Engineers and the NC Division of Water Resources through prescribed regulatory process.
- ▶ Riparian Buffers
 - ▶ Project proposes limited impacts to Jordan Lake Watershed Riparian Buffer Zones Present on Site (12,630 square feet Zone 1 and 9,952 square feet Zone 2);
 - ▶ Impacts are necessary for utility improvements required by the City and secondary access required by the City and NCDOT;
 - ▶ No Fuel Tanks proposed in the Riparian Buffers;
 - ▶ Buc-ee's must prepare the required Jordan Lake Riparian Buffer Authorization to permit the impacts through DEQ's prescribed regulatory process, overseen by City of Mebane

UNDERGROUND FUEL STORAGE SYSTEM

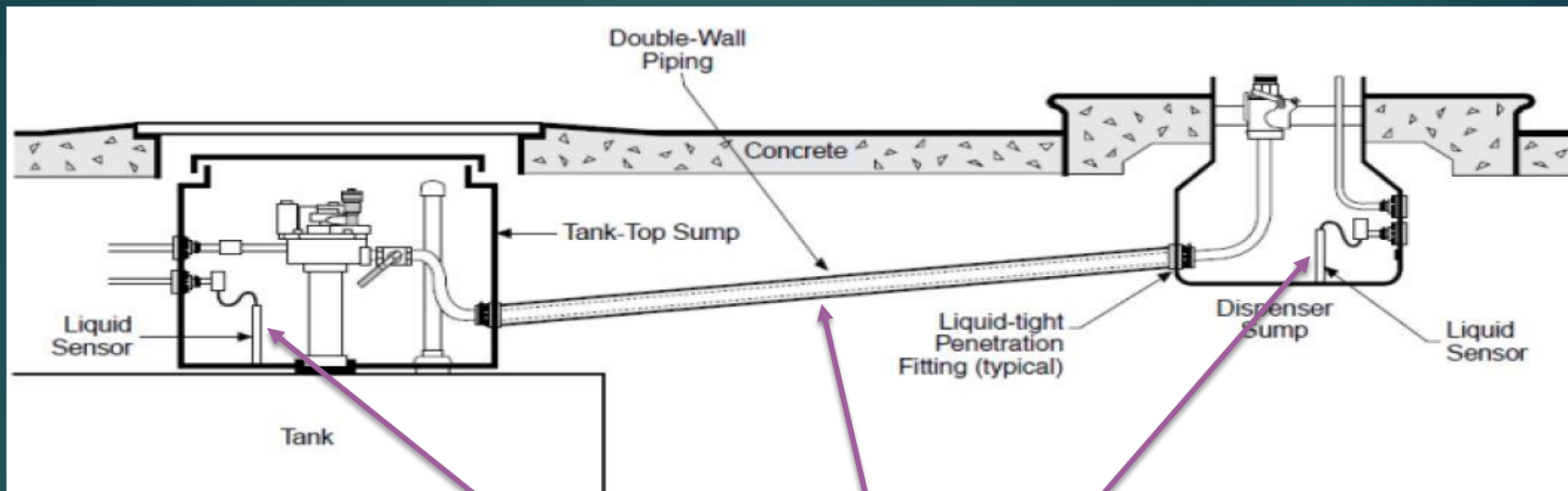


Each UST is multi-layer fiberglass/resin double-walled construction.

Interstitial System: Buc-ee's utilizes a dry interstitial system with a liquid sensor mounted, within the double wall space, at the lowest point beneath each tank. Any liquids which enter the interstitial space, either due to a breach in the outer wall (groundwater) or a breach in the inner wall (fuel), will be detected by the sensor and result in both an audible alarm and an immediate email communication to the Buc-ee's fuel/environmental team.

Vapor Recovery: Buc-ee's utilizes multiple vapor recovery systems on each tank to ensure the mechanical collection of any incidental release during offloading processes.

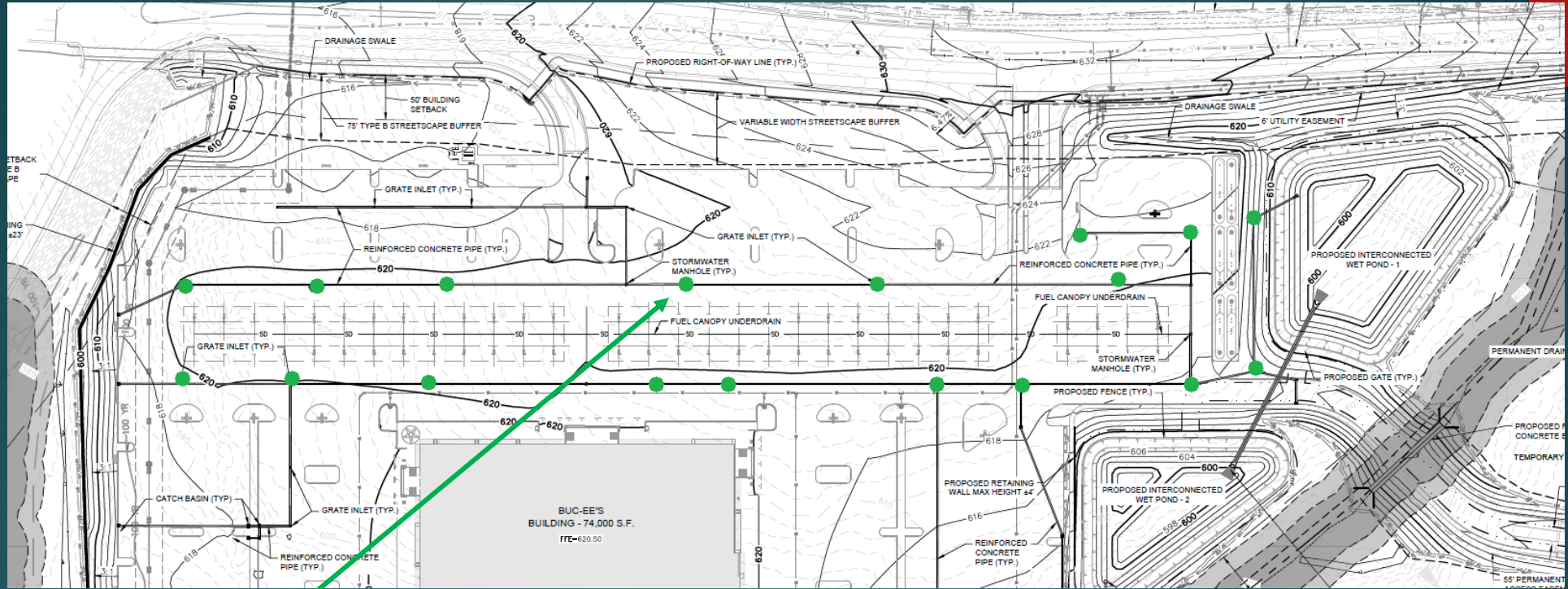
UNDERGROUND FUEL DELIVERY SYSTEM



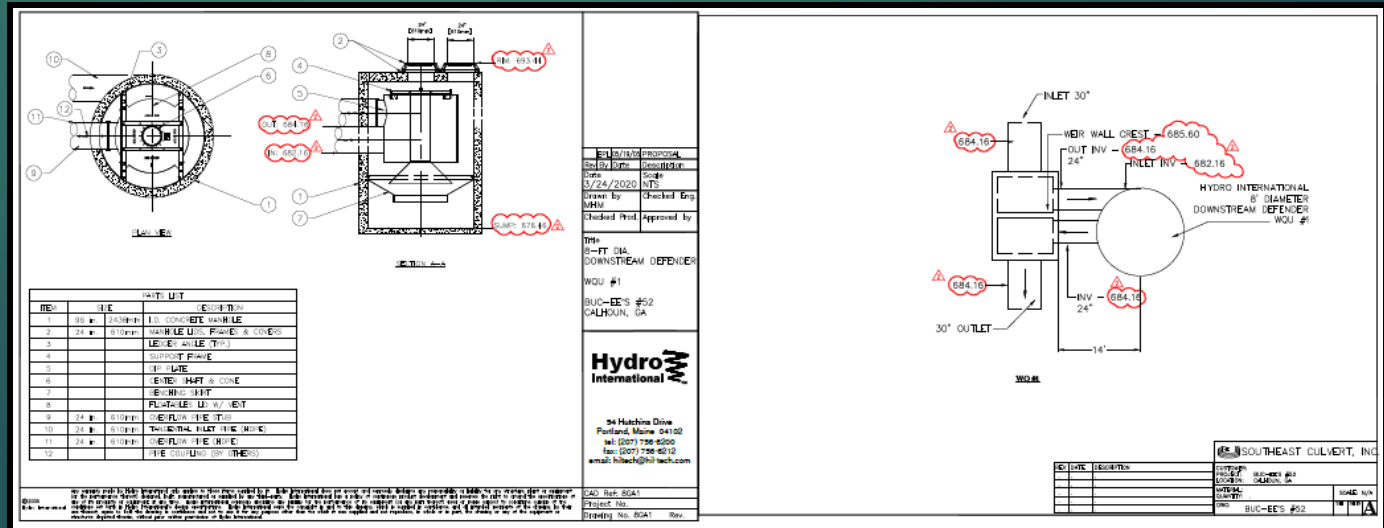
All product piping is double-walled and Interstitial Space is probe-monitored.

Historically, most releases from fueling systems occur from pressurized piping. For this reason, Buc-ee's exceeds the requirements for piping release detection by utilizing discriminating liquid sensors (can distinguish between fuel and water) in every sump connected to each product pipe, not just the tank top sump. The fuel control system is programmed to immediately cut power to any fuel motors which pump fuel through that sump when a sensor detects fuel. The location of sensors in every sump allows for much faster detection of any leaks from the primary piping, and the immediate shutdown feature significantly reduces the chances of a significant release due to a catastrophic failure, especially if that failure occurs while the system is in use.

STORMWATER PROTECTION: OIL/WATER SEPARATOR SYSTEM



Buc-ee's proactively installs oil-water separators as part of the stormwater collection system. These units are located at collection inlets adjacent to fueling areas and will intercept incidental hydrocarbons gathered by stormwater runoff for appropriate disposal.



INTERNAL DESIGN STANDARDS



BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

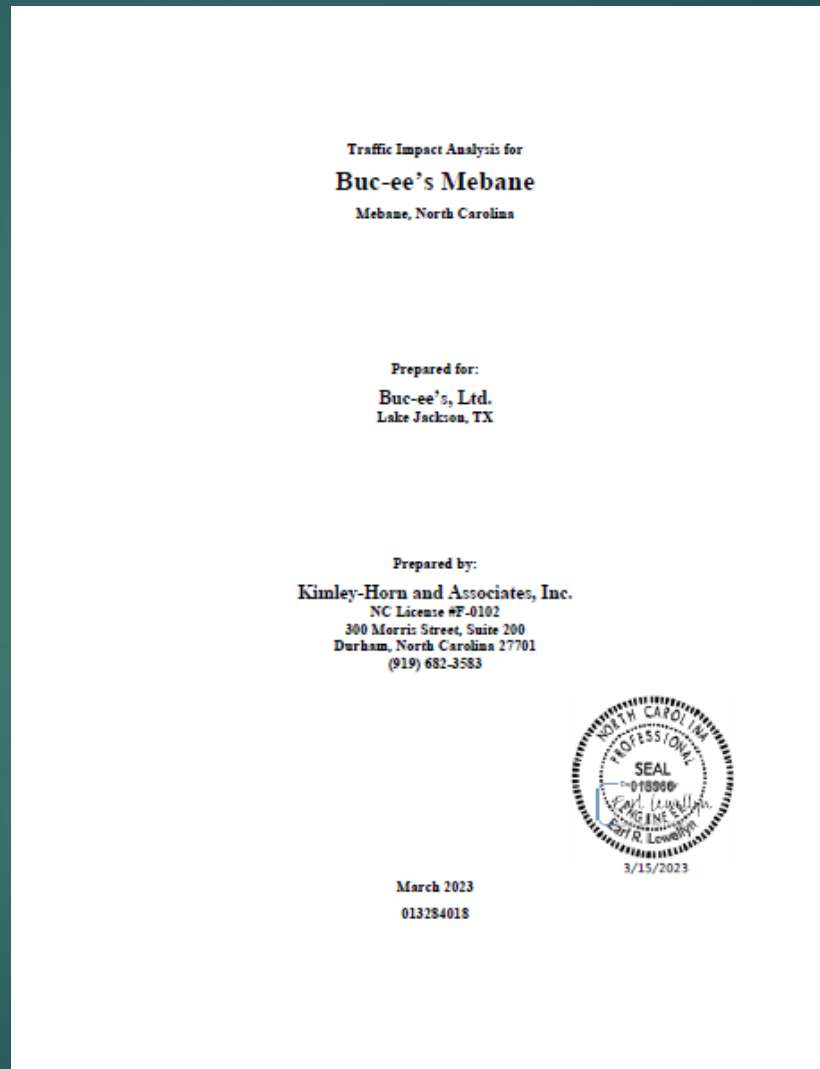
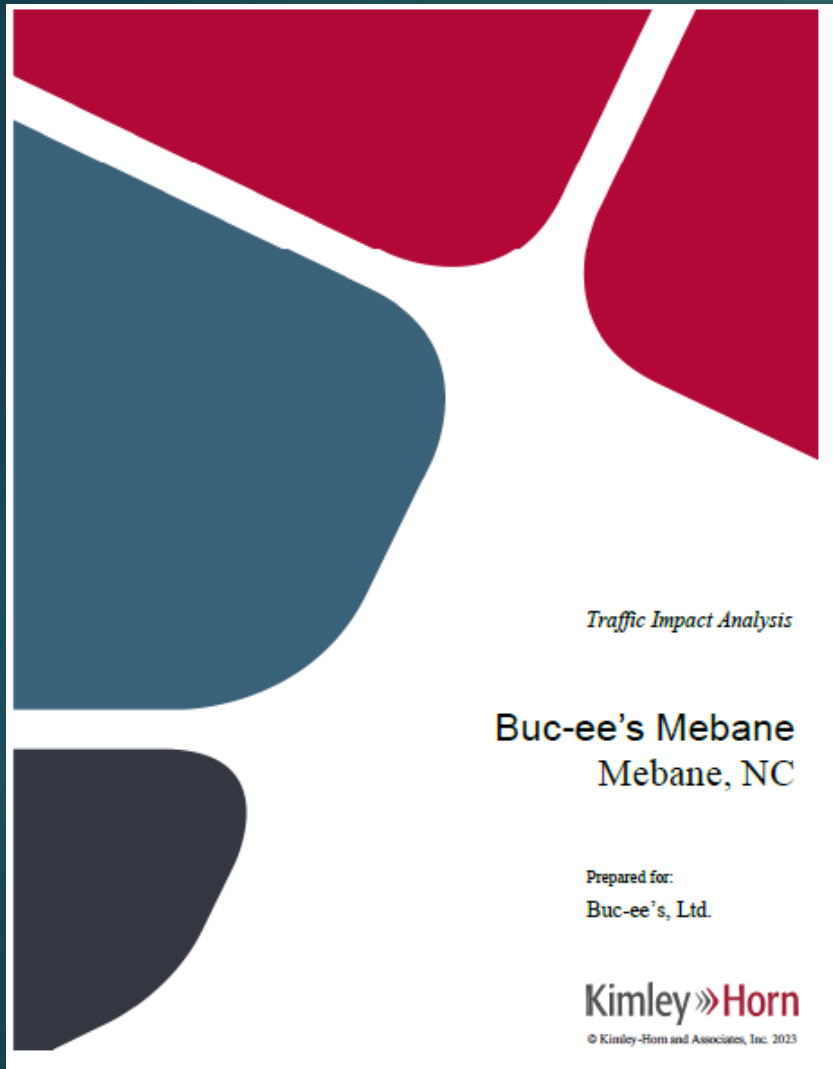
JANUARY 2, 2024



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TRANSPORTATION AND TRAFFIC CONSIDERATIONS



- ▶ TIA Process and Parties
- ▶ Scope
- ▶ Considerations
- ▶ Findings

Amended and updated by Addendum on June 30, 2023 and August 18, 2023

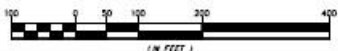
BUC-EE'S MEBANE
OFFSITE IMPROVEMENTS
NCDOT ACCESS ALT.

MEBANE, NORTH CAROLINA

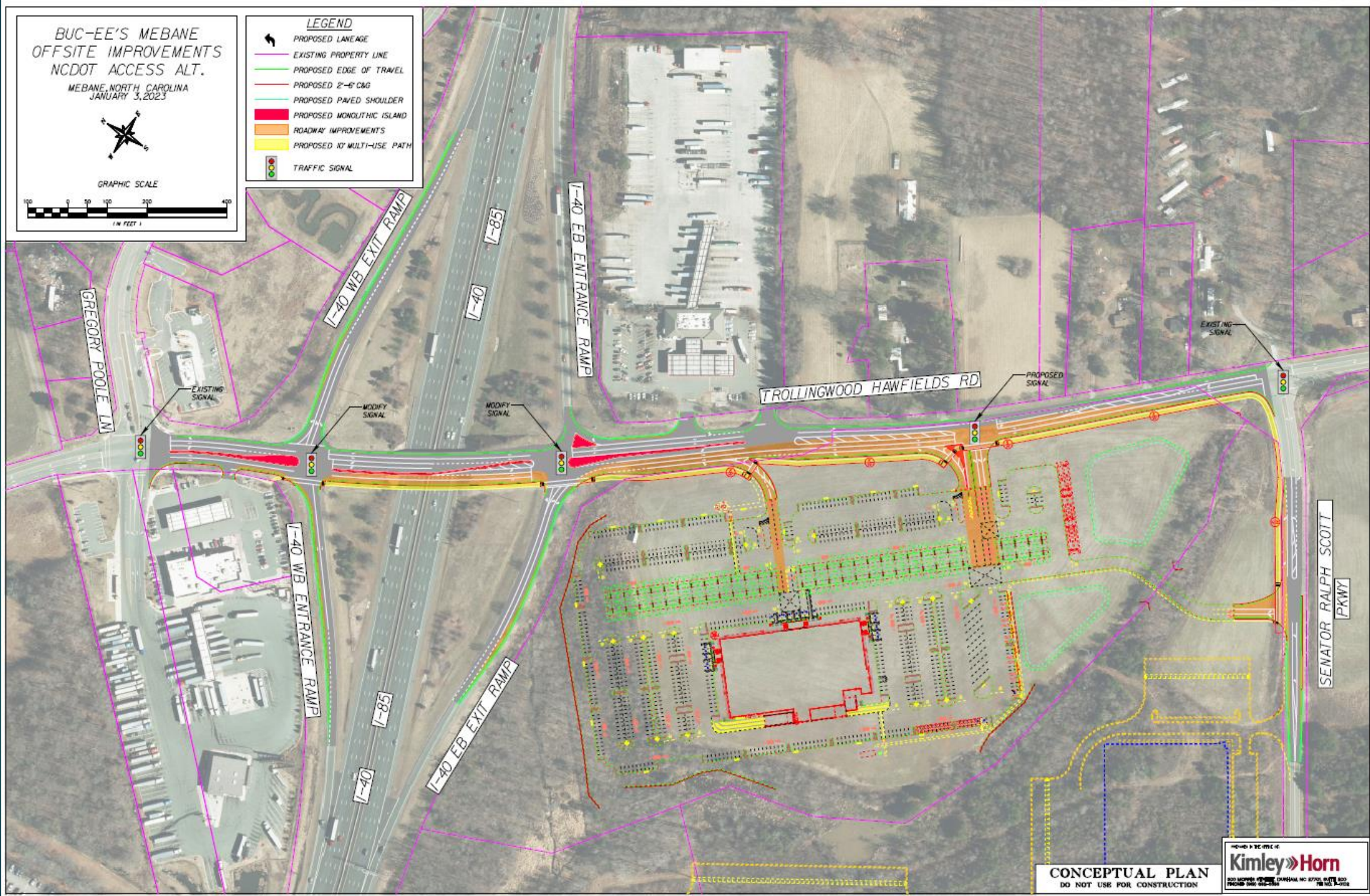
JANUARY 3, 2023



GRAPHIC SCALE



- LEGEND**
- PROPOSED LANEAGE
 - EXISTING PROPERTY LINE
 - PROPOSED EDGE OF TRAVEL
 - PROPOSED 2'-6" CMG
 - PROPOSED PAVED SHOULDER
 - PROPOSED MONOLITHIC ISLAND
 - ROADWAY IMPROVEMENTS
 - PROPOSED 10' MULTI-USE PATH
 - TRAFFIC SIGNAL



CONCEPTUAL PLAN
DO NOT USE FOR CONSTRUCTION

Kimley Horn
200 HORN DRIVE, DURHAM, NC 27701, P.O. BOX 1000
704.286.1000

EMPLOYMENT CONSIDERATIONS

- ▶ 225 Full Time Employees (Conservative Estimate)
- ▶ Employment Compensation includes health insurance, 401k and 3 week of paid vacation for all Full Time Employees
- ▶ Average Total Annual Compensation Package of \$45,600.00
- ▶ Average Annual Payroll of approximately \$9 million

ECONOMIC CONSIDERATIONS

- ▶ Initial Capital Investment of \$60 to \$70 million
- ▶ Annual Taxable Sales Conservatively estimated at \$30 million
 - ▶ Sales Tax Revenue shared between State of NC, Alamance County and incorporated municipalities in Alamance County according to state statute
- ▶ Annual Property Tax estimates of \$64,800 to County and \$55,500 to City
- ▶ Average Fuel Sales of 18-20 Gallons Annually

ECONOMIC DEVELOPMENT IMPACT



Table 1: County Impacts from Operational Employment

Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	225	\$11,600,000	\$23,300,000	\$41,300,000
Indirect Effect	105	\$5,300,000	\$7,300,000	\$15,300,000
Induced Effect	48	\$2,200,000	\$4,300,000	\$7,300,000
Total Effect	378	\$19,100,000	\$34,900,000	\$63,900,000

Source: IMPLAN; model created January 2024.

