



# City Council Meeting

## July 1, 2024





Mayor Hooks

Call to Order





Pastor Hunter Strength, Beacon Baptist Church

Invocation





Recognition of  
Retiring City Manager  
Chris Rollins





Mayor Hooks

# Public Comments

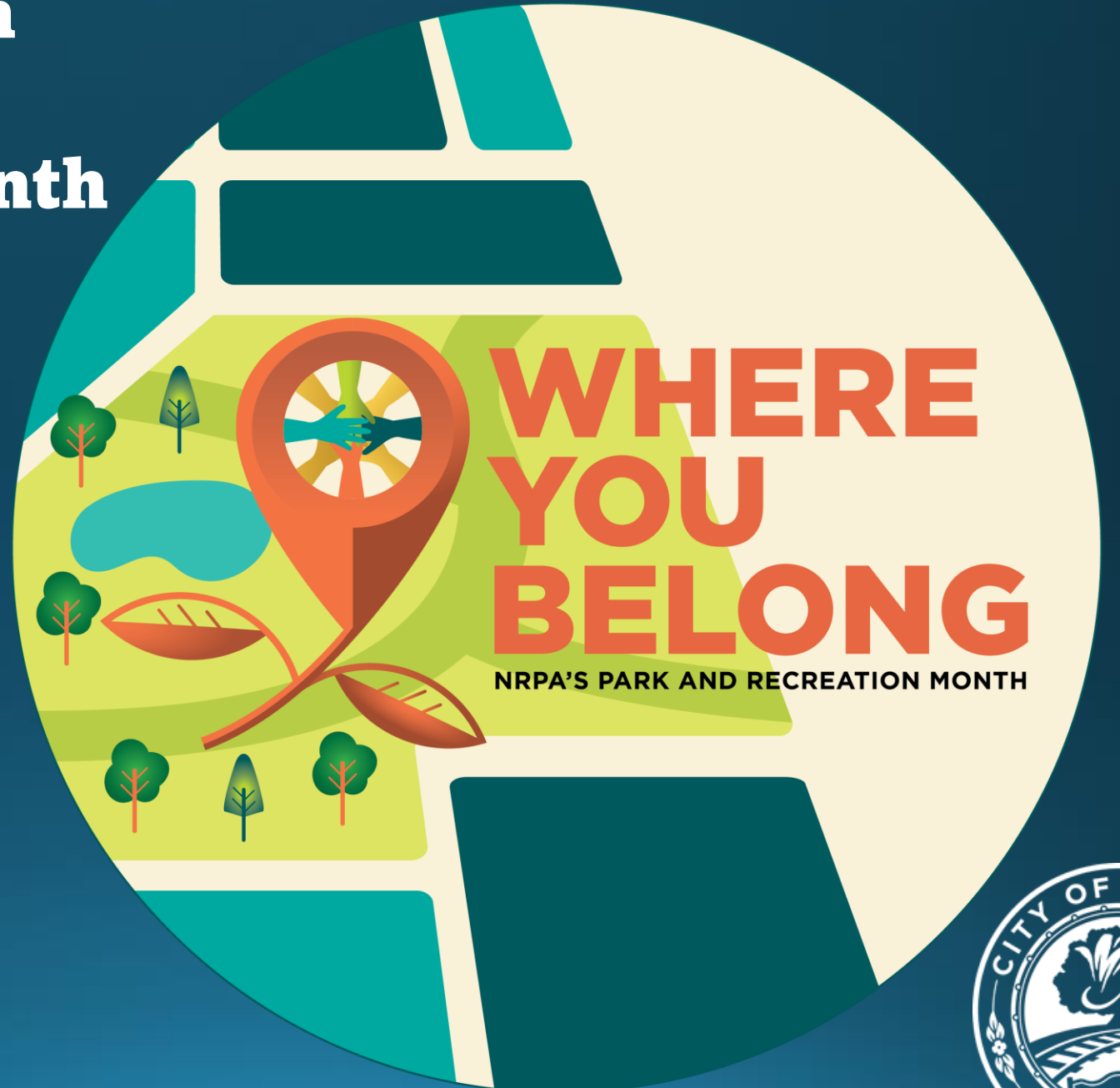


# Consent Agenda

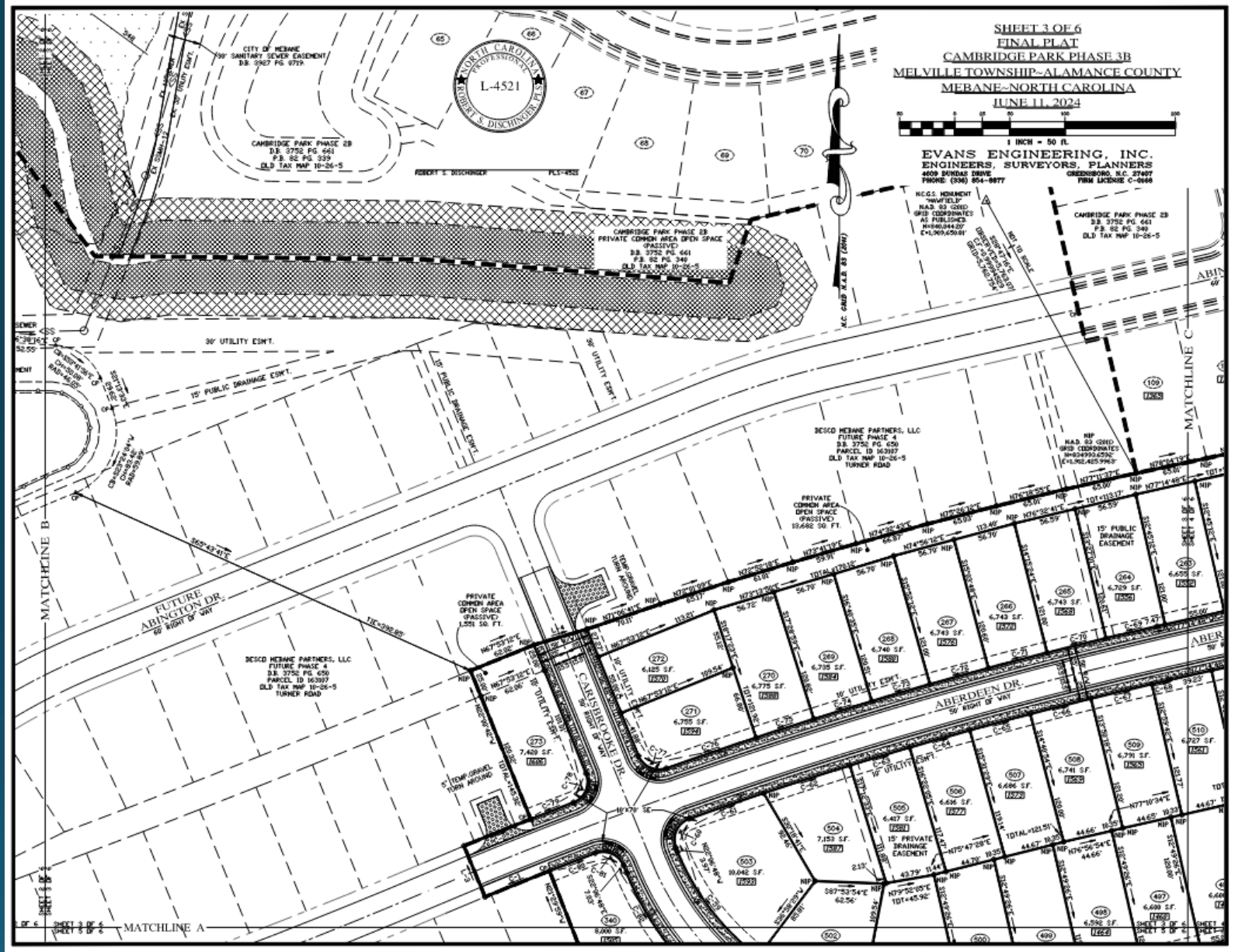
- a. Approval of Minutes- June 3, 2024 Regular Meeting
- b. Resolution Designation of July as Parks and Recreation Month
- c. Final Plat- Cambridge Park, Ph. 3B
- d. Final Plat Reapproval- North First Street Townes, Ph. 1
- e. Final Plat Reapproval- Oakwood, Ph. 1A
- f. Fire Department Position Request- Fire Marshal