All monetary impacts presented in 2024 dollars and rounded to the nearest hundred thousand.

Sums of effects may not add to Total Effect due to rounding.

Table 2: County Impacts from Construction

Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	673	\$30,600,000	\$31,400,000	\$65,000,000
Indirect Effect	55	\$3,100,000	\$5,200,000	\$10,800,000
Induced Effect	104	\$4,800,000	\$9,300,000	\$16,100,000
Total Effect	831	\$38,500,000	\$46,000,000	\$91,900,000

Source: IMPLAN; model created January 2024.

All monetary impacts presented in 2024 dollars and rounded to the nearest hundred thousand.

Sums of effects may not add to Total Effect due to rounding.

Signage Condition Proposal

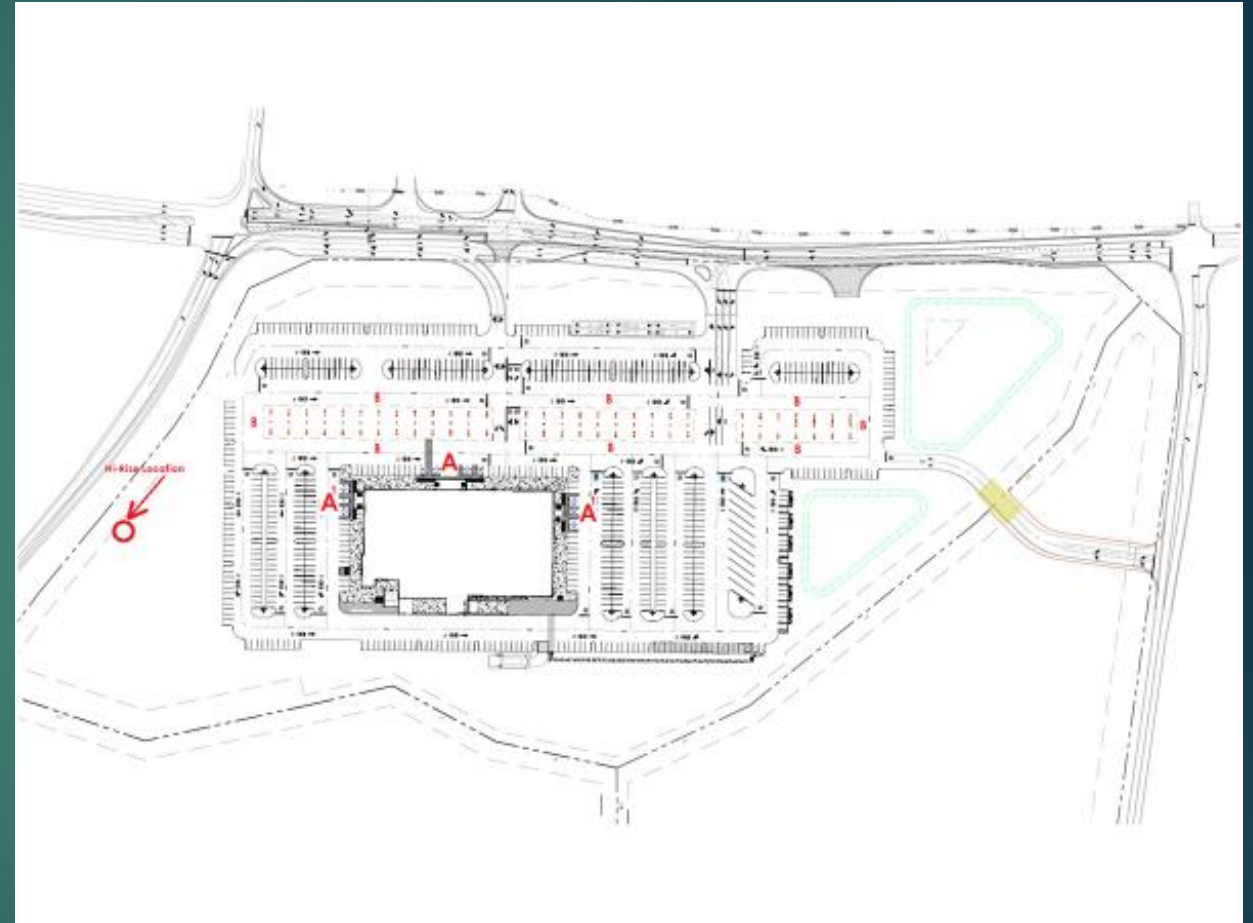


BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

JANUARY 2, 2024



Kimley»Horn





LINEAR FT. BUILDING: 441
 TOTAL SF SIGNAGE: 0
 WALL COVERAGE: 0%



REAR ELEVATION

LINEAR FT. BUILDING: 274
 TOTAL SF SIGNAGE: 202
 WALL COVERAGE: 2.73%



RIGHT ELEVATION

LINEAR FT. BUILDING: 274
 TOTAL SF SIGNAGE: 202
 WALL COVERAGE: 2.73%



LEFT ELEVATION

LINEAR FT. BUILDING: 441
 TOTAL SF SIGNAGE: 285
 WALL COVERAGE: 2.39%



FRONT ELEVATION

SCALE: NTS



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Buc-ee's Travel Center

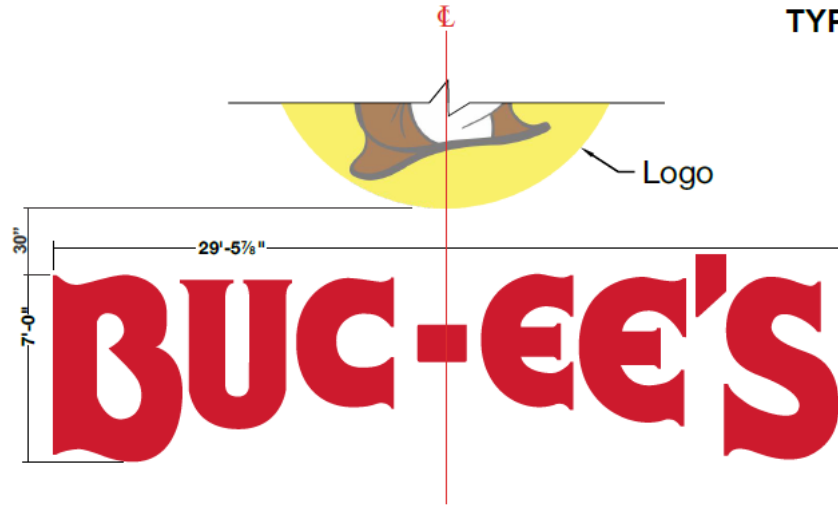
Project ID#:
 Project Mgr:
 Designer:
 Created on:

REVISION	
1	



285 SQ./FT.

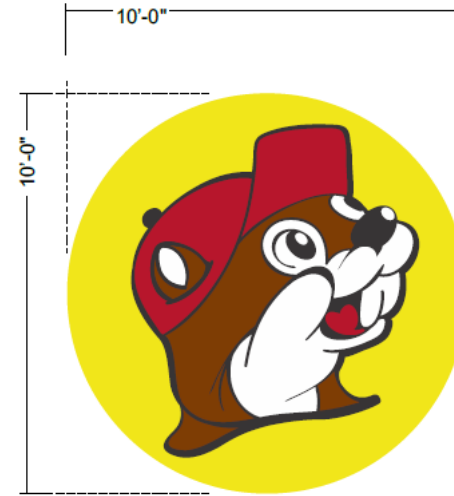
MAIN ENTRY WALL SIGN TYPE - A



COLOR SPECS

- 2283 RED ACRYLIC
- 2 RED TRIM-CAP
- 5 PRE-FINISHED RED RETURNS

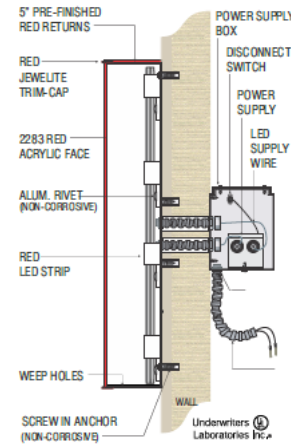
206.42 SQ./FT.



78.54 SQ./FT.

COLOR SPECS

- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- ARLON 22 BLACK □ WHITE



Buc-ee's
CHANNEL LETTERS FLUSH MOUNTED
W/ REMOTE POWER SUPPLY(S)

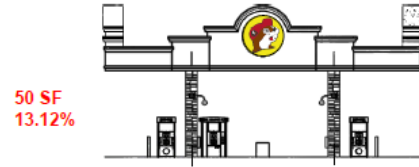


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Project ID#: _____
Project Mgr: _____
Designer: _____
Created on: _____

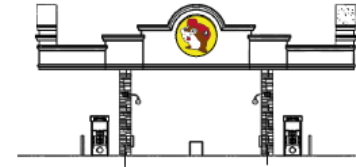
REVISION

**TYPICAL FUEL CANOPY
Sign Type B**



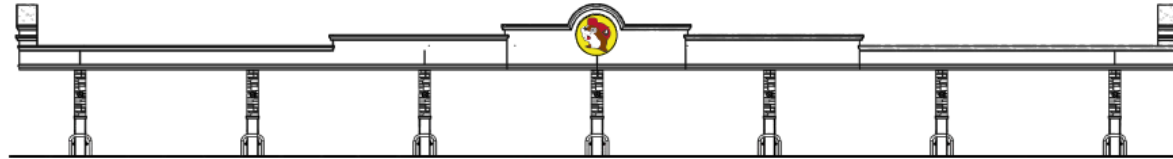
50 SF
13.12%

3 FUEL CANOPY 2 - EAST ELEVATION 3/32" = 1'-0"



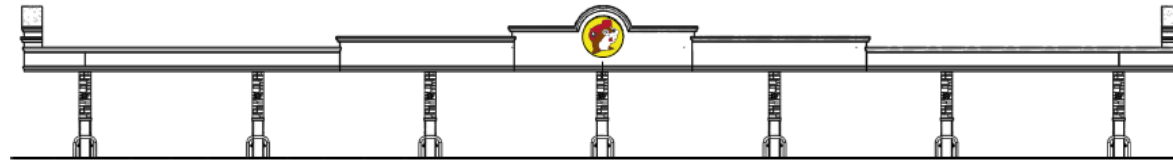
50 SF
13.12%

4 FUEL CANOPY 2 - WEST ELEVATION 3/32" = 1'-0"



50 SF
1.44%
(Typical)

5 FUEL CANOPY 2 - NORTH ELEVATION 3/32" = 1'-0"



50 SF
1.44%
(Typical)

6 FUEL CANOPY 2 - SOUTH ELEVATION 3/32" = 1'-0"

TYPICAL CANOPY COVERAGE TOTAL: 3.53%



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Project ID#: 133295
Project Mgr: Brenda Beams
Designer: JR
Created on: 01/04/2023

REVISION

R1	





MEBANE, NC - SIGN ANALYSIS

BUC-EE'S TRAVEL CENTER		SIGN SQUARE FOOTAGE PER WALL					
74K BUILDING SIGNS	LF	Area (SF)	Buc-ee's	Beaver	DEF/ETH	Total	Coverage
Front Entrance Wall	441	11,907	206.00	79.00	-	285.00	2.39%
Rear Building Wall	441	11,907	-	-	-	-	0.00%
Side Entrance Wall	274	7,398	138.00	64.00	-	202.00	2.73%
Side Entrance Wall	274	7,398	138.00	64.00	-	202.00	2.73%
Subtotal Building		38,610	482.00	207.00	-	689.00	1.78%
FUEL CANOPIES (3)							
Canopy Front		8,250	-	150.00	-	150.00	1.82%
Canopy Side		403	-	50.00	-	50.00	12.41%
Canopy Back		8,250	-	150.00	-	150.00	1.82%
Canopy Side		403	-	50.00	-	50.00	12.41%
Subtotal Canopy		17,306	-	400.00	-	400.00	2.31%
CUMULATIVE WALL COVERAGE		55,916	482.00	607.00	-	1,089.00	1.95%





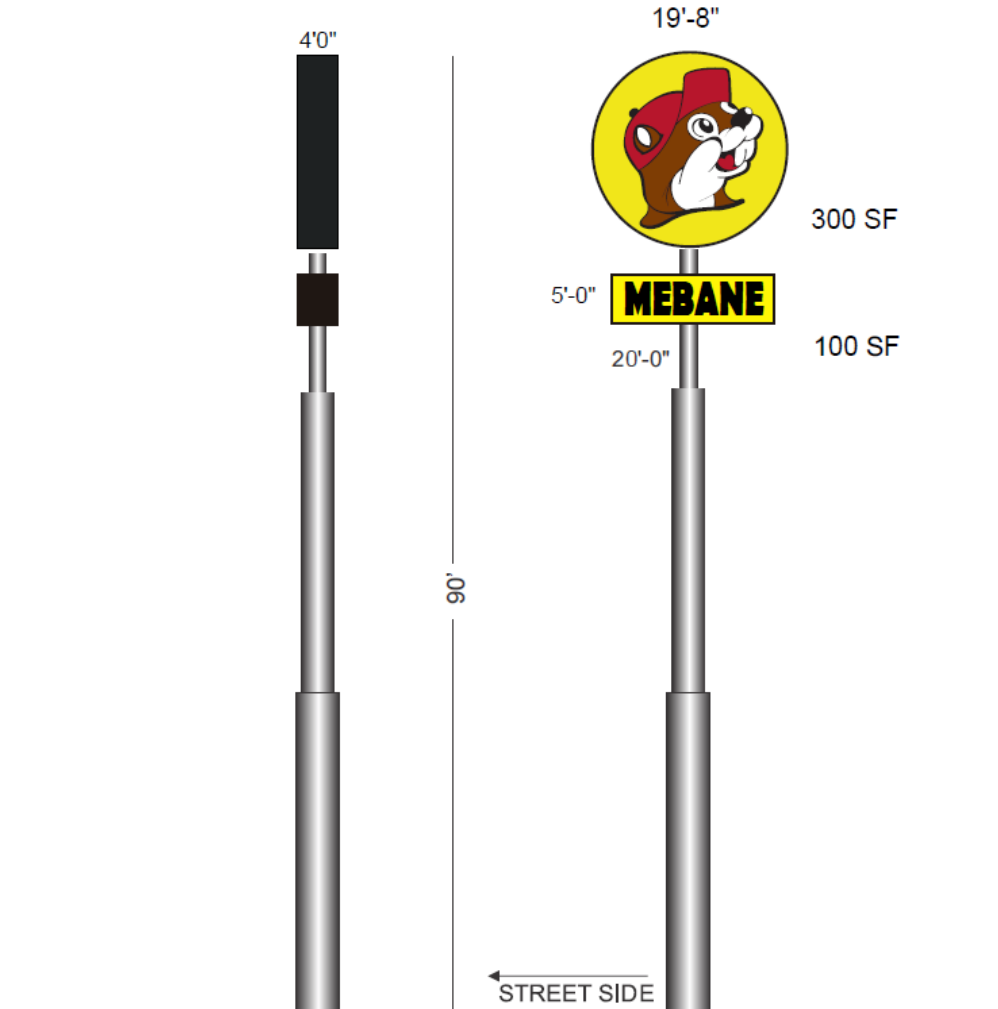
WALMART CENTER RETAIL



Ground Sign



BeaverButton: 300sf
 City Panel: 100sf
 TOTAL: 400sf



OPPOSITE VIEW
 LOGO FACES LEFT

LOGO COLOR SPECS

- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- BLACK □ WHITE

PRESENTATION DRAWING

Client:

Buc-ee's

Client's Location:

Mebane, NC

Sales Rep: Justin B.

Project Manager: Brenda B.

PM Approval:

Date:

Drawn By: DR

Revision:

Work Order#

"THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN."

THIS IS AN ORIGINAL UN-PUBLISHED DRAWING CREATED BY SWS SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY SWS SIGNS. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IT IS TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

Pilot Freeway



Pilot
T-H Road



Love's
Freeway



Love's
State 119



Lowe's
State 119

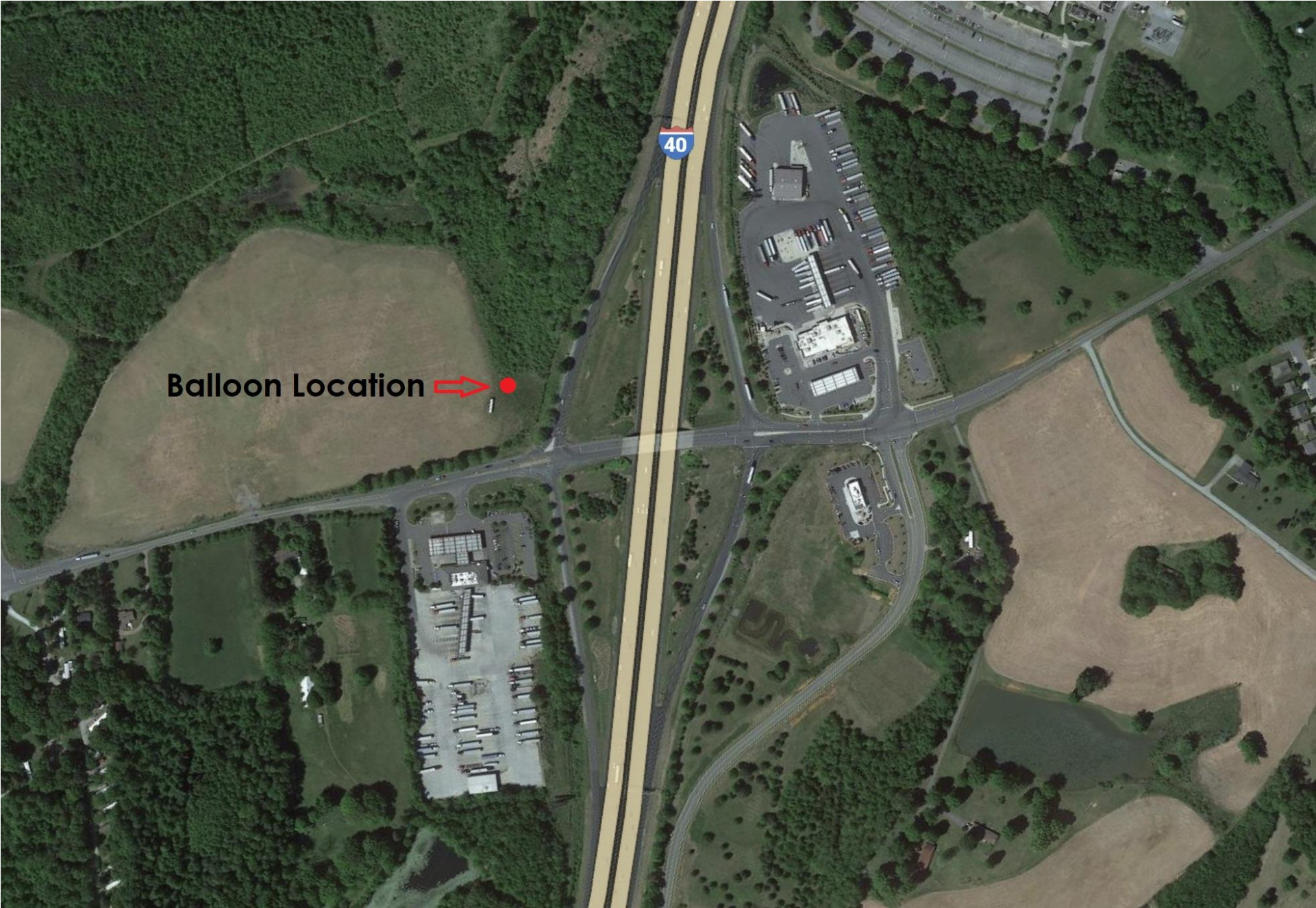


Lowe's
Freeway



TEN MOST RECENT SIGN APPROVALS

LOCATION	HEIGHT	BUTTON	CITY PANEL	TOTAL	ORDINANCE	NOTES
Springfield MO	70	415	125	540	70/600	Measured from interchange elevation
Auburn AL	70	415	90	505	100/300	Measured from interchange elevation
Athens AL	125	491	90	581	70/300	Ordinance Revision
Sevierville TN	100	491	163	654	100/300	Approved within PUD
Richmond KY	100	491	110	601	40/NA	Approved at staff level
Florence SC	100	452	125	577	NA	Bldg signs conditionally approved
Calhoun GA	150	491	113	604	100/300	Approved with conditions
Warner Robins GA	100	491	163	654	30/300	Ordinance Revision
Crossville TN	150	707	133	840	NA	Approved by Tenn. DOT
St. Johns FL	100	298	0	298	75/300	Bldg signs conditionally approved
AVERAGE	106.5	474.2	111.2	585.4		



Balloon Location  

Westbound Street View



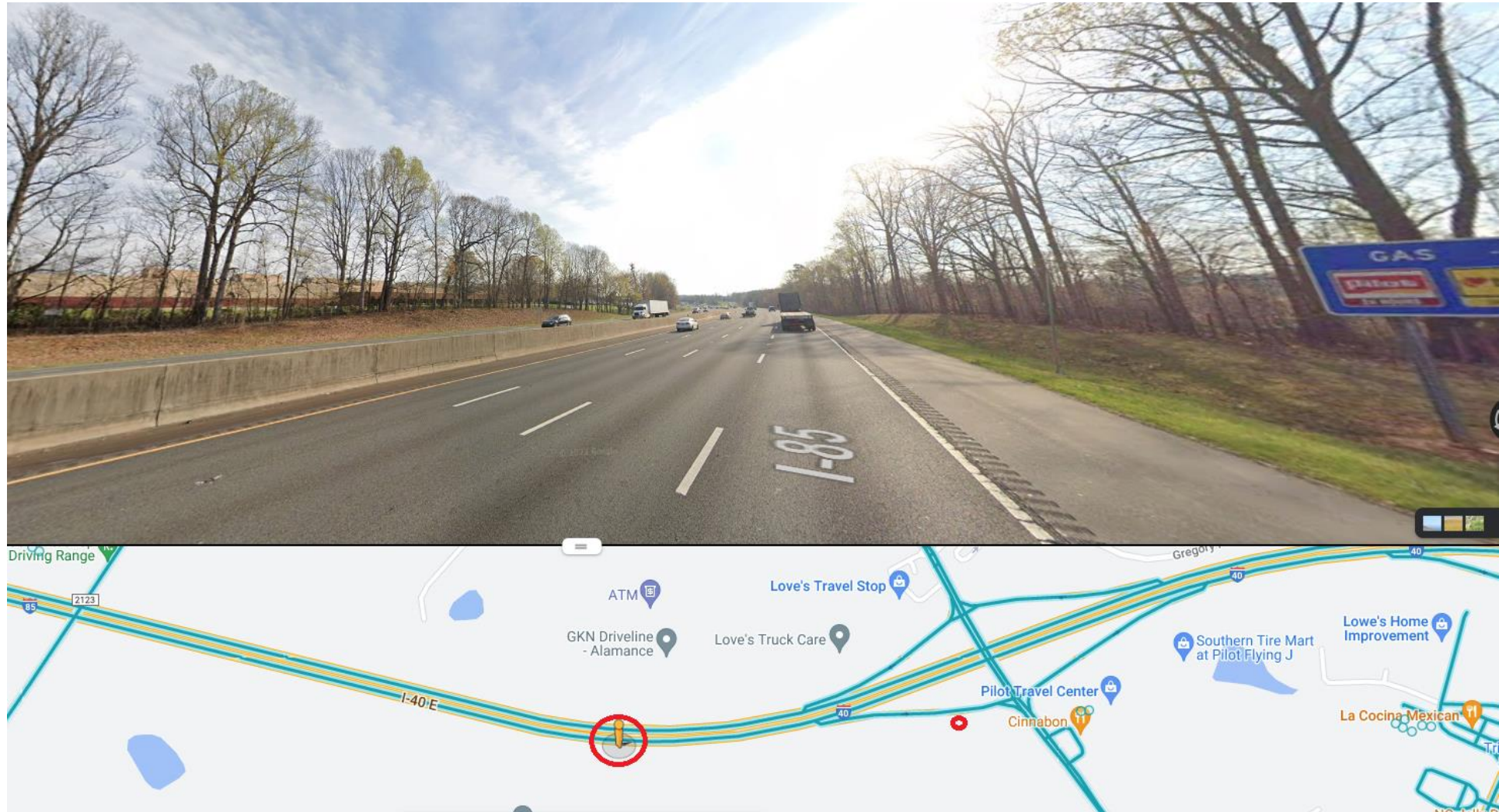
80 Ft.
Westbound
First Sight



100 Ft.
Westbound
First Sight



Eastbound Street View



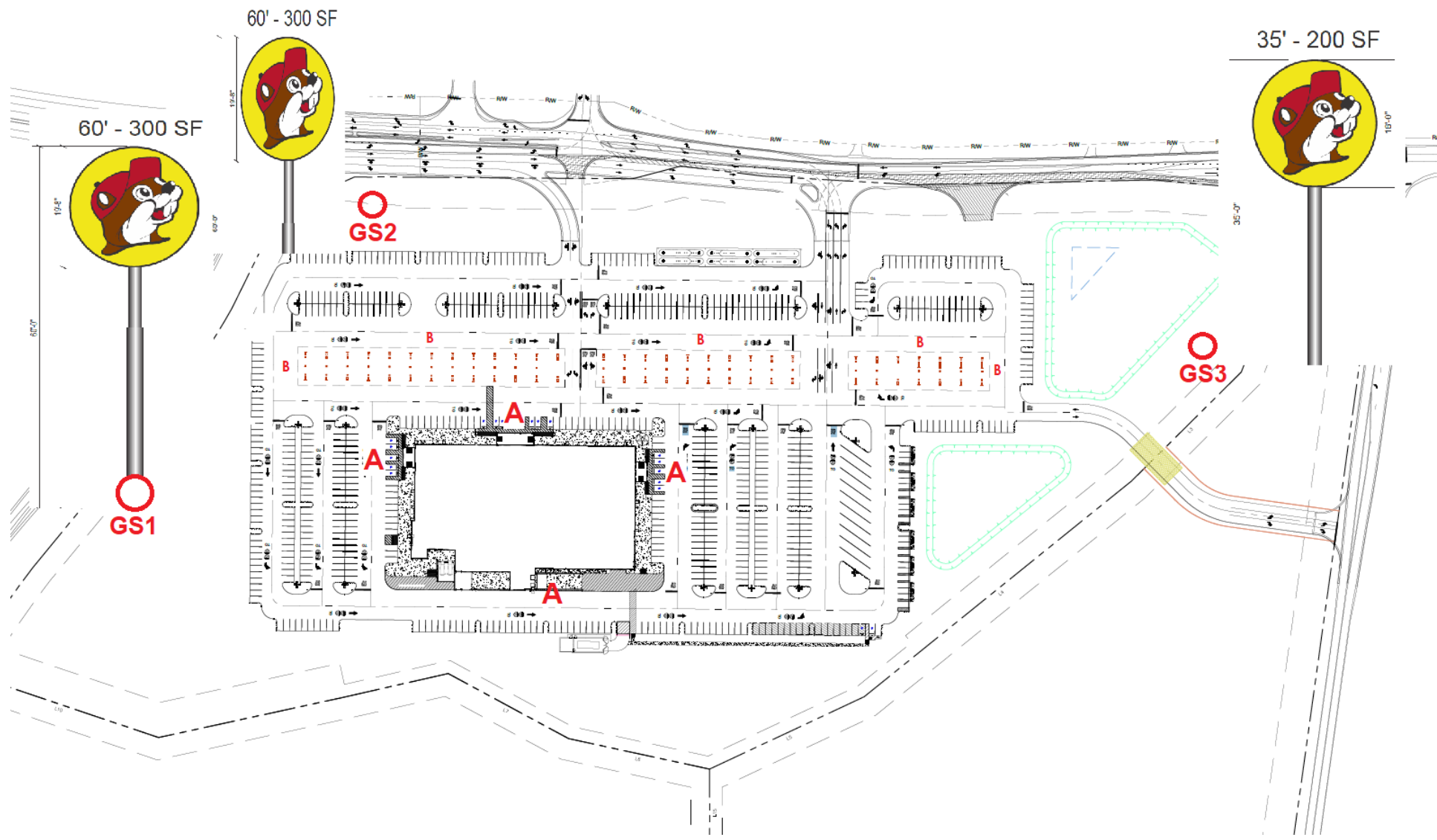
80 Ft.
Eastbound
Not Visible



VIDEO

100 Ft.
Eastbound
First Sight





60' - 300 SF

60' - 300 SF

35' - 200 SF

GS1

GS2

GS3

610'-0"

19'-0"

18'-0"

19'-0"

10'

10'

10'

10'

10'

10'

10'

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10'

10'

ORDINANCE / PROPOSED COMPARISON

PER ORDINANCE	Area	Height
Ground Sign 1	300	60
Ground Sign 2	300	60
Ground Sign 3	200	35
	800	155
Wall Sign 1	200	
Wall Sign 2	200	
Wall Sign 3	200	
Wall Sign 4	200	
	800	
Total Number of Signs	7	
Total Area of Sign	1,600	
Total Height of Sign	155	

PROPOSED	Area	Height
Ground Sign 1	400	90
Wall Sign 1	285	
Wall Sign 2	202	
Wall Sign 3	202	
	689	
Total Number of Signs	4	
Total Area of Sign	1,089	
Total Height of Sign	90	

NEIGHBORHOOD OUTREACH

327 FM 2004
Lake Jackson, Texas 77566



979.230.2920

October 20, 2023

Dear Neighbor:

Buc-ee's is excited to be under contract to purchase a portion of the property known as 1447 Trollingwood-Hawfields Road, located on the southwestern quadrant of the interchange with I-40. Buc-ee's is a national retailer, eatery, and family travel center with personal vehicle fuel sales and charging stations. Our plan for the above property is to develop and open the first Buc-ee's store in North Carolina.

We have worked with the City of Mebane to design an appealing and well thought out plan and are excited to share it with you. To facilitate this plan, we have applied to the City of Mebane to rezone the property to HM Conditional Use with a Special Use Permit. We expect to be heard by the Planning Board on December 11, 2023.

The granting of our request will enable us to proceed with our plans for a first class and well-designed Buc-ee's Store at this location. We believe our request reflects a reasonable plan for growth and development in Mebane, will provide an exciting economic development opportunity for Mebane and Alamance County, and will provide additional retail and dining options to current and future citizens.

In order to provide information about our project and respond to any questions that you might have, we will host a neighborhood informational meeting on Wednesday, November 8, 2023 at 6:00 pm. The meeting will be held at 5th & Washington Event Center located at 103 E South 5th Street, Mebane, NC 27302.

We look forward to answering your questions as we move through the rezoning process. Please feel free to contact our project representative, Amanda Isidoro, with any questions you have about this request. Her direct phone number is 838-609-5137, or you can email her at amanda@isaacsonsheridan.com.

Sincerely,

Scott Beard

Director of Real Estate and Development

- Mailed informational letter to all property owners within the City's notification range on October 20, 2023.
- Invited everyone to an in Person Meeting on November 8th
- 3 people attended; Question primarily about traffic improvements and timing
- Held in-home follow up meeting next morning with across-the-street neighbors
- No other inquiries via phone or email

Feedback Received at Planning Board Hearing

- ▶ Question Regarding Native American Archeological Impacts
- ▶ Environmental Planning
 - ▶ Water Usage
 - ▶ Impervious Surface
 - ▶ Proactive Thinking Regarding Energy Consideration
- ▶ On Site Safety Planning and Management



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary, Daria J. Waters, Ph.D.

May 27, 2022

Scott Edwards
Pilot Environmental, Inc.
P.O. Box 128
Kernersville, NC 27285

sedwards@pilotenviro.com

Re: Construct residential and commercial development, 1447 Trollingwood Hawfields Road, Mebane, Alamance County, ER 22-1339

Dear Mr. Edwards:

Thank you for your email of May 4, 2022, regarding the above-referenced undertaking. We have reviewed the submittal and offer the following comments.

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

Renee Gledhill-Earley
for Ramona Bartos, Deputy
State Historic Preservation Officer



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary, Daria J. Waters, Ph.D.

January 4, 2024

Angela Janik
Buc-ee's, Ltd.
11200 Broadway, Suite 2332
Pearland, TX 77584

angela.janik@buc-ees.com

Re: Construct Buc-ee's gas station, 1447 Trollingwood Hawfields Road, Mebane, Alamance County, ER 24-0014

Dear Ms. Janik:

Thank you for your email of December 26, 2023, concerning the above-referenced undertaking. We have reviewed the submittal and offer the following comments.

The project area in question was surveyed in 1997 for Project Greystone and no archaeological sites, historic Trading Path or otherwise, were recorded on the property. We also received another submission last year for an unrelated project and determined that no archaeological survey work was necessary due to the previous survey.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@dncr.nc.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

Renee Gledhill-Earley
for Ramona Bartos, Deputy
State Historic Preservation Officer

cc: Stan Beard, Buc-ee's

Stan.Beard@buc-ees.com

Tracing the Trading Path

Submitted by Mark Chilton on February 24, 2014 - 9:36pm

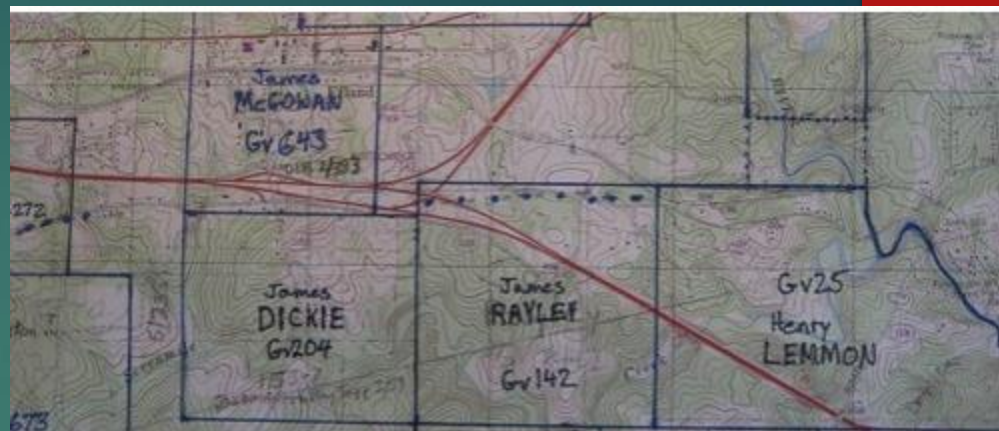
Long before European settlers came here, Native Americans lived in the area that is now Orange County. Native Americans created a prominent village on the banks of the Eno River—centuries before the place came to be called Hillsborough. Through the village of the Occaneechis ran a well-established path—a path which the Europeans called the Indian Trading Path, the Catawba Path, the Old Trading Path, or the Western Trading Road. In its full extent, the Trading Path ran from the vicinity of Petersburg, VA, to Mobile, AL.

More locally, the Trading Path had a well defined route from the Eno River to the Haw River. West from the Eno River, it more or less followed the current route of Old NC 10, Bowden Road, and Old Hillsborough Road to the present site of the Hawfields Presbyterian Church on NC Hwy 119.



From there, the Trading Path divided briefly. One route following Hwy 119 south into what is now Swepsonville and fording the Haw River just below the present day ruins of the mill dam. The other route followed an alignment formed by Kimrey Road, North Jim Minor Road, and the private driveway now named Old Reatkin Lane, crossing the Haw at the place known as Galbreath Ford/Ferry/Bridge about ½ mile below NC Hwy 54.

I can say with confidence where the Trading Path was because I have made an exhaustive search of the old land records of Orange County. After an exhaustive search of 1) the first 16 deed books in Hillsborough, 2) all 900 colonial-era land grants from Earl Granville to various settlers in Orange County, 3) all 3000 state land grants for Orange County located at the State Archives in Raleigh, and 4) every known 18th century map of North Carolina. I also reviewed all surviving 18th century Superior Court minutes and Court of Pleas minutes for Orange County. Taking note of every instance where the Trading Path is mentioned, I tracked down the modern locations of each and every instance where the path is mentioned or shown.



Interestingly, the legal description calls the more northerly of the two road alignments “**the old Trading Road**” referring to essentially modern Kimrey Road, leading to the Galbreath Ford site about ½ mile downstream of the modern NC Hwy 54 bridge. See The Galbreath Ford below.



BU C-EE'S®





1982



2023





BUC-EE'S Paid Weekly!

Cashier, Gift, Maintenance, Warehouse, and Grocery Stocker \$18
Restroom Crew \$20
Food Service and Car Wash \$21
Team Lead \$20 - \$23
Department Manager \$25 - \$33

Full Time 35 - 50 Hours
No Experience Necessary

Assistant General Manager \$100K+
Car Wash Manager \$125K+
Food Service Manager \$125K-\$175K+
General Manager \$150K-\$225K+

- ▶ 401k - 100% Match up to 6%
- ▶ 3 Weeks Paid Time Off
Use It, Cash It, Roll It per year
- ▶ Healthcare ▶ Part Time Available
- ▶ Plus \$2/hour for Overnight

Apply at buc-ees.com

Scan Code to Apply



BUC-EE'S

Paid Weekly!