# Resolution Designation of July as Parks and Recreation Month

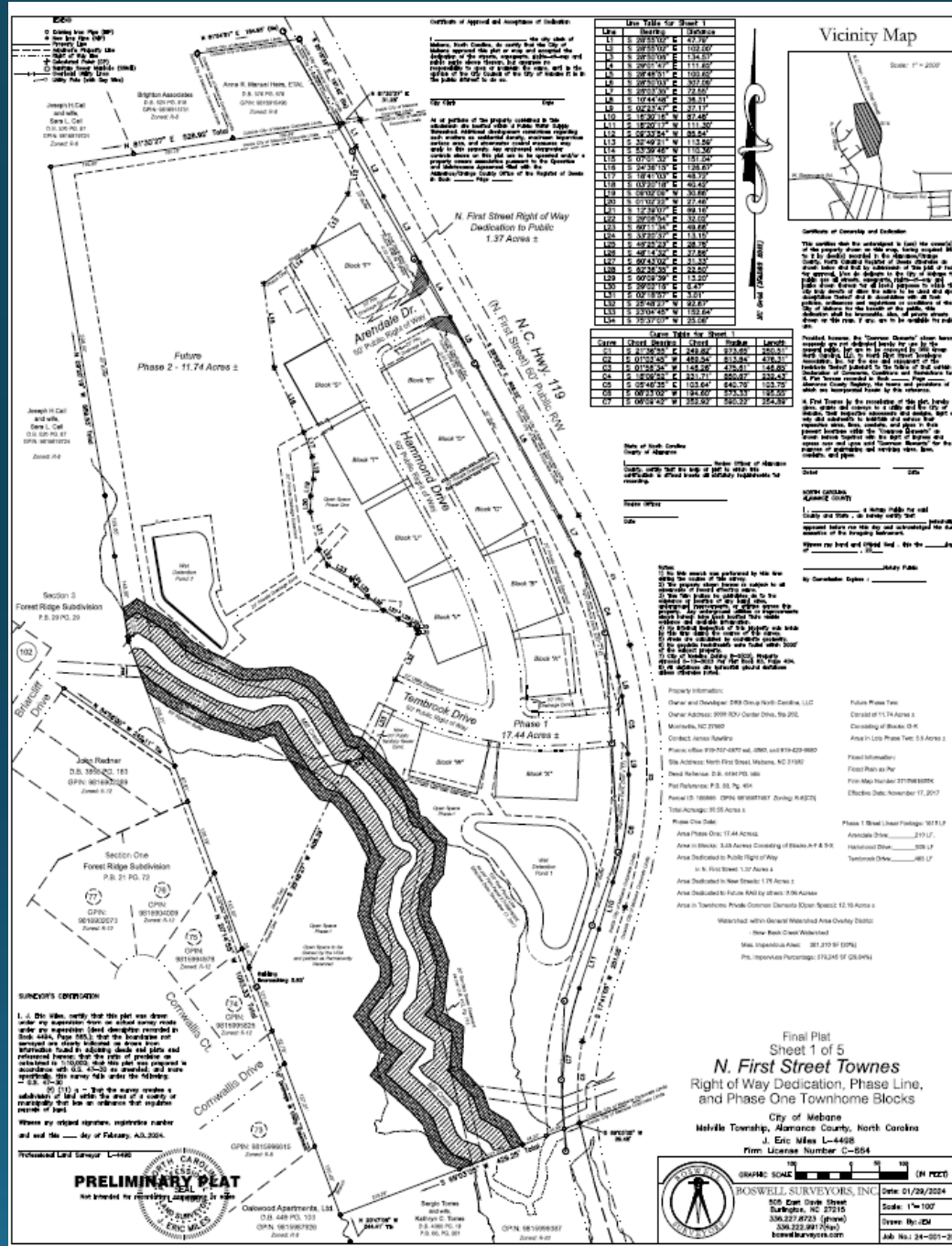


Final Plat Approval-  
Cambridge Park, Ph. 3B





# Final Plat Reapproval- North First Street Townes, Ph. 1



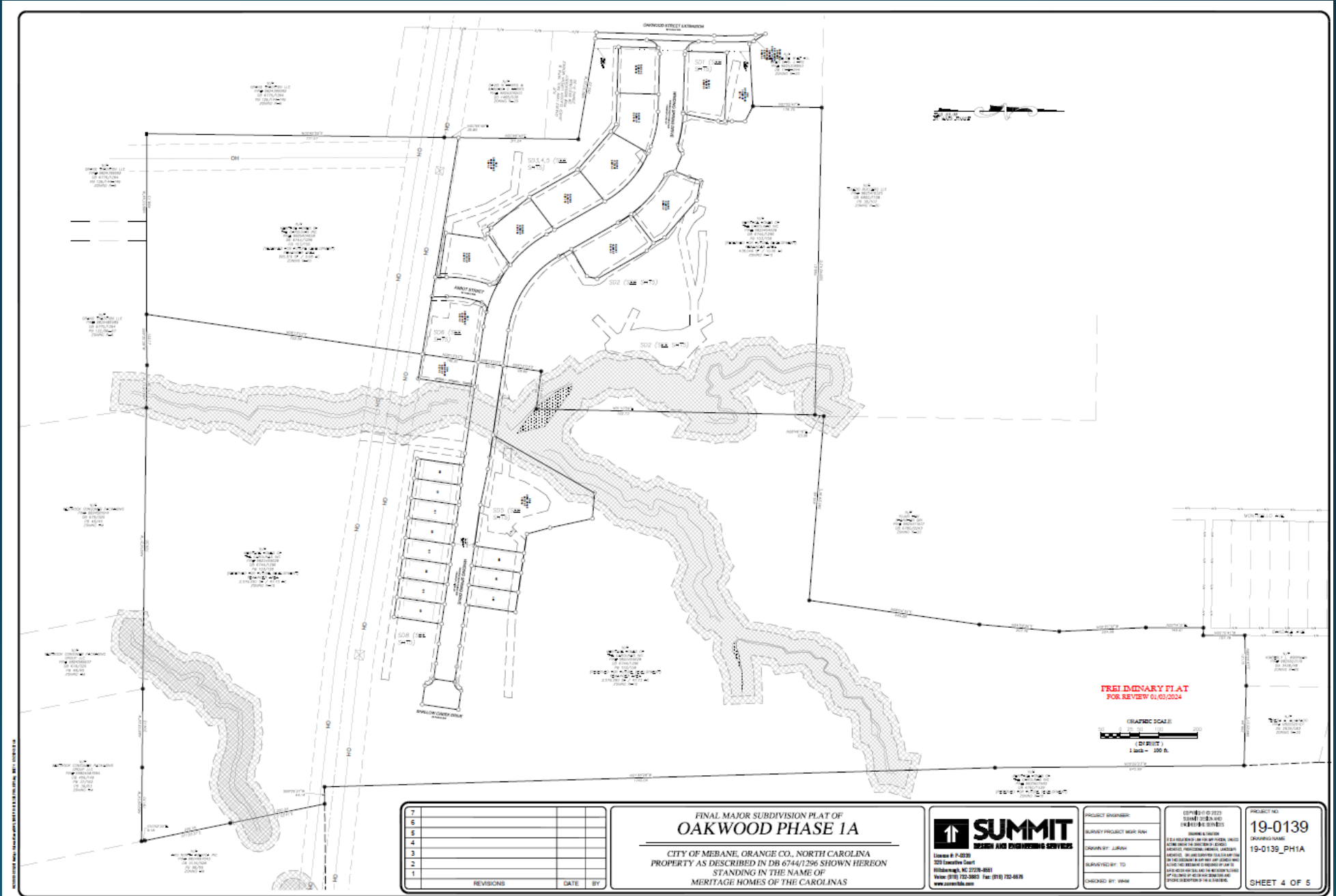
Final Plat  
Sheet 1 of 5  
**N. First Street Townes**  
Right of Way Dedication, Phase Line,  
and Phase One Townhome Blocks

City of Mebane  
Mebane Township, Moore County, North Carolina  
J. Eric Miles L-4498  
P.M. License Number C-684

Scale: 1" = 100'  
Date: 01/29/2024  
Drawn by: JEM  
Job No.: 24-001-200



# Final Plat Reapproval- Oakwood, Ph. 1A



NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

**FINAL MAJOR SUBDIVISION PLAT OF  
OAKWOOD PHASE 1A**  
 CITY OF MEBANE, ORANGE CO., NORTH CAROLINA  
 PROPERTY AS DESCRIBED IN DB 6744/1296 SHOWN HEREON  
 STANDING IN THE NAME OF  
**MERITAGE HOMES OF THE CAROLINAS**

  
 License # P-20220  
 323 Executive Court  
 Hillsborough, NC 27278-8881  
 Phone: (919) 725-5983 Fax: (919) 725-6829  
 www.summitde.com