Cashier, Gift, Maintenance, Warehouse, and Grocery Stocker	\$18
Restroom Crew	\$20
Food Service and Car Wash	\$21
Team Lead	\$20 - \$23
Department Manager	\$25 - \$33

Full Time 35 - 50 Hours
No Experience Necessary

Assistant General Manager	\$100K+
Car Wash Manager	\$125K+
Food Service Manager	\$125K-\$175K+
General Manager	\$150K-\$225K+

- ▶ **401k - 100% Match up to 6%**
- ▶ **3 Weeks Paid Time Off**

Use It, Cash It, Roll It 1st Year

- ▶ **Healthcare** ▶ **Part Time Available**
- ▶ **Plus \$2/hour for Overnight**

Apply at buc-ees.com



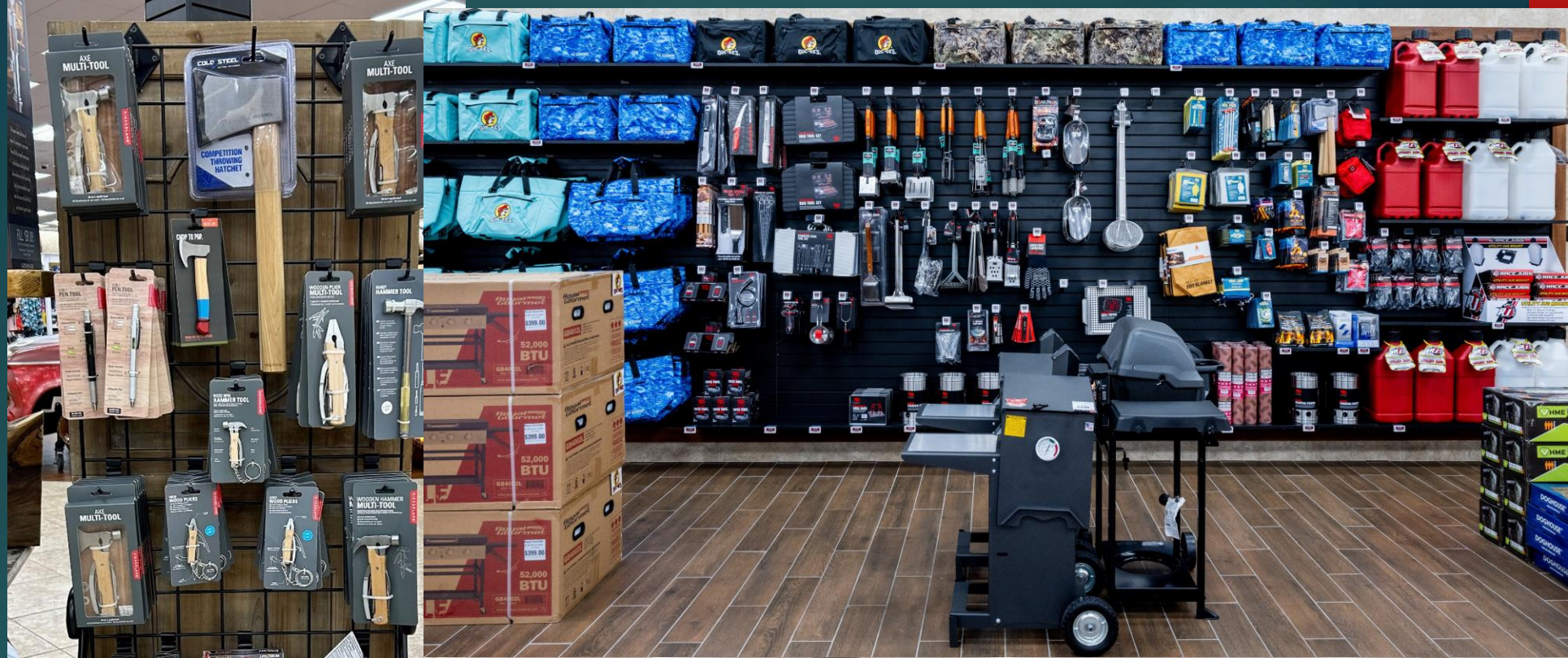
Scan Code To Apply





BUC-EE'S

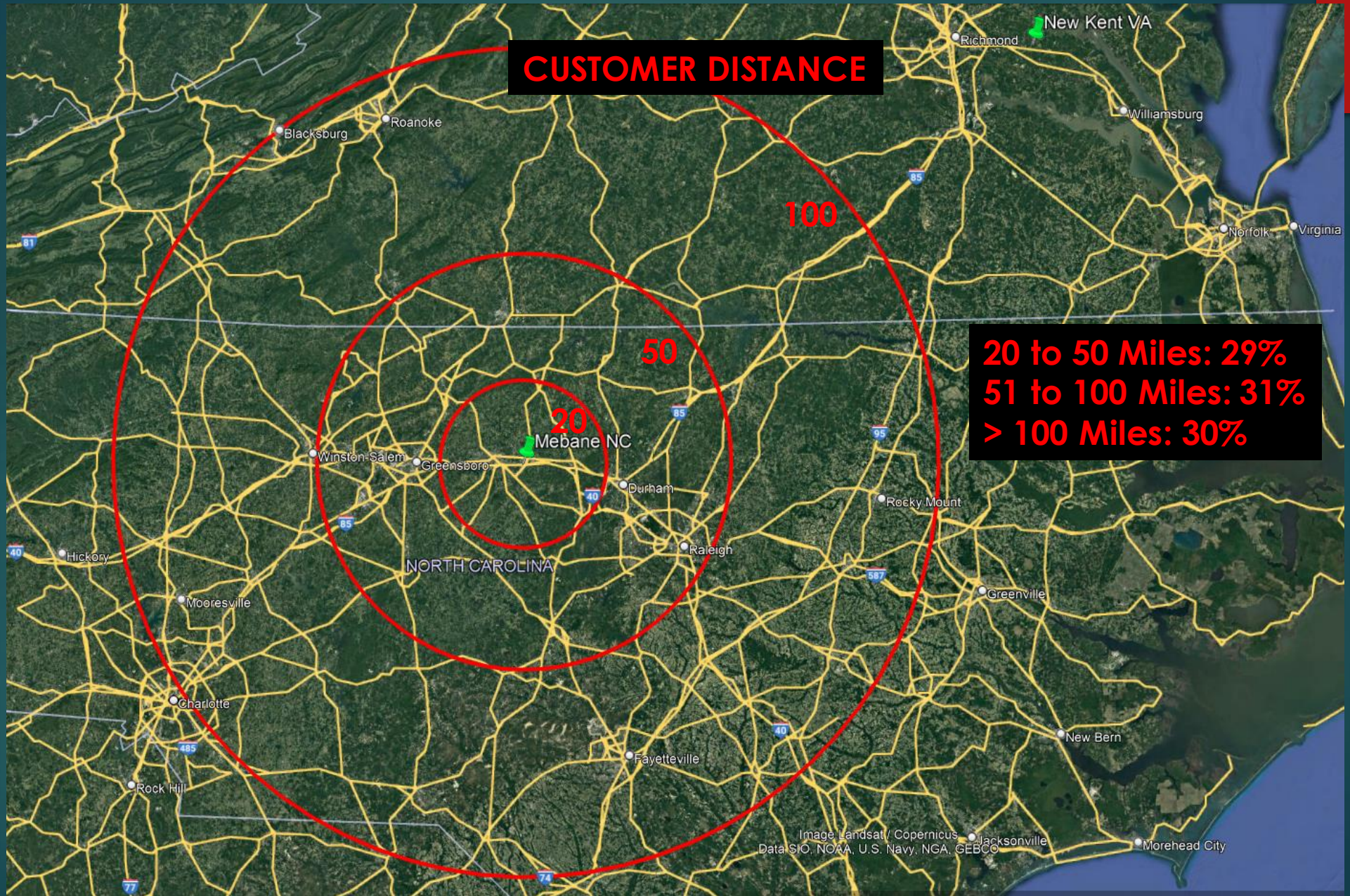








CUSTOMER DISTANCE



20 to 50 Miles: 29%
51 to 100 Miles: 31%
> 100 Miles: 30%

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



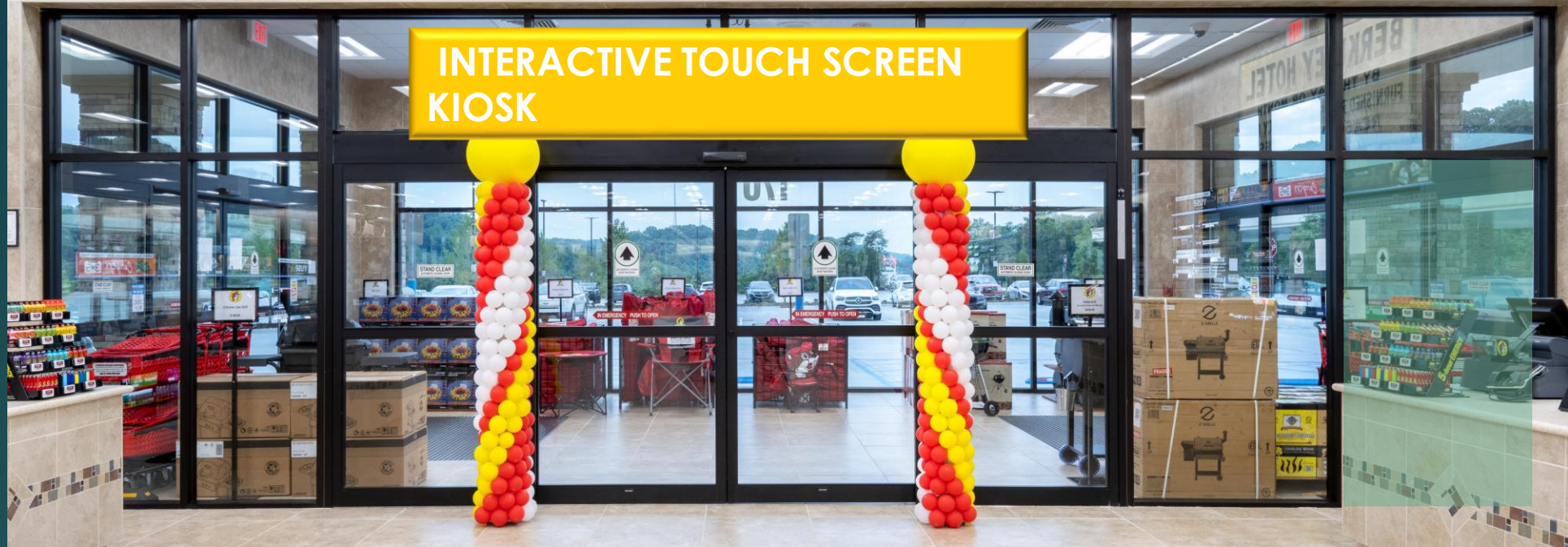
Customer Experience All-Stars

RANK [▲]	BRAND	BRAND CATEGORY	PARENT COMPANY	COUNTRY/TERRITORY
1.	Buc-ee's	Convenience Stores & Gas Stations	Buc-ee's	United States
2.	Chick-fil-A	Restaurants	Chick-fil-A	United States
3.	Toyota	Automotive (Automotive and Suppliers)	Toyota Motor	Japan
4.	Costco	Retail and Wholesale	Costco Wholesale	United States
5.	In-N-Out Burger	Restaurants	In-N-Out Burger	United States

This wide variety of brands—Buc-ee's, Chick-fil-A and In-N-Out Burger, Chewy, Toyota and Lexus, See's Candies and Mario—topped Forbes's newest list, Customer Experience All-Stars. Our debut list ranks the 300 brands that actual consumers (more than 120,000 of them) in the U.S. said they view most positively for the company's products, services and treatment of customers.

Produced in partnership with the data analytics company HundredX, the list derives from an extensive online survey throughout 2022 that gathered more than 3.7 million ratings of more than 2,220 unique brands.

INTERACTIVE TOUCH SCREEN KIOSK



55" Touch Screen Kiosk



Available in 22", 32", 43" and 55" display sizes. MetroClick's Large Format Multi-Touch PC Kiosks are manufactured featuring full HD industrial 24/7 LCD panels for constant use with energy-saving LED backlight technology. All models come with 10 finger multitouch capacitive Touch Panels and have a slim, extraordinary stylish appearance. Each kiosk has an extra wide viewing angle and is equipped with faytech's industrial fay-002 mainboard series with its powerful but energy efficient QuadCore Celeron processor. MetroClick's industrial grade 64GByte SSD with preinstalled Linux Operation System (for Windows 7 to 10 drivers are available), W-Lan and many PC ports behind a lockable cover provides a complete and secure solution which can be installed and used immediately.

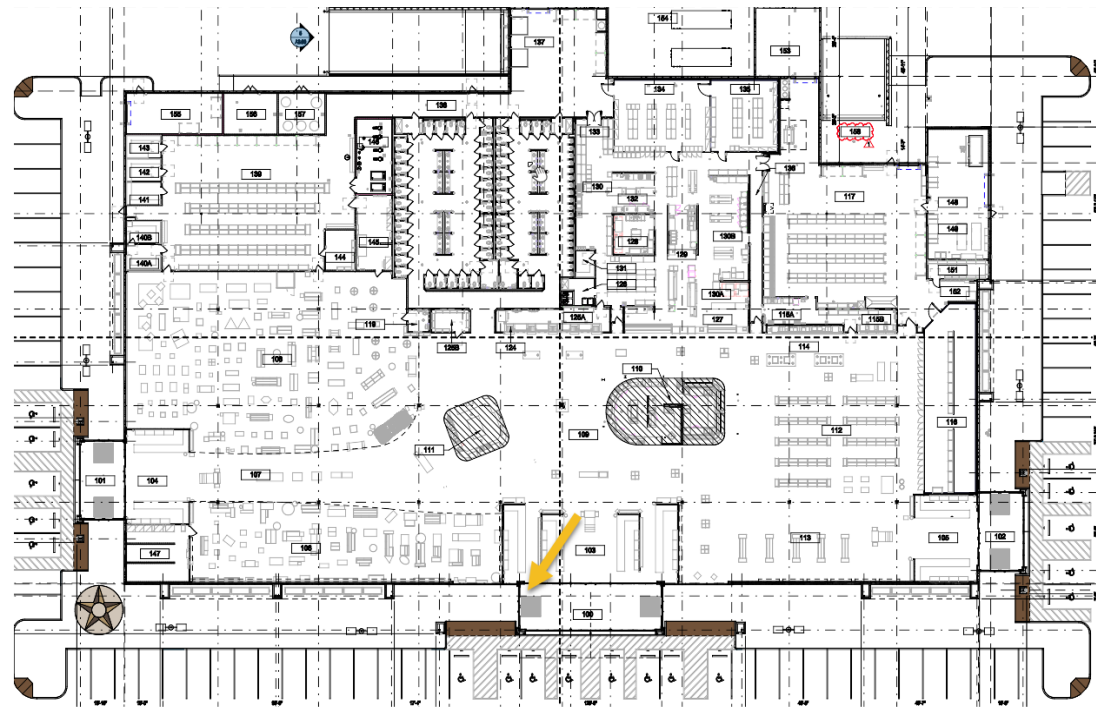
Features

- Full HD Industrial LCD-panel with backlight LED, A+ quality
- Capacitive 10-finger multitouch
- Intel Celeron QuadCore processor, 4G RAM, 64G SSD
- Fanless operation, no moving parts
- Complete out of the box working X86 architecture

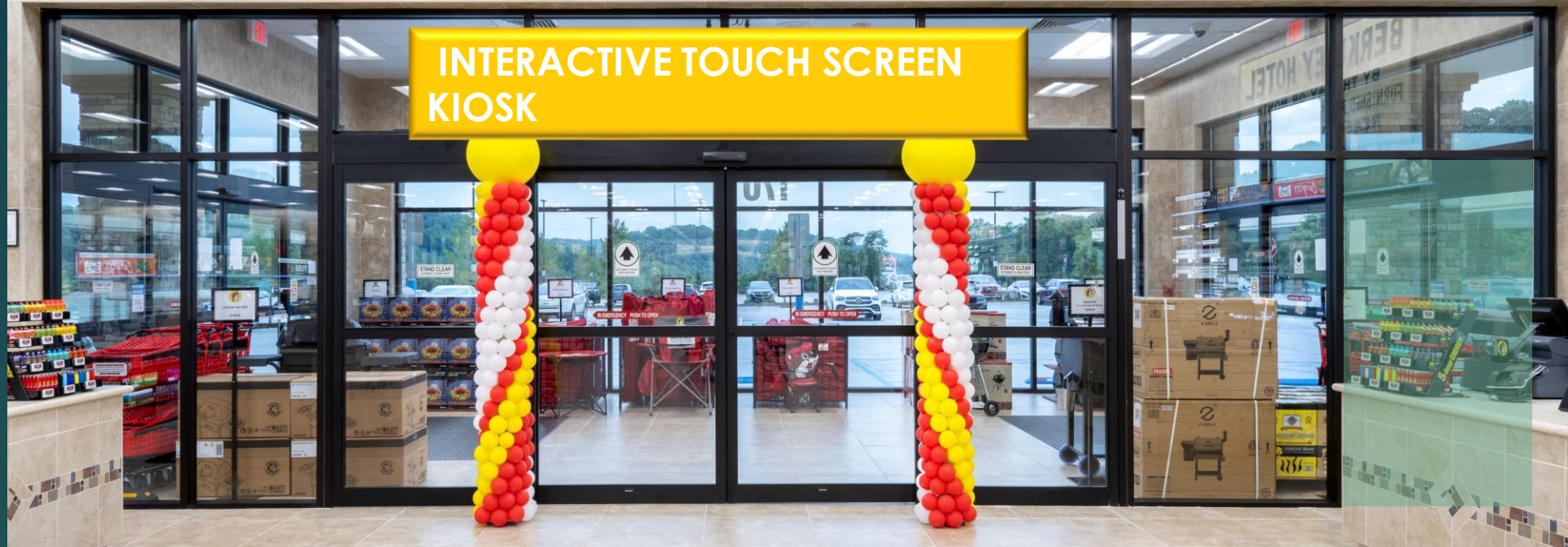
55" kiosk Capacitive Multi-touch Touchscreen display (2 year manufacturer warranty)
Includes: (Intel PC, Cables, Wiring, Installation).

Kiosk
Length: 34.5"
Width: 13.75"
Height: 75.5"
(add 2.5" for camera)

Base
Length: 37.25"
Width: 31.5"
Height: 1.25"



INTERACTIVE TOUCH SCREEN KIOSK



55" Touch Screen Kiosk



Available in 22", 32", 43" and 55" display sizes. MetroClick's Large Format Multi-Touch PC Kiosks are manufactured featuring full HD industrial 24/7 LCD panels for constant use with energy-saving LED backlight technology. All models come with 10 finger multitouch capacitive Touch Panels and have a slim, extraordinary stylish appearance. Each kiosk has an extra wide viewing angle and is equipped with faytech's industrial fay-002 mainboard series with its powerful but energy efficient QuadCore Celeron processor. MetroClick's industrial grade 64GByte SSD with preinstalled Linux Operation System (for Windows 7 to 10 drivers are available), W-Lan and many PC ports behind a lockable cover provides a complete and secure solution which can be installed and used immediately.

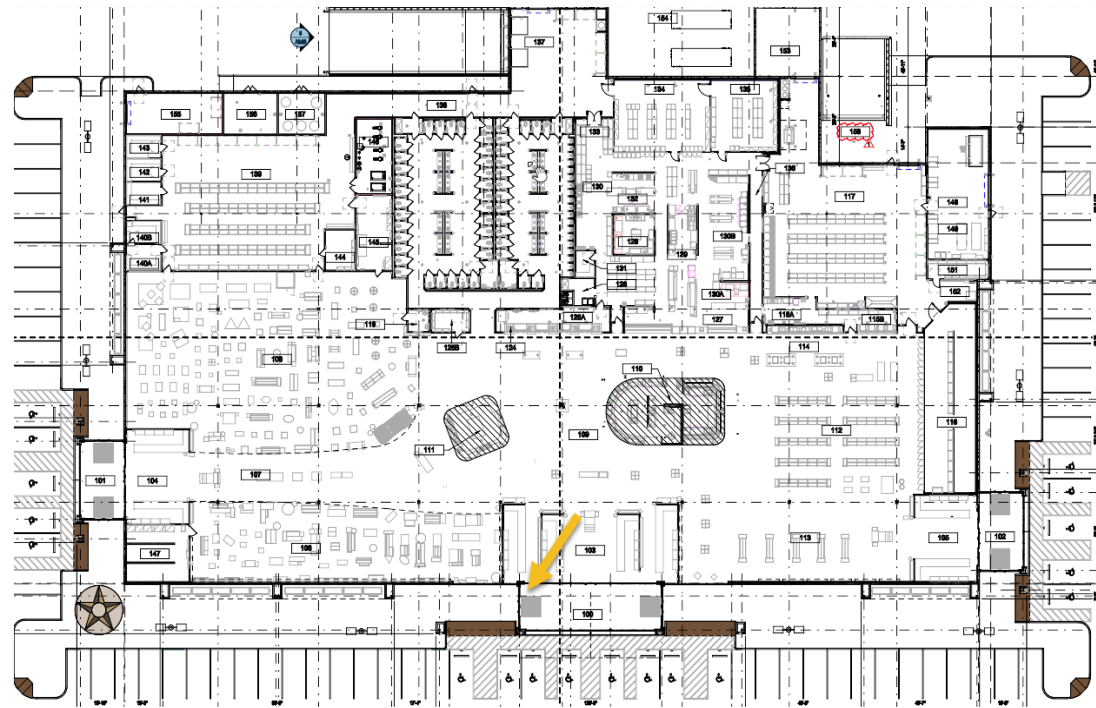
Features

- Full HD Industrial LCD-panel with backlight LED, A+ quality
- Capacitive 10-finger multitouch
- Intel Celeron QuadCore processor, 4G RAM, 64G SSD
- Fanless operation, no moving parts
- Complete out of the box working X86 architecture

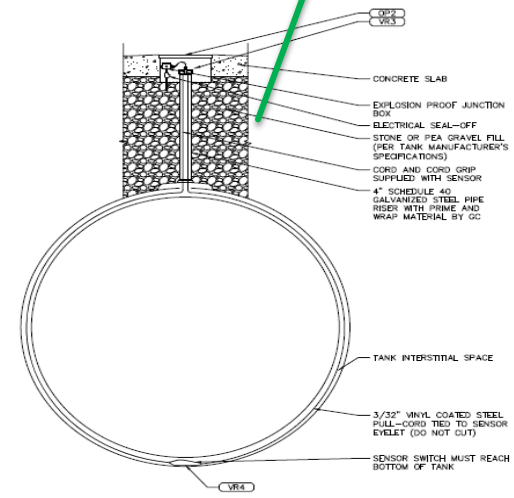
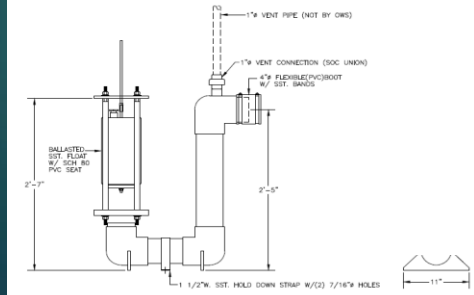
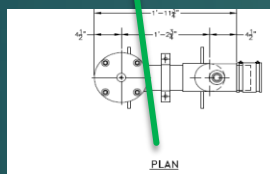
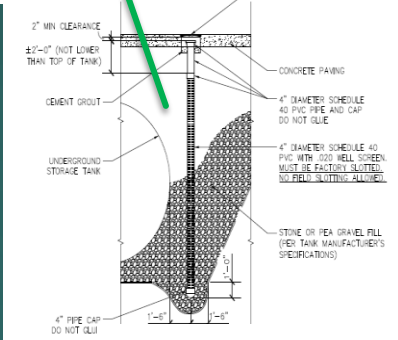
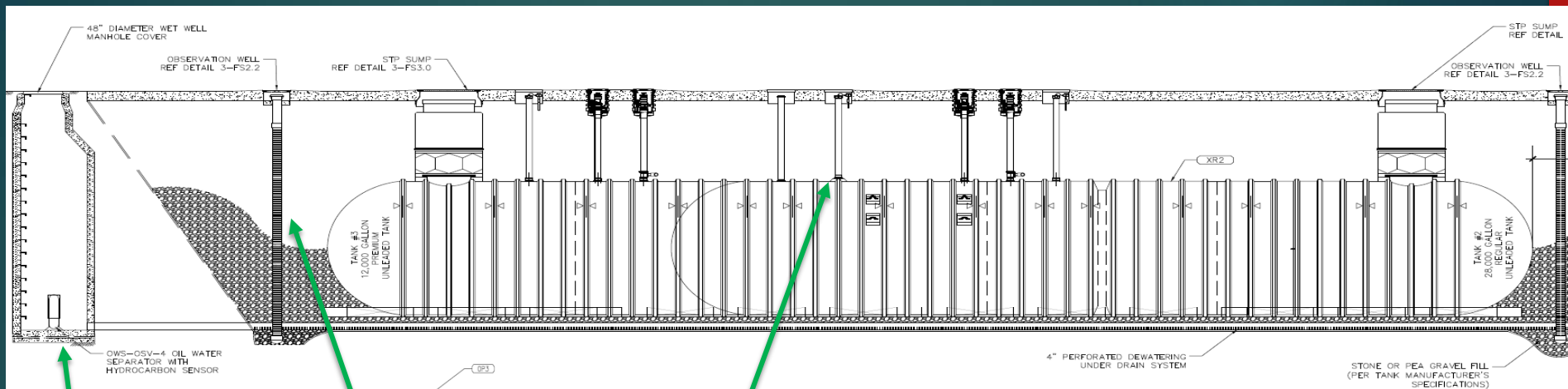
55" kiosk Capacitive Multi-touch Touchscreen display (2 year manufacturer warranty)
Includes: (Intel PC, Cables, Wiring, Installation).

Kiosk
Length: 34.5"
Width: 13.75"
Height: 75.5"
(add 2.5" for camera)

Base
Length: 37.25"
Width: 31.5"
Height: 1.25"



UNDERGROUND FUEL STORAGE SYSTEM

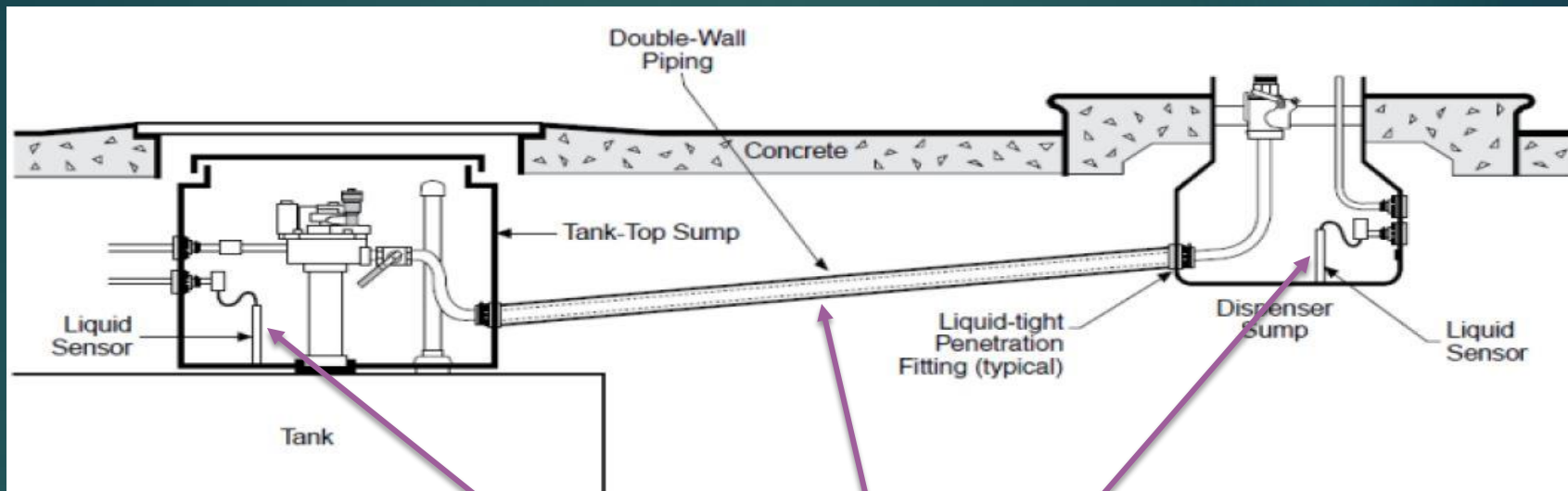


Each UST is multi-layer fiberglass/resin double-walled construction.

Interstitial System: Buc-ee's utilizes a dry interstitial system with a liquid sensor mounted, within the double wall space, at the lowest point beneath each tank. Any liquids which enter the interstitial space, either due to a breach in the outer wall (groundwater) or a breach in the inner wall (fuel), will be detected by the sensor and result in both an audible alarm and an immediate email communication to the Buc-ee's fuel/environmental team.

Vapor Recovery: Buc-ee's utilizes multiple vapor recovery systems on each tank to ensure the mechanical collection of any incidental release during offloading processes.

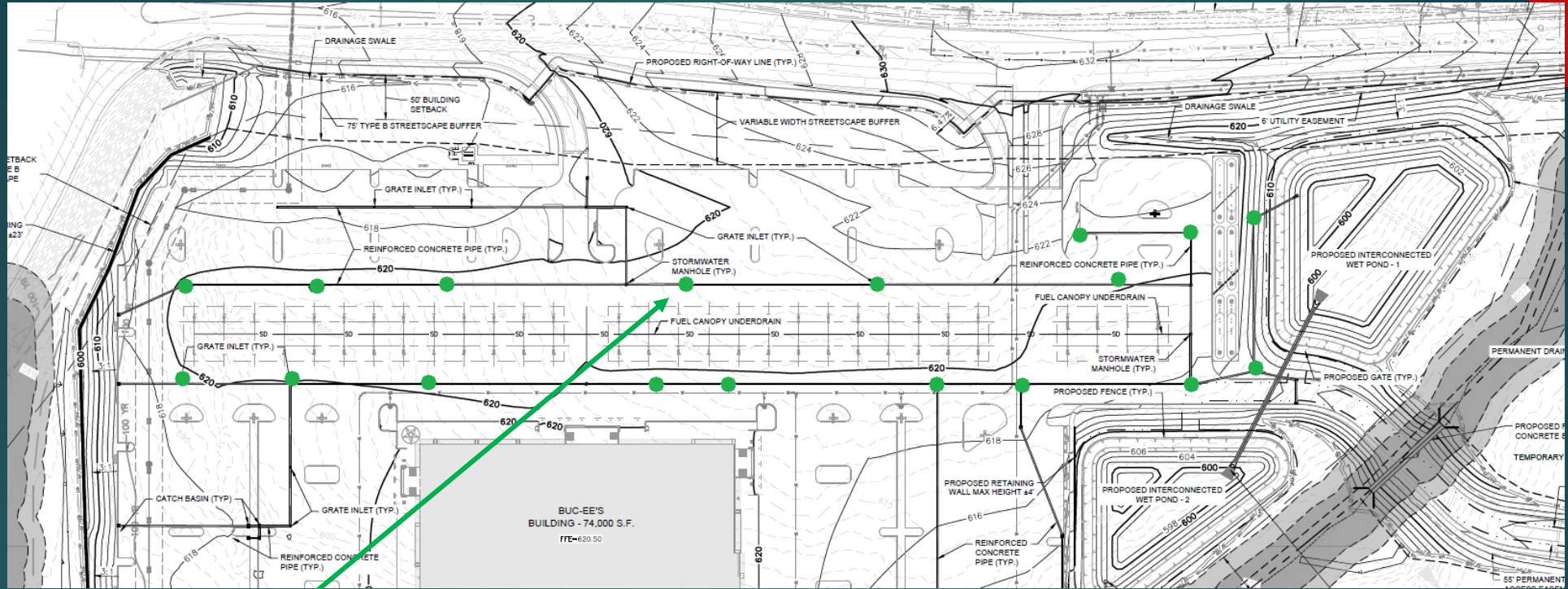
UNDERGROUND FUEL DELIVERY SYSTEM



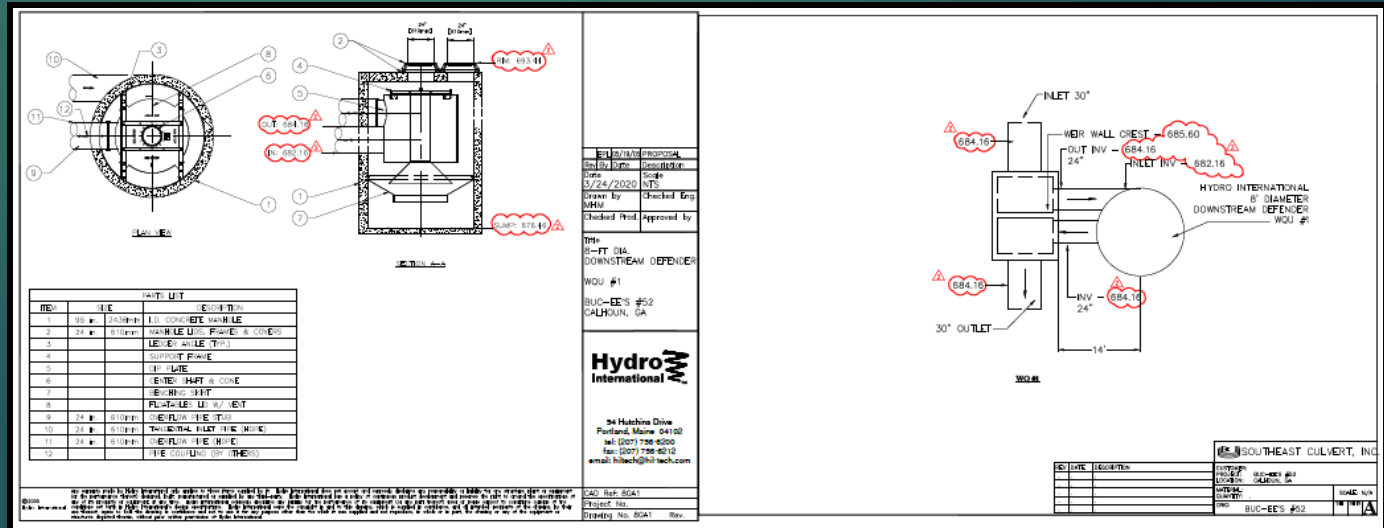
All product piping is double-walled and Interstitial Space is probe-monitored.

Historically, most releases from fueling systems occur from pressurized piping. For this reason, Buc-ee's exceeds the requirements for piping release detection by utilizing discriminating liquid sensors (can distinguish between fuel and water) in every sump connected to each product pipe, not just the tank top sump. The fuel control system is programmed to immediately cut power to any fuel motors which pump fuel through that sump when a sensor detects fuel. The location of sensors in every sump allows for much faster detection of any leaks from the primary piping, and the immediate shutdown feature significantly reduces the chances of a significant release due to a catastrophic failure, especially if that failure occurs while the system is in use.

STORMWATER PROTECTION: OIL/WATER SEPARATOR SYSTEM



Buc-ee's proactively installs oil-water separators as part of the stormwater collection system. These units are located at collection inlets adjacent to fueling areas and will intercept incidental hydrocarbons gathered by stormwater runoff for appropriate disposal.





North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary, Dazin J. Waters, Ph.D.

May 27, 2022

Scott Edwards
Pilot Environmental, Inc.
P.O. Box 128
Kernersville, NC 27285

sedwards@pilotenviro.com

Re: Construct residential and commercial development, 1447 Trollingwood Hawfields Road, Mebane, Alamance County, ER 22-1339

Dear Mr. Edwards:


Thank you for your email of May 4, 2022, regarding the above-referenced undertaking. We have reviewed the submittal and offer the following comments.

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,


for Ramona Bartos, Deputy
State Historic Preservation Officer



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary, Dazin J. Waters, Ph.D.

January 4, 2024

Angela Janik
Buc-ee's, Ltd.
11200 Broadway, Suite 2332
Pearland, TX 77584

angela.janik@buc-ees.com

Re: Construct Buc-ee's gas station, 1447 Trollingwood Hawfields Road, Mebane, Alamance County, ER 24-0014

Dear Ms. Janik:


Thank you for your email of December 26, 2023, concerning the above-referenced undertaking. We have reviewed the submittal and offer the following comments.

The project area in question was surveyed in 1997 for Project Greystone and no archaeological sites, historic Trading Path or otherwise, were recorded on the property. We also received another submission last year for an unrelated project and determined that no archaeological survey work was necessary due to the previous survey.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@dncr.nc.gov. In all future communication concerning this project, please cite the above referenced tracking number.