PROJECT ENGINEER:  
 SURVEY PROJECT MANAGER:  
 DRAWN BY: JUKAH  
 SURVEYED BY: TD  
 CHECKED BY: YAM

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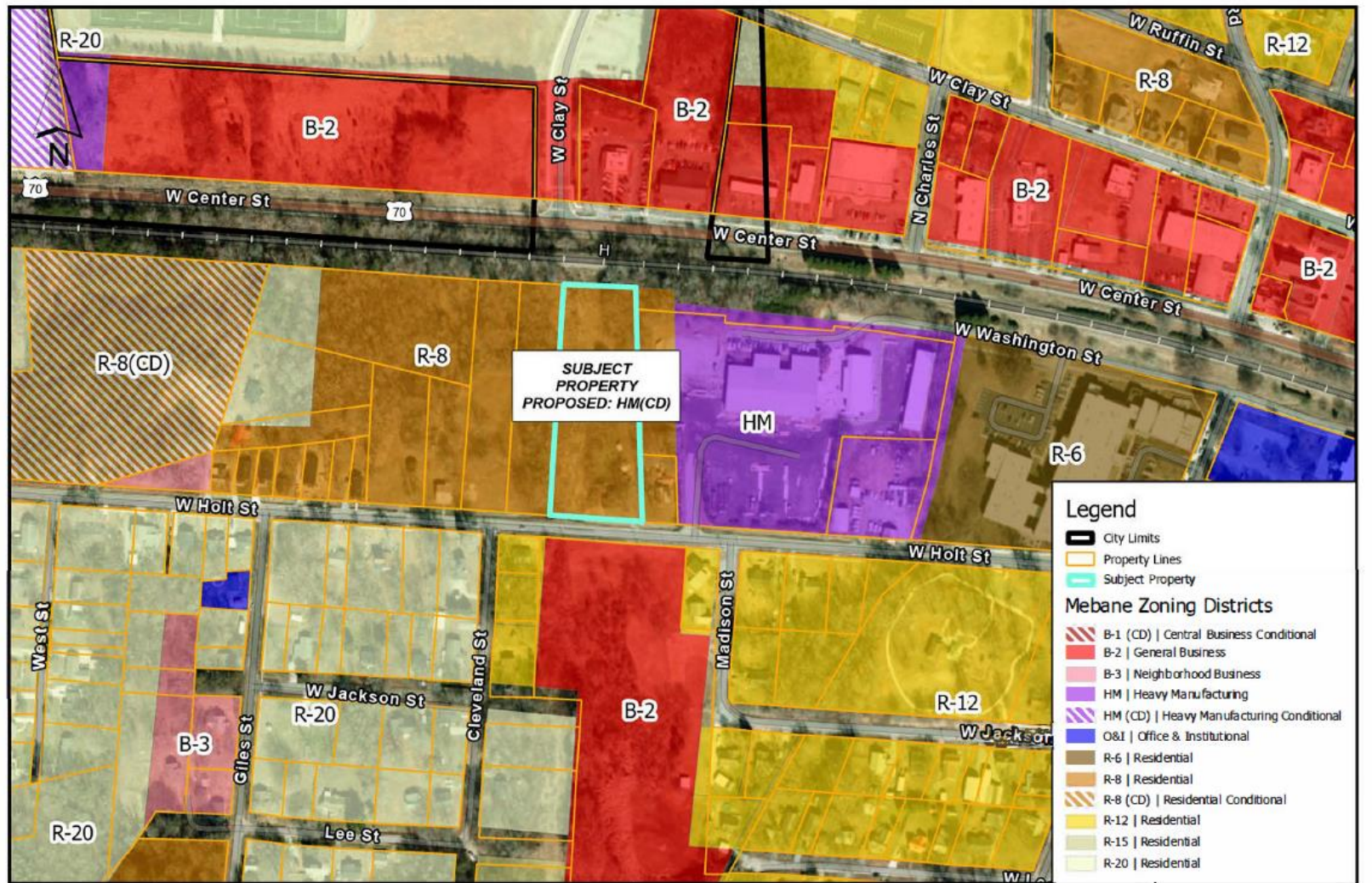
PROJECT NO:  
**19-0139**  
 DRAWING NAME:  
**19-0139\_PH1A**  
 SHEET 4 OF 5



Ashley Ownbey, Development Director

Public Hearing- Rezoning Request:R-8 to HM (CD)by  
Norris Family 2, LLC





# The Building Center

## Conditional Zoning Request

- Request by Norris Family 2 LLC
- One +/- 2.048 acre lot
- Existing zoning: R-8
- Requested zoning: HM (CD)