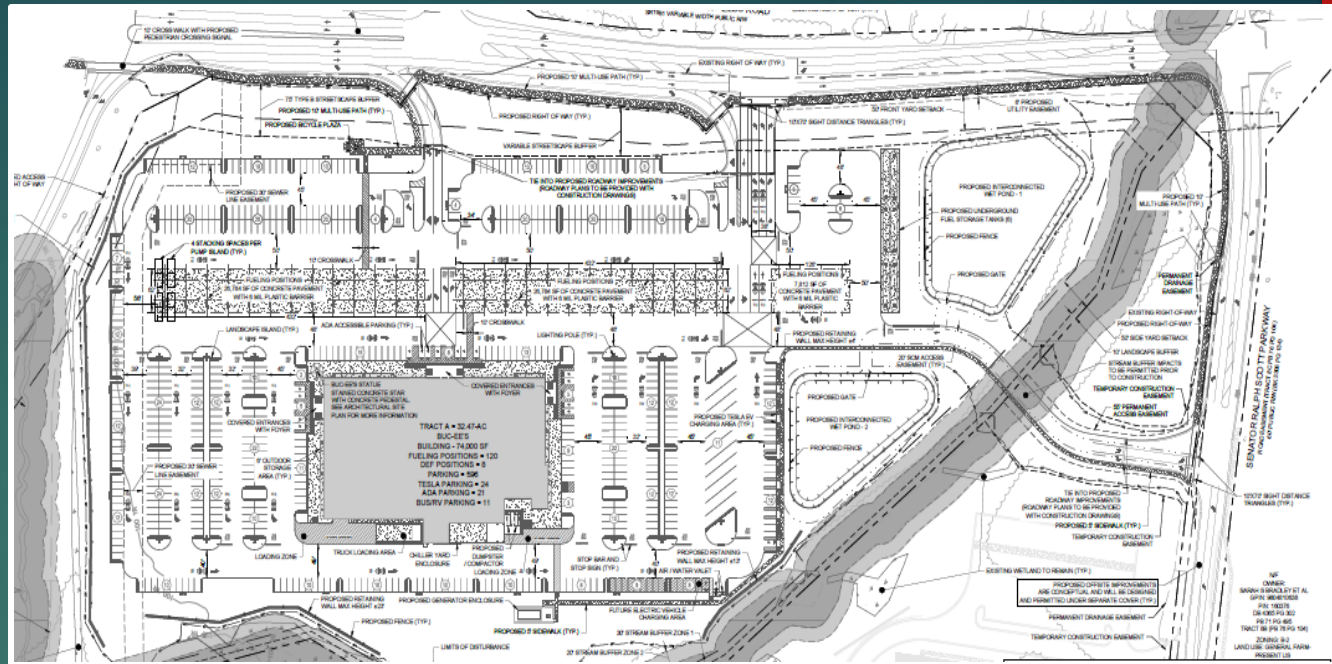
Sincerely,


for Ramona Bartos, Deputy
State Historic Preservation Officer

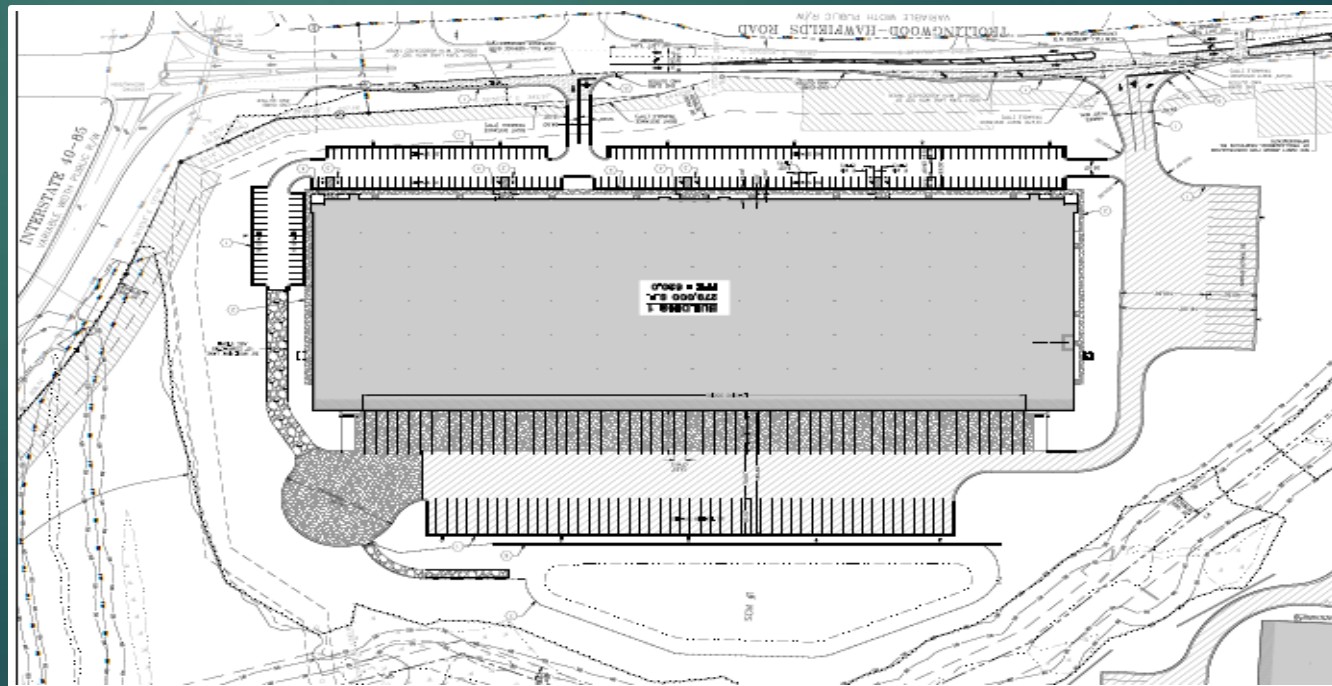
cc: Stan Beard, Buc-ee's

Stan.Beard@buc-ees.com

BUC-EE'S
32 ACRES
74,000 SF



INDUSTRIAL
32 ACRES
279,000 SF



Questions and Discussion

BUC-EE'S®



MEBANE, NORTH CAROLINA

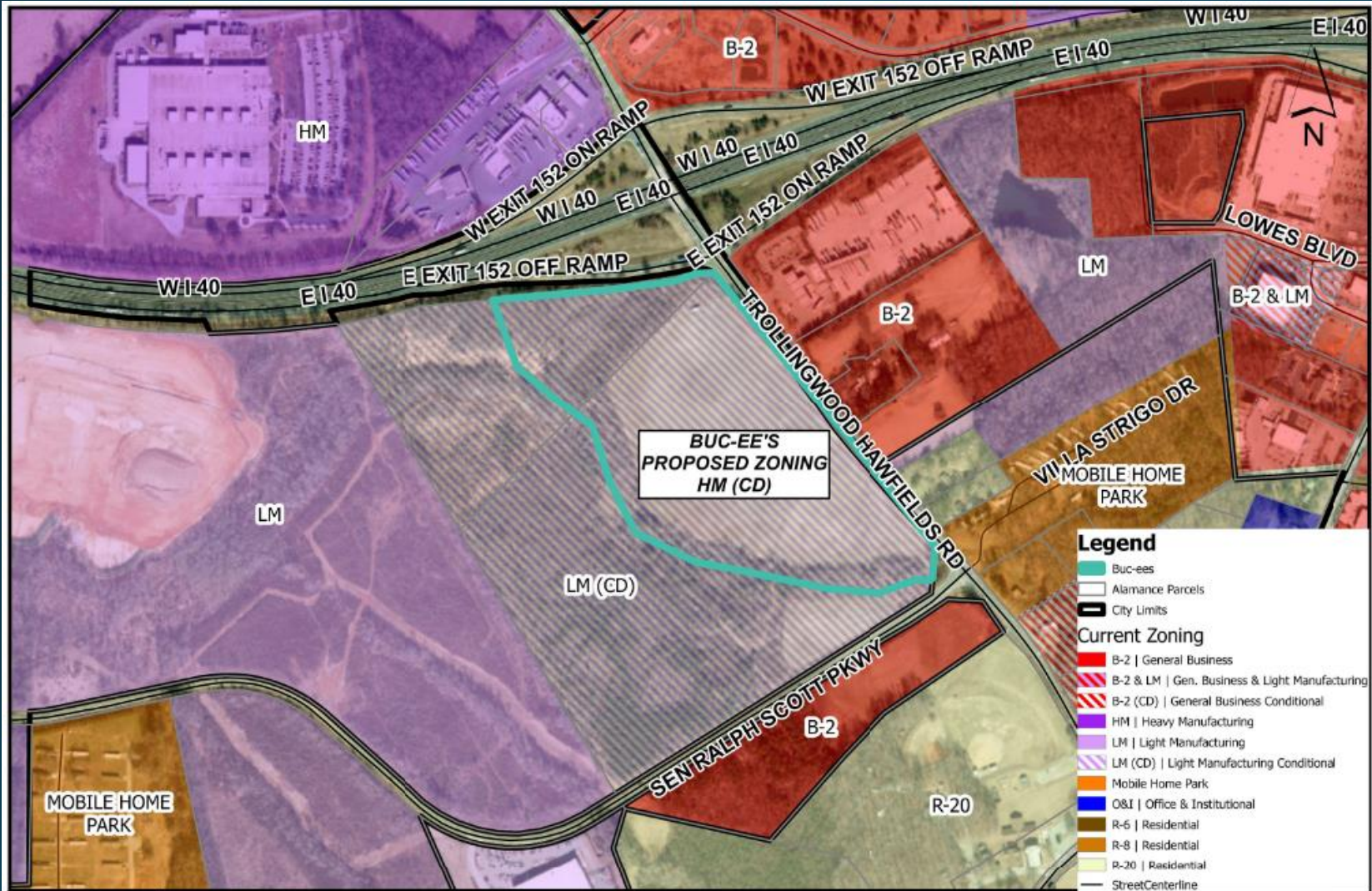




Ashley Ownbey, Development Director

Special Use Permit Request: Travel Plaza – Buc-ee’s Mebane
by CSMS Management, LLC





Buc-ee's

Special Use Permit Request

- Request by CSMS Management, LLC
- +/- 32.087 Acres
- Requested zoning: HM (CD)

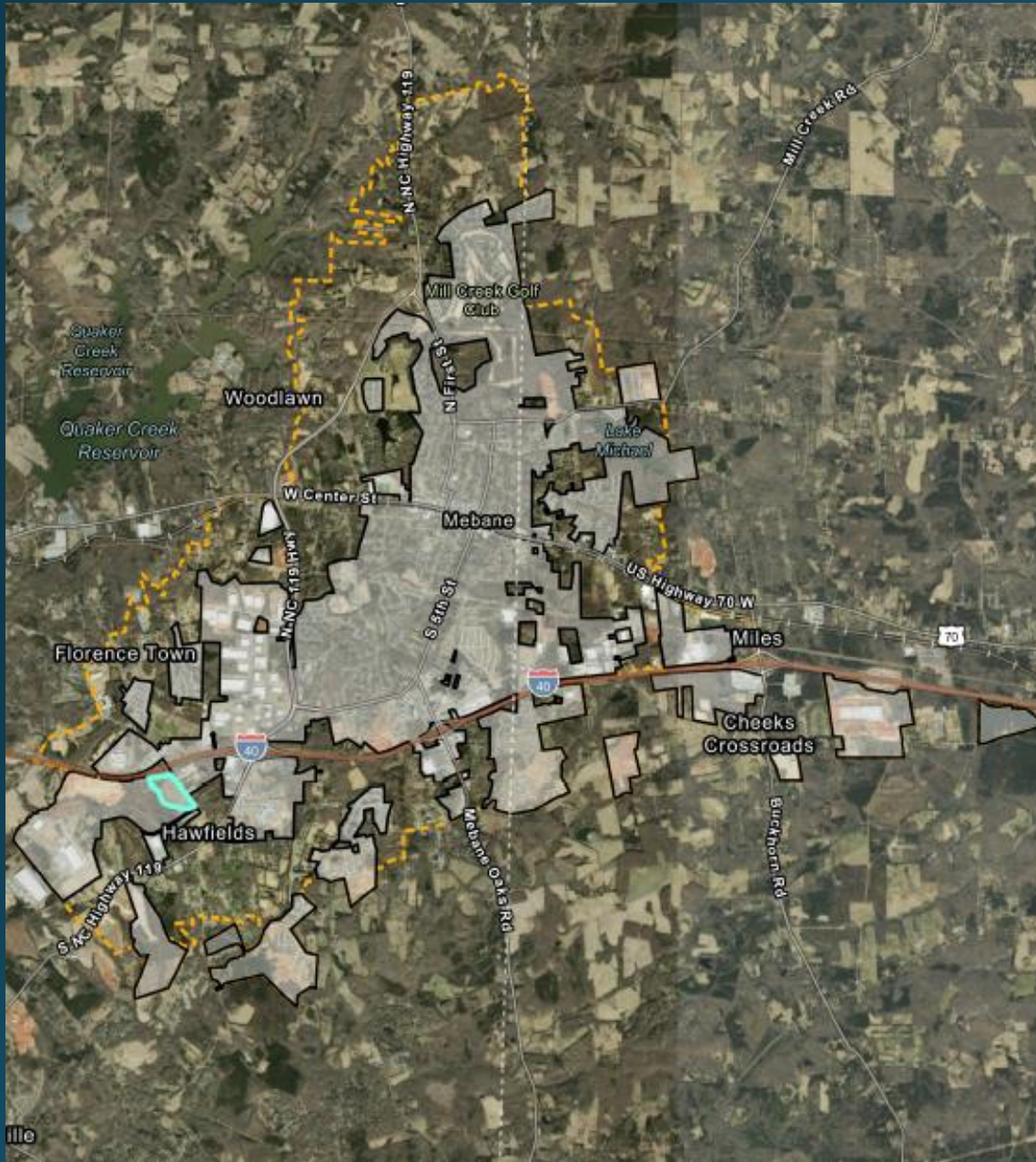


CITY OF MEBANE
ZONING MAP

CONDITIONAL REZONING
BUC-EE'S
1 inch = 600 feet

DATE: 12/6/23
DRAWN BY: BP





Buc-ee's

Special Use Permit Request

- North Carolina Commerce Park
- Mebane City Limits, Alamance County



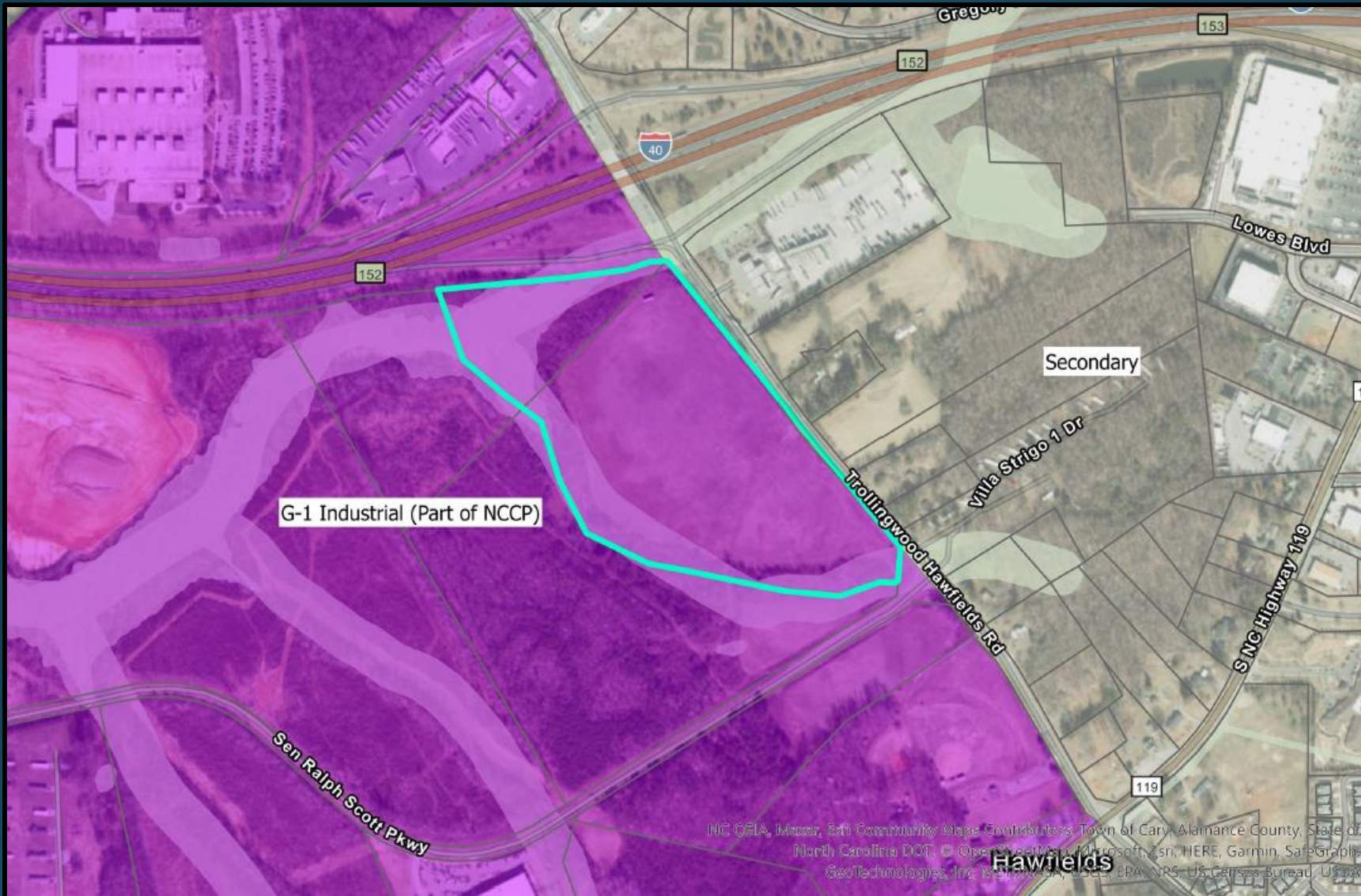


Buc-ee's

Special Use Permit Request

- Vacant, Farm
- Approved in December 2022 for a development of a +/- 279,000 square foot warehouse
- Surrounding uses include:
 - North Carolina Commerce Park
 - Love's Travel Stop
 - Pilot's Travel Center
 - Residential
 - Church





Buc-ee's

Special Use Permit Request

Mebane By Design Industrial Growth Strategy Area (Part of NCCP)



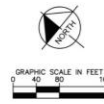


BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

JANUARY 2, 2024



Kimley»Horn



Buc-ee's

Special Use Permit Request

Special Use Permit requested to allow for a travel plaza to include:

- +/- 74,000 square foot building
- 120 fueling positions
- +/- 652 parking spaces, including standard, ADA, electric vehicle, bus/RV



Buc-ee's

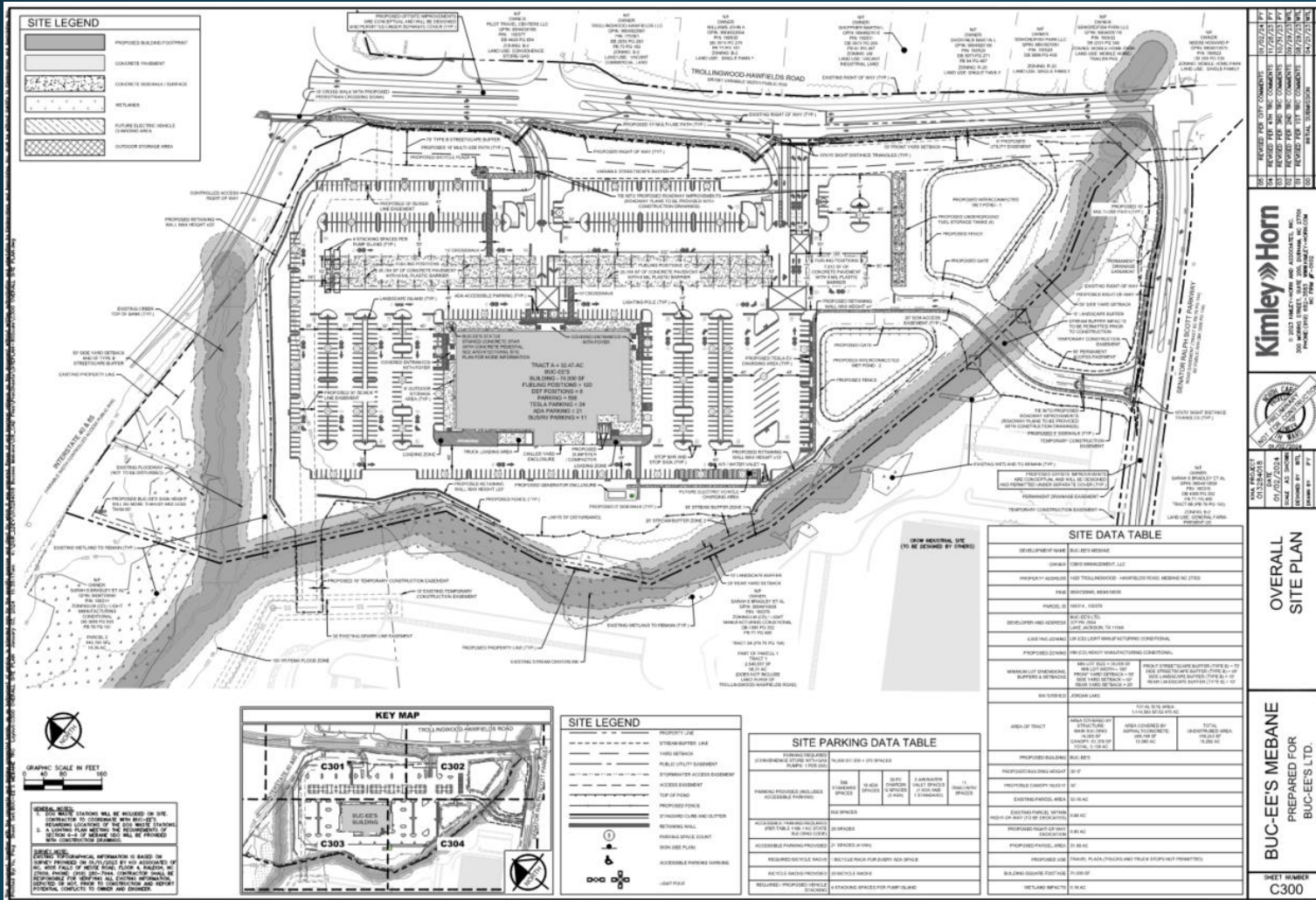
Special Use Permit Request

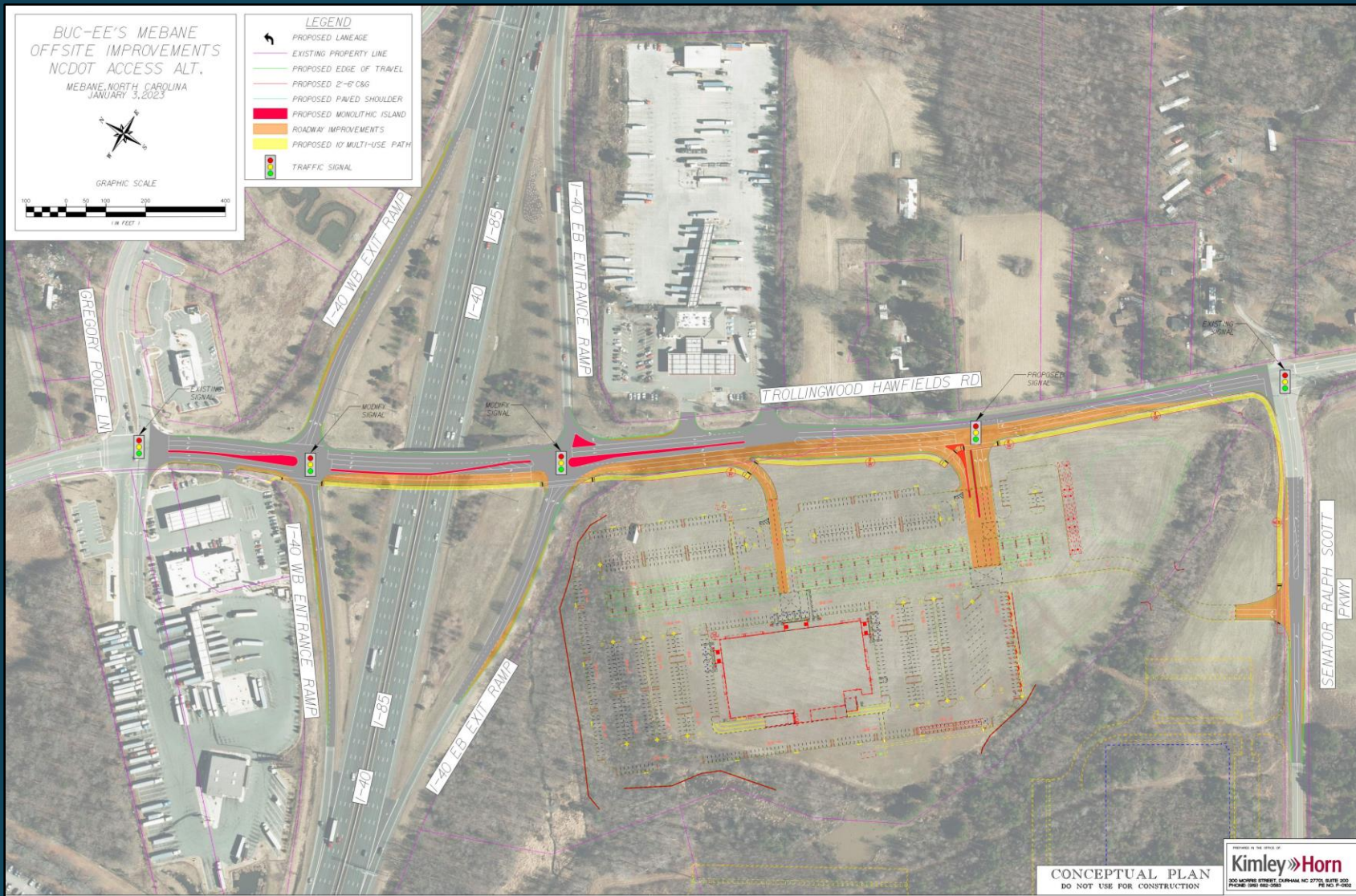
- Two driveways on Trollingwood-Hawfields Road and one driveway on Senator Ralph Scott Parkway.