**CITY OF MEBANE**  
ZONING MAP

**CONDITIONAL REZONING**  
**THE BUILDING CENTER**

1 inch = 300 feet

DATE: 5/29/2024

DRAWN BY: RG



# The Building Center

## Conditional Zoning Request

- Mebane City Limits



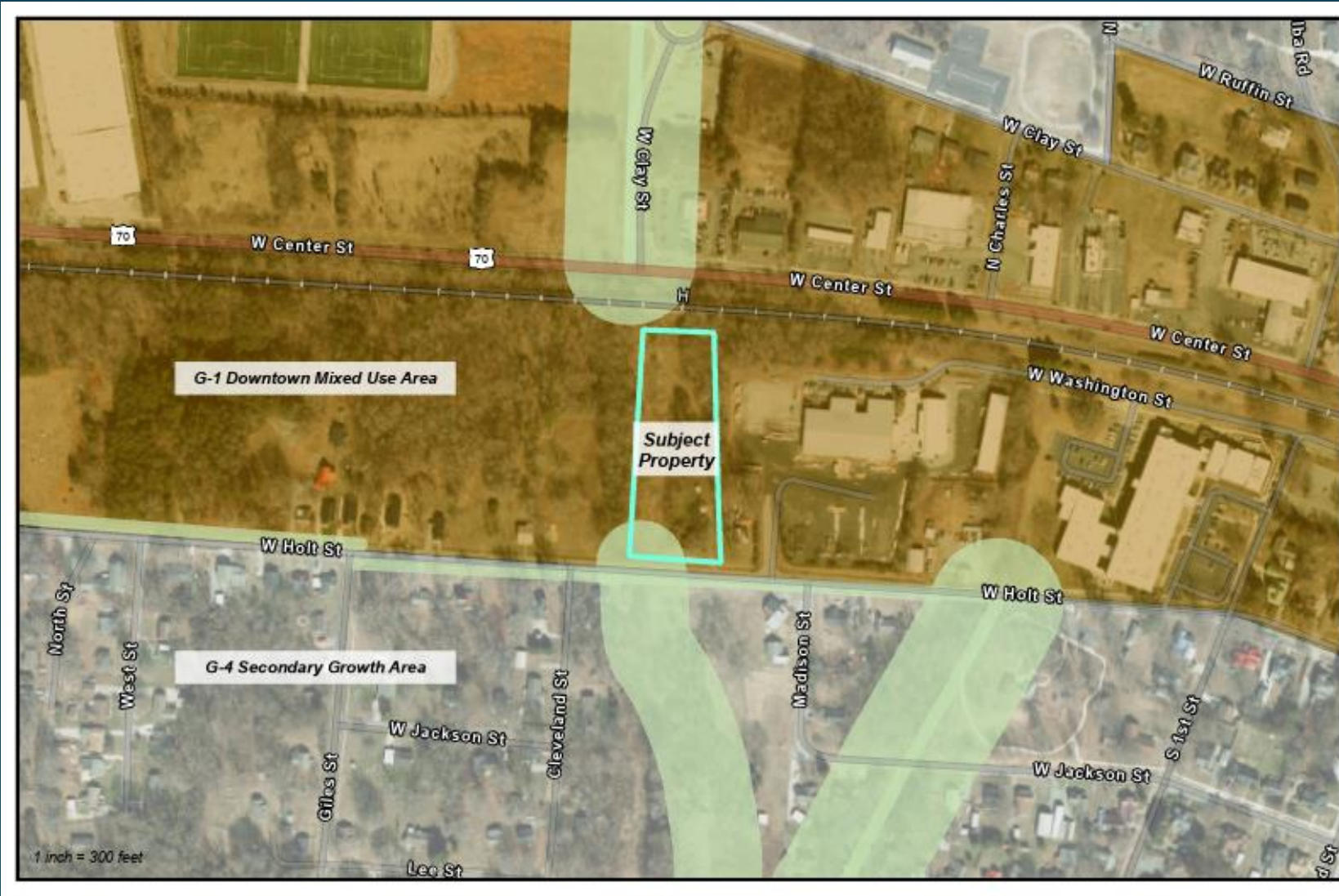


# The Building Center

## Conditional Zoning Request

- Existing Single-Family Residence
- Surrounding uses include:
  - Industrial – The Building Center
  - Commercial – Auto Sales Lot
  - Residential
  - Vacant

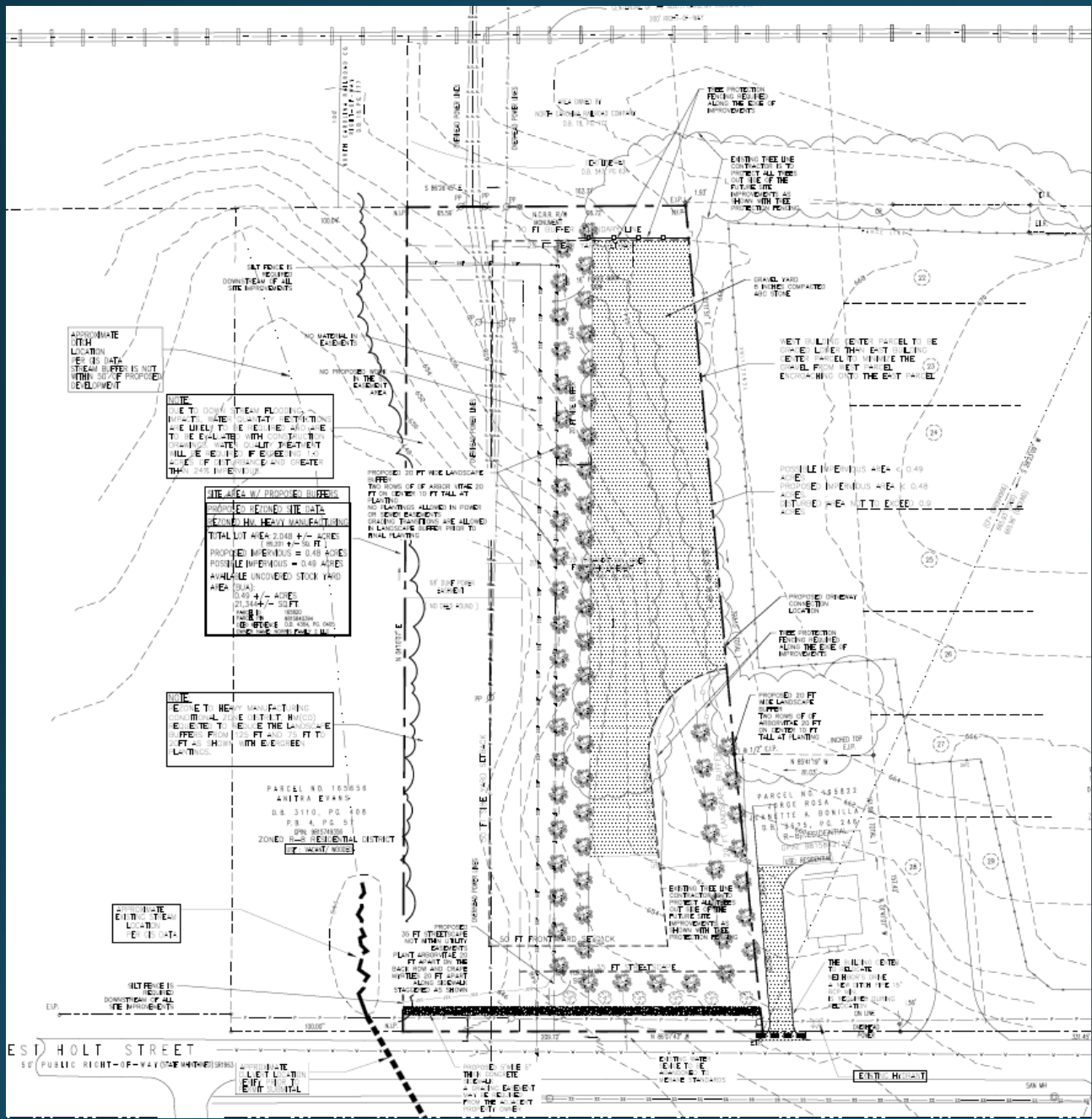




## The Building Center Conditional Rezoning Request

- *Mebane By Design* G-1 Mixed Use (Downtown) Growth Strategy Area





# The Building Center

## Conditional Zoning Request

The applicant is requesting a conditional rezoning to HM(CD) to allow outdoor storage, including a construction material laydown yard, to be utilized by the adjacent business, The Building Center.

### Multi-modal Improvements:

- Construction of a 5-foot sidewalk along West Holt Street.

### Road Improvements:

- No road improvements are required. The proposed development will not have direct access onto Holt Street and will instead be accessed from the Building Center's property.
- The applicant has agreed to relocate the driveway currently utilized by the resident at 500 West Holt Street.

### Proposed Conditions:

- The applicant is requesting that the required landscape buffers be reduced to a minimum of 20 feet. Per Mebane UDO requirements, a 125-foot buffer would be required on the southeast side and a 70-foot buffer would be required on the west side.







# Applicant Presentation



# The Building Center Rezoning Briefing with the City of Mebane, NC

Mebane Truss Facility

The Building Center

6/4/2024

*"Our mission is to be your most valued building partner, building the homes, we live in today."*

# Changes at TBC Mebane Location



- The intent of this project is to add just under a 1/2 acre lay down yard of storage for the materials which will complement the existing adjacent Building Center facility.
- In order to minimize impacts on the other adjacent properties the Building Center is only utilizing just under 1/2 acre of the 2.04 Acre lot. This leaves a larger area undisturbed which includes two utility easements of approximately 1 acre along the full length of the west property line.
- The Building Center is requesting a reduced landscape buffer in order to retain the total just under 1/2 acre lay down yard along the east property line.
  - The two utility easements do not allow a landscape buffer to be planted.
  - The proposed 20 ft landscape buffer to be planted around the less than 1/2 acre of lay down yard makes up approximately 0.15 acres.
  - The utility easements and the reduced 20 ft wide landscape buffer impacts more than half the property (1.15 acres of a 2 acre parcel).
  - Based on the minimal amount of remaining usable land the Building Center has requested the approval of the reduced 20 ft fully planted landscape buffer.
  - This is a densely planted buffer with two rows of Arborvitae plantings 20 ft on center and no less than 10 ft tall at planting.
- The Building Center has agreed to relocate the adjacent residence's driveway free of charge during construction.
- An invitation was sent out on October 18, 2023 to the area residence for a public meeting which was held on November 2, 2023 at 4 PM.
  - The meeting was held at the existing Building Center facility located at 501 West Washington Street in order to show the existing operation and where the additional lay down yard will be located.
  - The proposed site plan exhibit was on display for questions.
  - The Building Center provided two Chick-fil-A platters along with soft drinks.
  - Unfortunately no one from the neighborhood attended.

# Mebane Truss Facility - Office

- Front Office:
  - Customer and Employee Parking
  - Administrative offices
  - Production office and breakroom space



# Mebane Truss Facility – Yard - Parking

- TBC delivery vehicle parking
- Tractor and trailers
- Three axle delivery flatbeds
- Forklifts



# Mebane Truss Facility – Yard – Laydown

- Staging for built floor and roof trusses
- Loading of delivery trucks and trailers



# Mebane Truss Facility – Yard – Lumber Storage

- Lumber for customer purchase
- Lumber for floor and roof truss construction



# Mebane Truss Facility – Truss Plant - Exterior

- Loading of loose lumber into the plant for truss manufacturing
- Stacking and banding of completed floor and roof trusses