- 10' multi-use path and bicycle plaza

- Conditions requested related to signage:
 - Freestanding sign with a maximum height of 90 feet and maximum area of 400 square feet
 - Wall signs exceeding 200 square foot maximum

- Revisions since Planning Board:
 - Modifications to retaining walls
 - Relocation of fuel tanks
 - Culverts





Buc-ee's Special Use Permit Request

Per the TIA, the applicant is required to make roadway improvements on Trollingwood-Hawfields Road, Senator Ralph Scott Parkway, I-40/85 ramps, and the bridge across I-40/85. The improvements require project coordination with and final design approval by the NCDOT.



Buc-ee's Proposed Water and Wastewater Use

- *Water Use*

- Buc-ee's water use is estimated at 23,000 gallons per day (gpd).
- The City of Mebane uses an average of 2.1 million gallons per day (mgd).
- Graham-Mebane Water Plant Capacity is 12 mgd (6 mgd to each municipality).
- On average Mebane uses 100 gpd per capita.
 - Residential use only 43 gpd per capita which equates to 535 people at 23,000 gpd.
- Mebane has the capacity to serve Buc-ee's domestic and fire demands.

- *Wastewater Use*

- Buc-ee's wastewater is estimated at 23,000 gpd.
- Due to the location within the North Carolina Commerce Park (NCCP), wastewater usage does not count against Mebane's allocation of 0.75 mgd to the Graham Wastewater Treatment Plant.
- Downstream wastewater facilities have the capacity to serve the proposed project.





Applicant Presentation



SPECIAL USE PERMIT REQUEST (TRAVEL CENTER*)

- ▶ Four Findings of Fact
 - ▶ The Use Will Not Materially Endanger Public Health or Safety
 - ▶ The Use Will Not Substantially Injure the Value of Adjoining or Abutting Property
 - ▶ The Use Will Be In Harmony With the Area in Which it is to be Located
 - ▶ The Use Will Be In General Conformity With the Land Use Plan or Other Plans and Policies Officially Adopted by the City Council

THE USE WILL
NOT
MATERIALLY
ENDANGER
PUBLIC
HEALTH OR
SAFETY

- ▶ Technical Review Committee Process
- ▶ Planning Project Report Documentation
- ▶ Site Plan Specifics
 - ▶ Public Benefits
 - ▶ Internal Design Standards
 - ▶ Environmental Considerations
- ▶ Transportation Impact Analysis Process

SITE PLAN SPECIFICS



BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

JANUARY 2, 2024



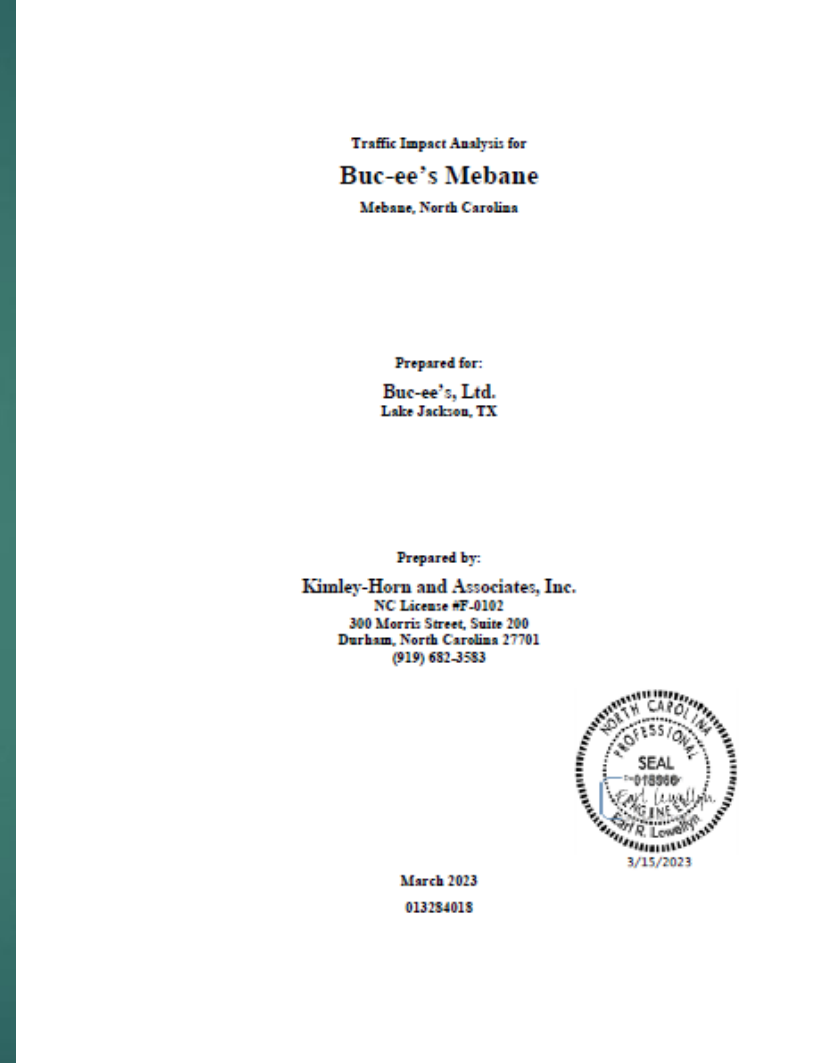
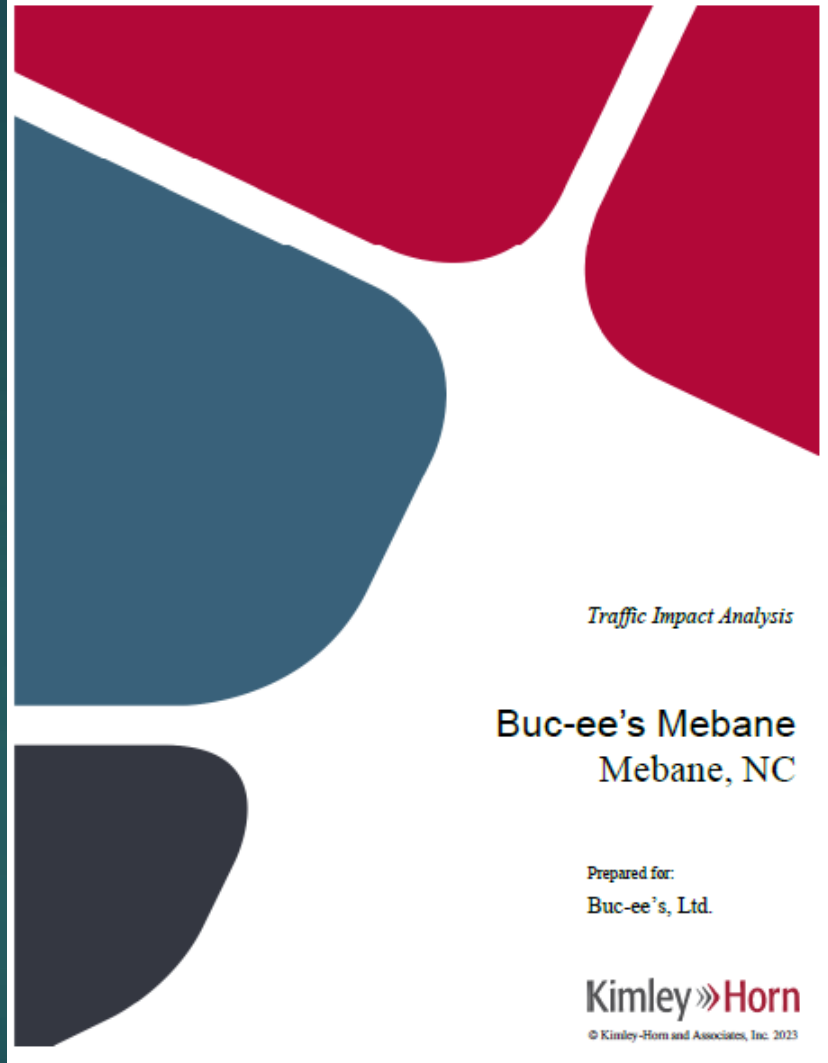
Kimley»Horn



ENVIRONMENTAL CONSIDERATIONS

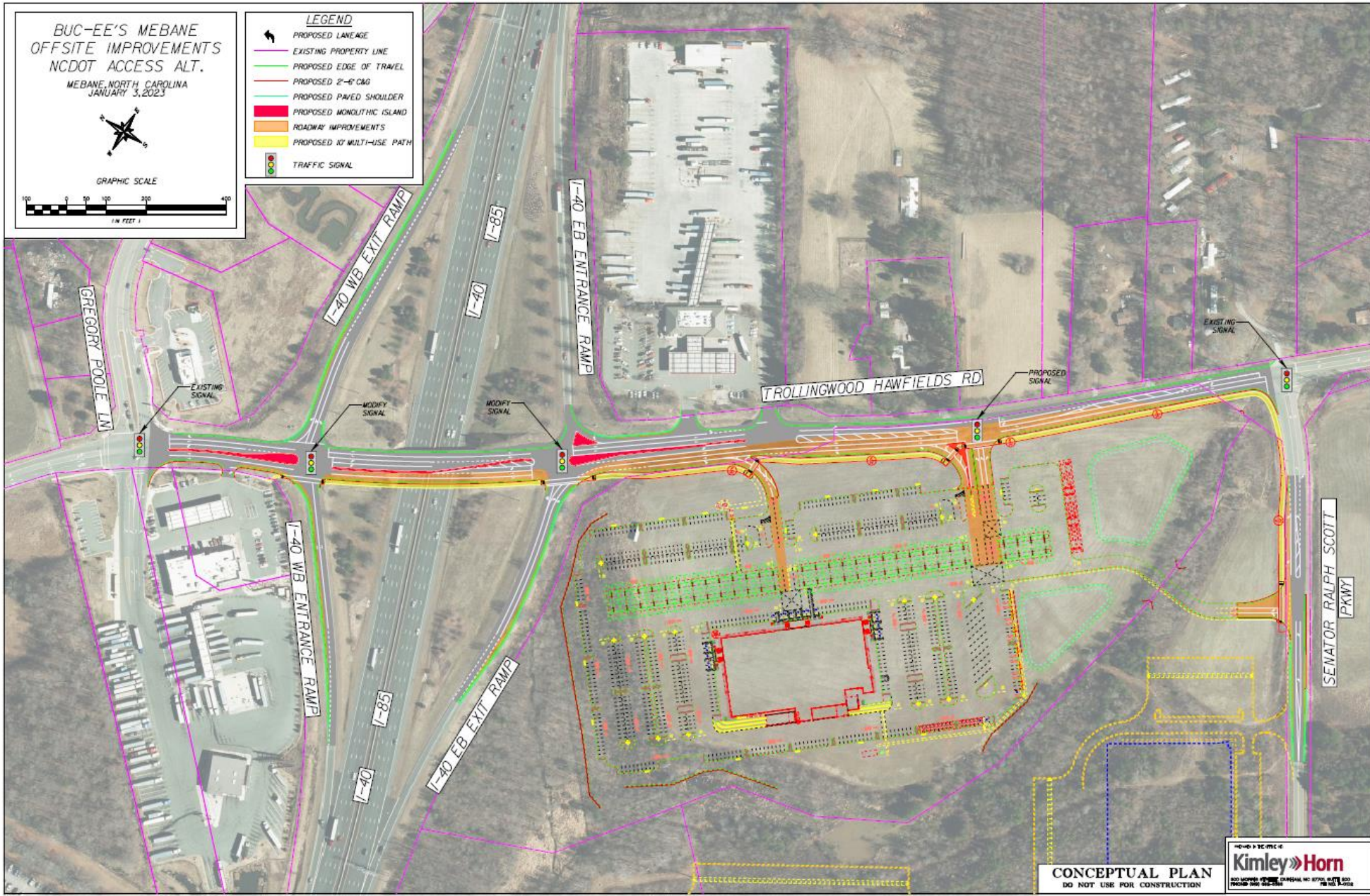
- ▶ 100-year Floodplain Present on south end of Site
 - ▶ Project proposes limited fill within the 100-year floodplain for site balancing;
 - ▶ No Fuel Tanks proposed in the Flood Plain
 - ▶ Proposal must be approved by City of Mebane;
 - ▶ If required, Buc-ee's will prepare a no-rise flood study and update the mapping of the FEMA 100-year floodplain to reflect the proposed grades.
- ▶ Jurisdictional Streams/Wetlands Present on western and southeastern perimeters on Site
 - ▶ Project proposes limited impacts to streams and wetlands to remain under the threshold for a Nationwide Permit (0.5 acres allowed; proposal is for <.18 of an acre impact to wetlands and .02 of an acre impact to streams);
 - ▶ Impacts are necessary for utility improvements required by the City and for Buc-ee's grading and secondary entrance required by City and NCDOT;
 - ▶ No Fuel Tanks proposed in the wetlands;
 - ▶ Buc-ee's must permit impacts through the US Army Corps of Engineers and the NC Division of Water Resources through prescribed regulatory process.
- ▶ Riparian Buffers
 - ▶ Project proposes limited impacts to Jordan Lake Watershed Riparian Buffer Zones Present on Site (12,630 square feet Zone 1 and 9,952 square feet Zone 2);
 - ▶ Impacts are necessary for utility improvements required by the City and secondary access required by the City and NCDOT;
 - ▶ No Fuel Tanks proposed in the Riparian Buffers;
 - ▶ Buc-ee's must prepare the required Jordan Lake Riparian Buffer Authorization to permit the impacts through DEQ's prescribed regulatory process, overseen by City of Mebane

TRAFFIC IMPACT ANALYSIS

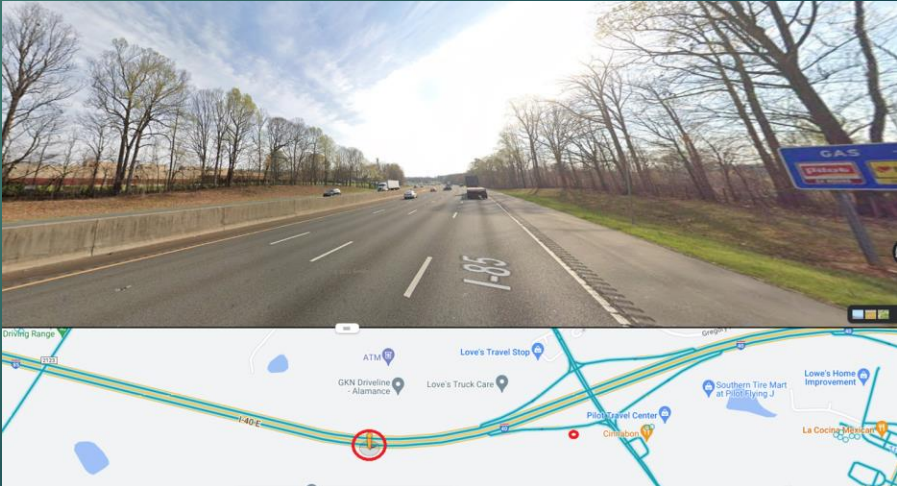
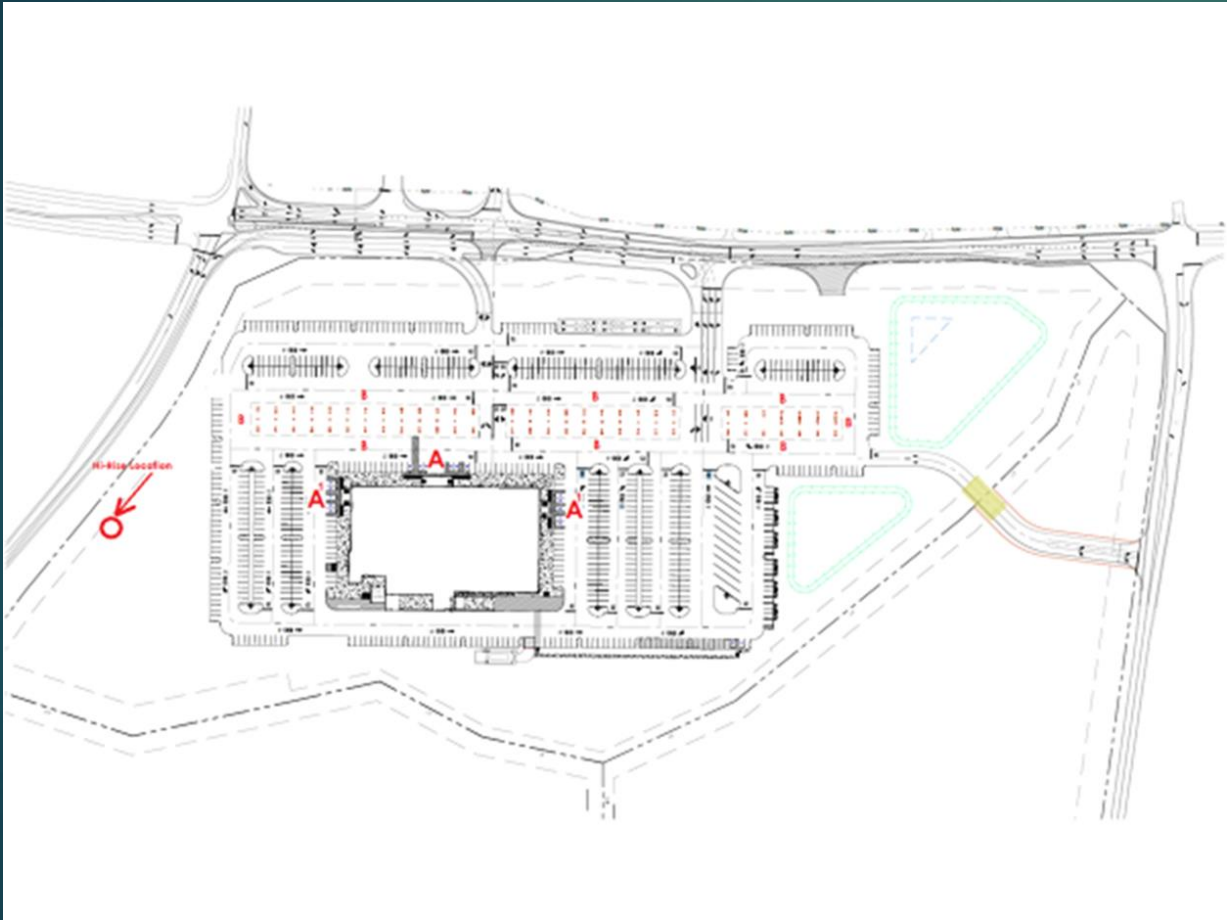


Amended and updated by Addendum on June 30, 2023 and August 18, 2023

TRAFFIC IMPROVEMENTS



PROPER WAYFINDING



THE USE WILL NOT SUBSTANTIALLY INJURE THE VALUE OF ADJOINING/ABUTTING PROPERTY

ZONING HEARING

BUC EE'S, A TRAVEL CENTER
TROLLINGWOOD-HAWFIELDS ROAD
MEBANE, NC 27302



PREPARED FOR

MS. AMANDA HODIERNE
ISAACSON SHERIDAN
804 GREEN VALLEY ROAD, SUITE 200
GREENSBORO, NC 27408

REPORT DATE
DECEMBER 11, 2023

LAURA K. MALLORY, MAI

MCNAIRY & ASSOCIATES
1616-B BATTLEGROUND AVENUE
GREENSBORO, NC 27408

MARCUS S. ORR

MCNAIRY & ASSOCIATES

www.mcnairyassociates.com

1616-B Battleground Avenue
Greensboro, NC 27408
336-378-1564

E-mail: laura@mcnairyassociates.com

December 11, 2023

Ms. Amanda Hodieme
Isaacson Sheridan
804 Green Valley Road, Suite 200
Greensboro, NC 27408

RE: Proposed Rezoning
LM – CD, Light Manufacturing to HM, Heavy Manufacturing with Special Use Permit to allow a travel center
Trollingwood-Hawfields Road
Mebane, NC 27302

Dear Ms. Hodieme:

As per your request, we are submitting a study on the property located at Trollingwood-Hawfields Road in Mebane, NC. We have reviewed the proposed site plan provided as well as public records such as tax records, the Mebane zoning ordinance and maps, existing and proposed land uses to determine if the proposed zoning change to HM, Heavy Manufacturing and issuance of a special use permit to allow a travel center will substantially injure the value of adjoining and abutting property.