# Mebane Truss Facility – Truss Plant - Interior

- Floor truss manufacturing
- Automatic saws
- Joinery



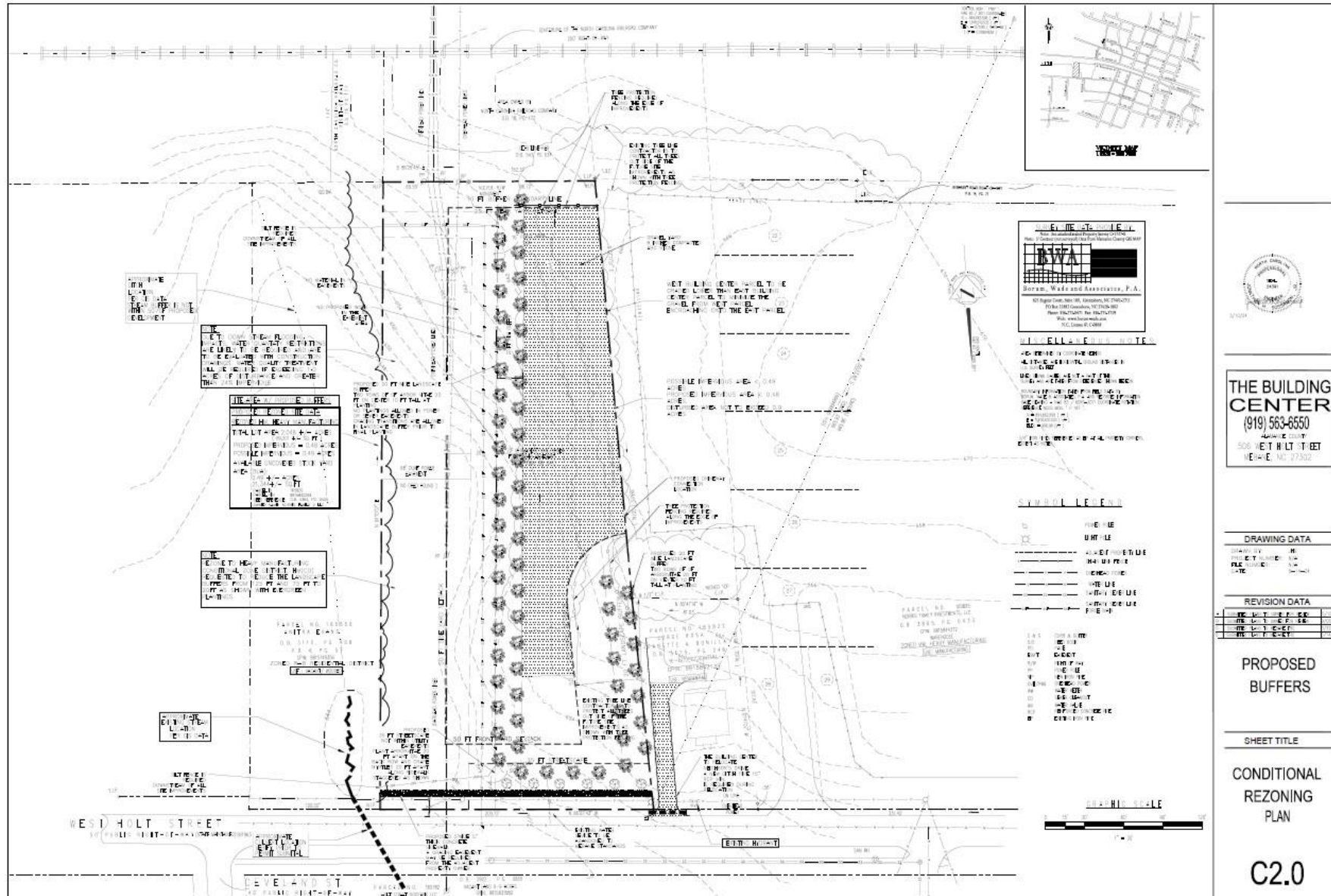
# Mebane Truss Facility – Truss Plant - Interior

- Roof truss manufacturing and conveying





# Mebane Truss Facility – Conditional Rezoning



**THE BUILDING CENTER**  
 (919) 563-6550  
 506 WEST HOLT STREET  
 MEBAHE, NC 27302

**DRAWING DATA**

DATE	NO.
10/11/11	1
11/11/11	2
12/11/11	3
01/12/12	4
02/12/12	5
03/12/12	6
04/12/12	7
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12/19/19	99
01/20/20	100