Based on the research and analysis demonstrated in this report, the appraisers are of the opinion that a change in zoning to HM, Heavy Manufacturing and issuance of a special use permit to allow a travel center on the property will not substantially injure the value of adjoining and abutting property.

It was a pleasure preparing this report for you. Please let us know if we may be of further assistance.

Respectfully,




Laura K. Mallory, MAI
NC Certified General
Real Estate Appraiser, A3711

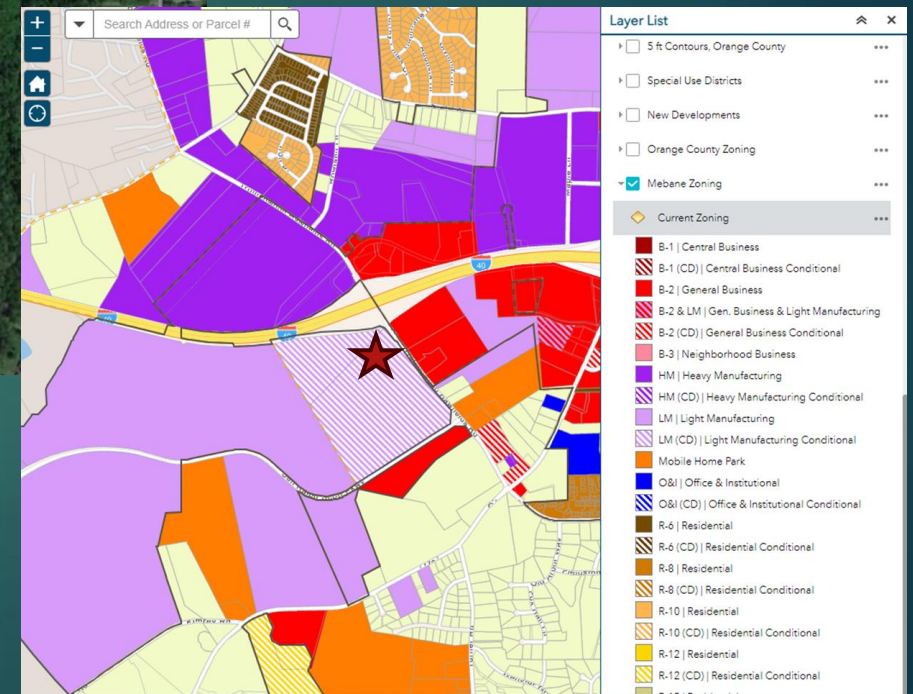



Marcus S. Orr
NC Certified General
Real Estate Appraiser, A8431

THE USE WILL BE IN HARMONY WITH THE AREA IN WHICH IT IS TO BE LOCATED

- ▶ Planning Project Report Documentation
 - ▶ Page 2, bottom
 - ▶ Page 9, Staff Recommendation
- ▶ Existing Land Use Pattern
- ▶ Use of Site Planning Strategies

EXISTING LAND USE PATTERN



SITE PLANNING ELEMENTS FOR COMPATIBILITY



BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

JANUARY 2, 2024



Kimley»Horn



THE USE WILL BE IN
GENERAL
CONFORMITY
WITH THE LAND
USE PLAN OR
OTHER PLANS &
POLICIES
OFFICIALLY
ADOPTED BY THE
CITY COUNCIL

- ▶ Planning Project Report Documentation
 - ▶ Consistency with Mebane By Design Strategy, Page 4
 - ▶ Staff Recommendation, Page 9
- ▶ Mebane By Design
- ▶ North Carolina Commerce Park
- ▶ Unified Development Ordinance
- ▶ Utility Infrastructure Plans

MEBANE BY DESIGN

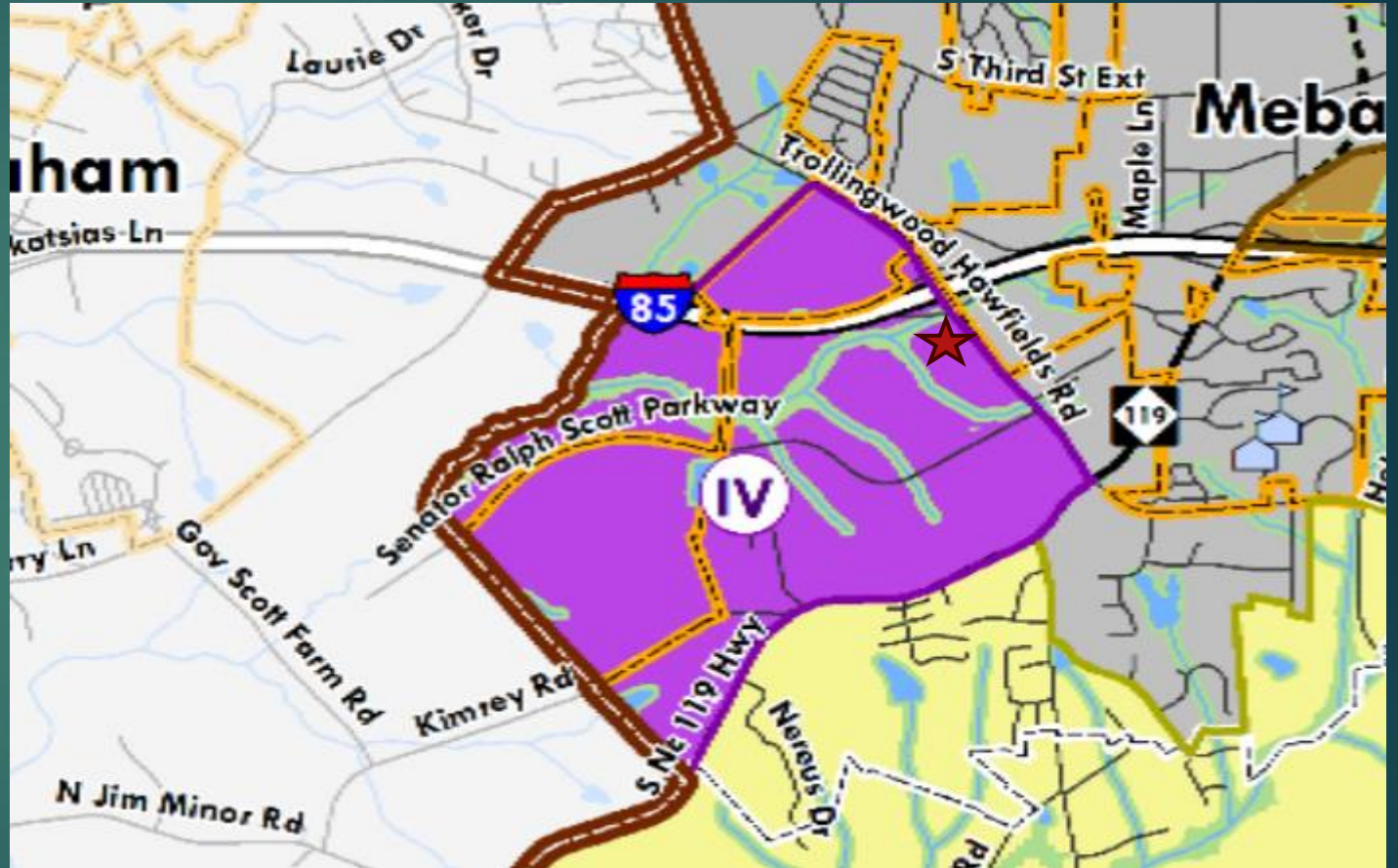
MEBANE BY DESIGN Comprehensive Land Development Plan City of Mebane



FINAL REPORT

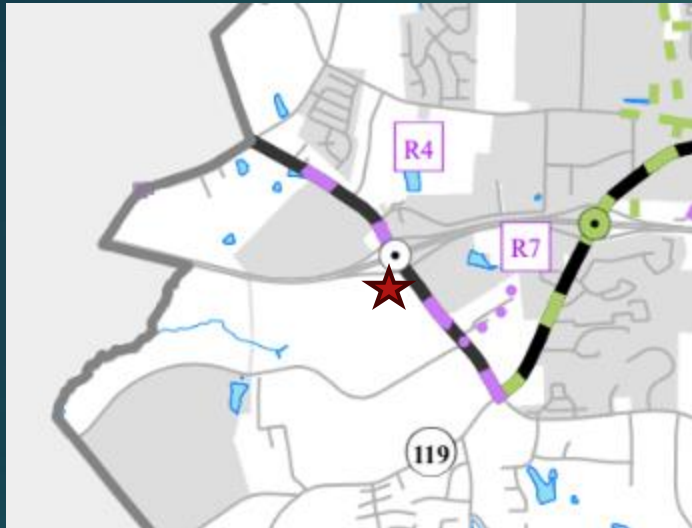
Adopted by Mebane City Council

May 1, 2017



Designated G-1, Industrial (IV): Greatest Access and Infrastructure, Part of NCCP, destination oriented, employment center; support Industrial uses in this location

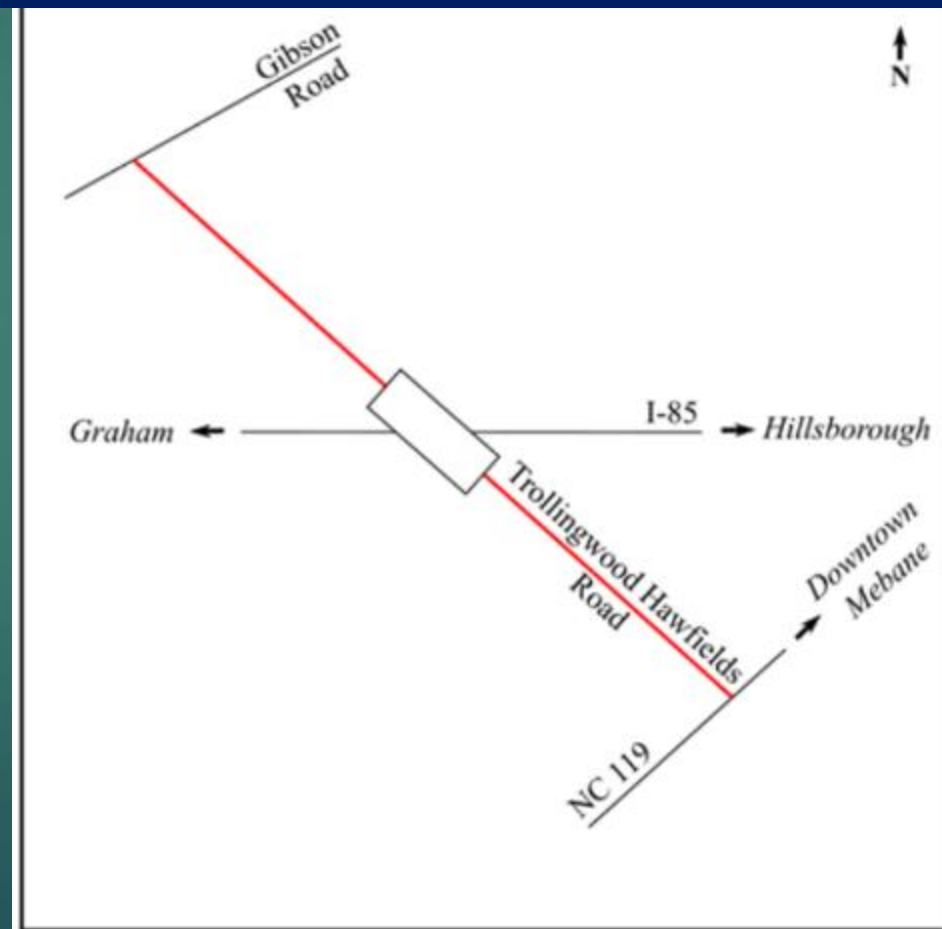
Comprehensive Transportation Plan



ROADWAY PROJECT # 3

MEBANE 2040 COMPREHENSIVE TRANSPORTATION PLAN PROJECT SHEET

Trollingwood Hawfields Road Widening



Roadway Facilities

Legend

- Funded Recommended New Road
- Funded Improved Road
- Unfunded Potential Connectivity Improvements
- Unfunded Recommended New Road
- Unfunded Improvements Needed
- Existing Roadways
- Existing Interchange
- Recommended Interchange
- NCDOT Funded Grade Separation
- NCDOT Funded Interchange Modification
- Proposed Railroad Crossing Improvements
- Recommended Safety Study
- Mebane City Limits

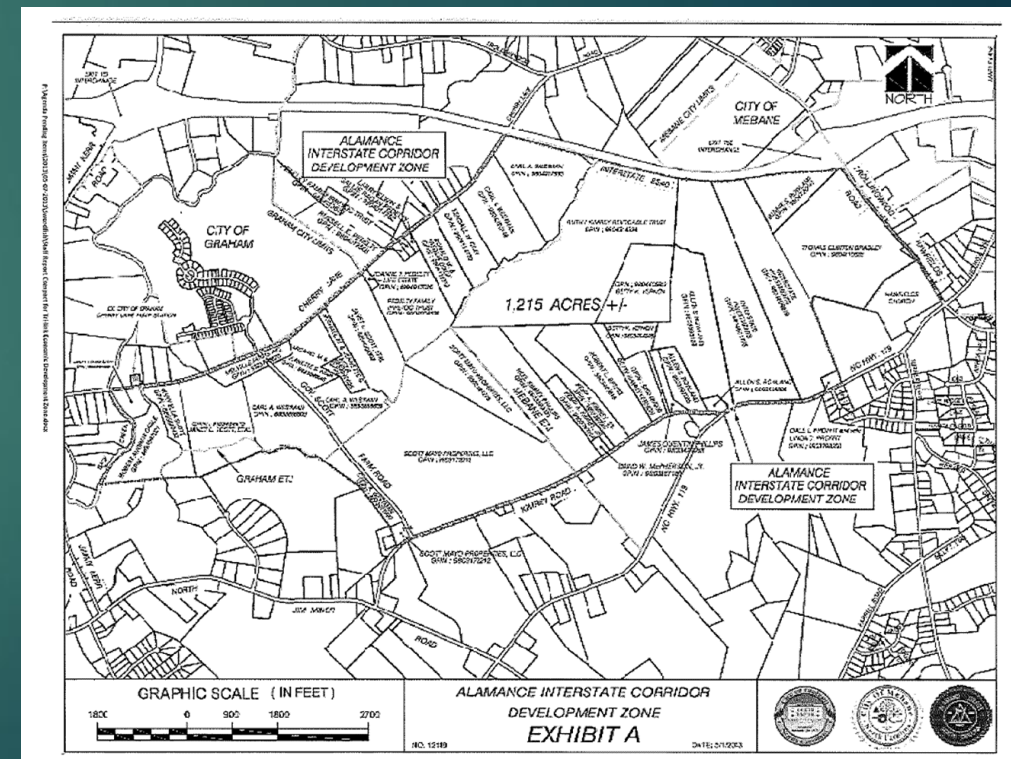


Bicycle and Pedestrian Transportation Plan Design Goal/Objective: Public Infrastructure 2.1

- ▶ Improve Safety and Confidence of Pedestrian Access Major Streets and other Highly Traveled Roadways
 - ▶ Provision of 10' Multi-Use Path across frontage of Trollingwood-Hawfields Road around to access on Senator Ralph Scott Parkway
 - ▶ 10' Multi-Use Path included in bridge improvement cross section
 - ▶ Will tie in to future crosswalks when warranted and able to be safely constructed
- ▶ Provision of Bike Racks and Bicycle Plaza and Repair Station
- ▶ Internal sidewalk system to connect to Multi-Use Paths on perimeter of site

NORTH CAROLINA COMMERCE PARK

- ▶ 1,200 Economic Development Zone spanning Mebane, Graham and Alamance County jurisdictions
- ▶ Governed by Interlocal Agreement that provides for shared utility provision and shared tax revenue
- ▶ A shared commitment to create economic opportunity
- ▶ It is THRIVING: Wal-Mart Distribution Center, Lidl Distribution Center, UPS Distribution Center, Crow Holdings just broke ground on over 400,000 square feet of warehouse space
- ▶ Synergistic Use



ECONOMIC DEVELOPMENT IMPACT



Table 1: County Impacts from Operational Employment

Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	225	\$11,600,000	\$23,300,000	\$41,300,000
Indirect Effect	105	\$5,300,000	\$7,300,000	\$15,300,000
Induced Effect	48	\$2,200,000	\$4,300,000	\$7,300,000
Total Effect	378	\$19,100,000	\$34,900,000	\$63,900,000

Source: IMPLAN; model created January 2024.

All monetary impacts presented in 2024 dollars and rounded to the nearest hundred thousand.

Sums of effects may not add to Total Effect due to rounding.

Table 2: County Impacts from Construction

Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	673	\$30,600,000	\$31,400,000	\$65,000,000
Indirect Effect	55	\$3,100,000	\$5,200,000	\$10,800,000
Induced Effect	104	\$4,800,000	\$9,300,000	\$16,100,000
Total Effect	831	\$38,500,000	\$46,000,000	\$91,900,000

Source: IMPLAN; model created January 2024.

All monetary impacts presented in 2024 dollars and rounded to the nearest hundred thousand.

Sums of effects may not add to Total Effect due to rounding.

Questions and Discussion

BUC-EE'S®



MEBANE, NORTH CAROLINA



Announcements:

- City offices will be closed on Monday, January 15th in observance of MLK, Jr. Day





Mayor Hooks

Adjournment