**PROPOSED BUFFERS**

**SHEET TITLE**

**CONDITIONAL REZONING PLAN**

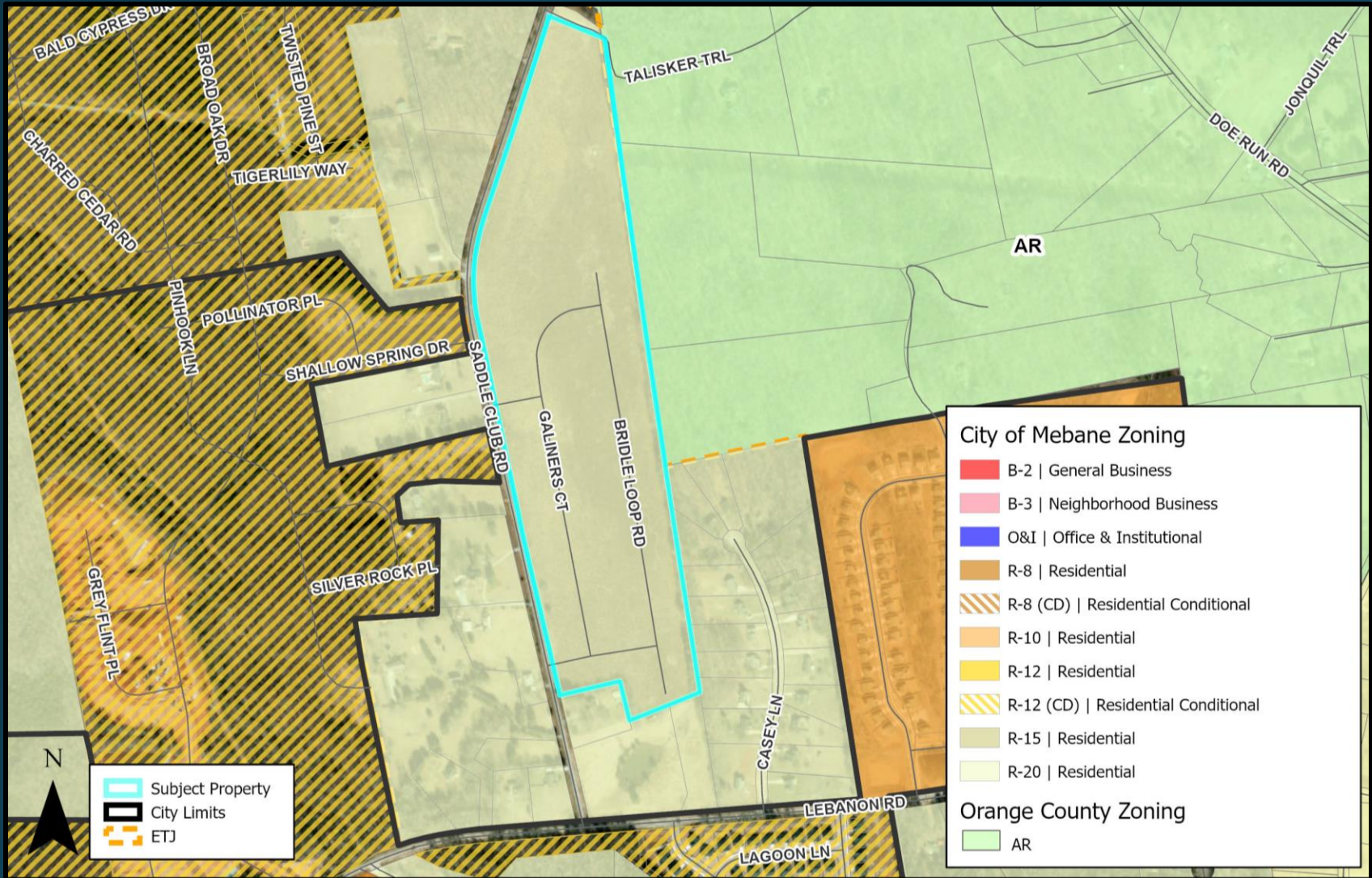
**C2.0**



Ashley Ownbey, Development Director

Public Hearing- Rezoning Request: R-20 to R-12 (CD)  
by Slippery Elm Properties, LLC





# Saddle Club Subdivision

## Conditional Rezoning

- Request by Slippery Elm Properties, LLC
- +/- 43.32 acres
- Existing zoning: R-20
- Rezoning Request: R-12 (CD)



### CITY OF MEBANE ZONING MAP

### Conditional Rezoning Saddle Club

DATE: 06/05/2024

DRAWN BY: AO

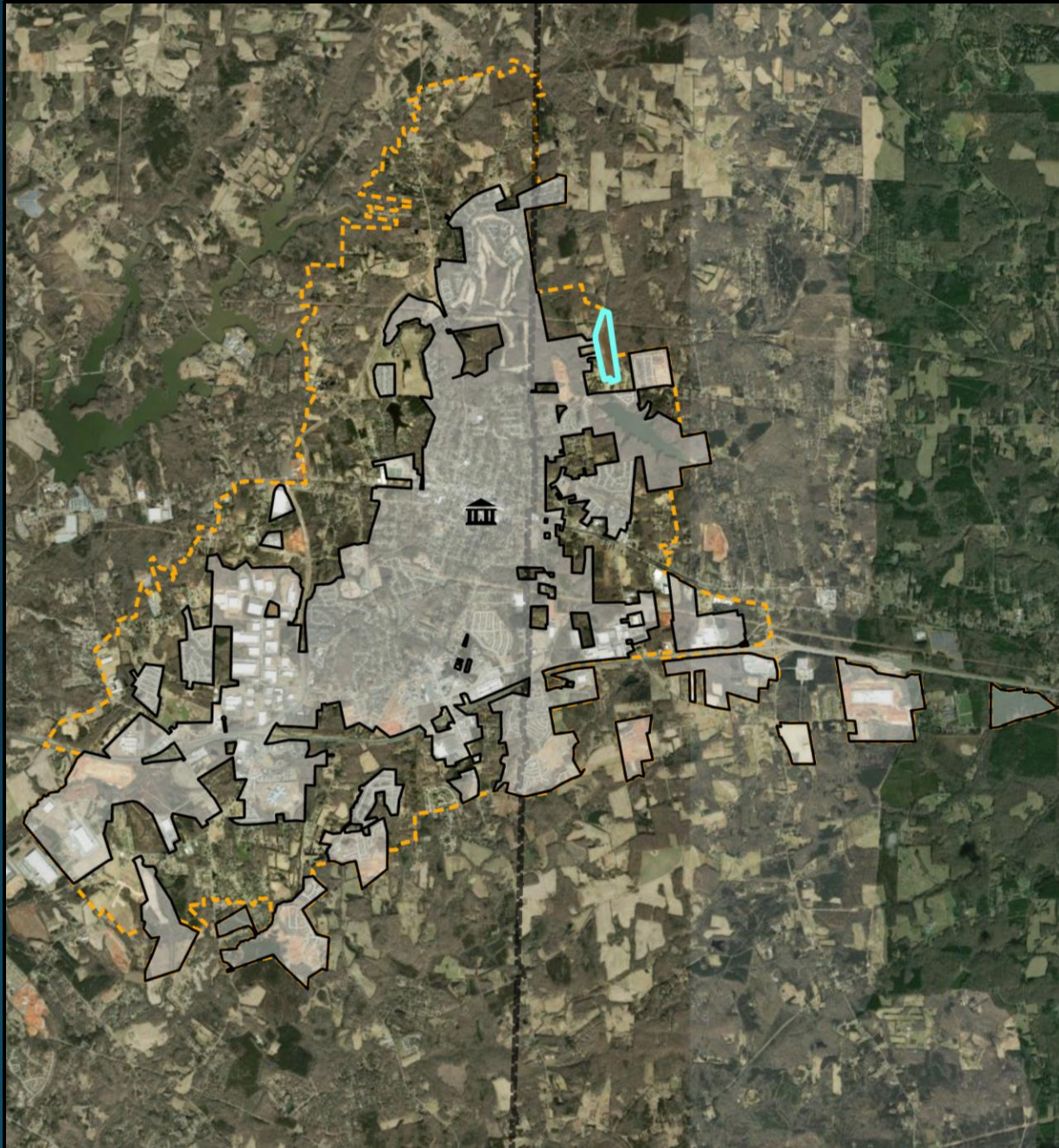
1 inch = 600 feet

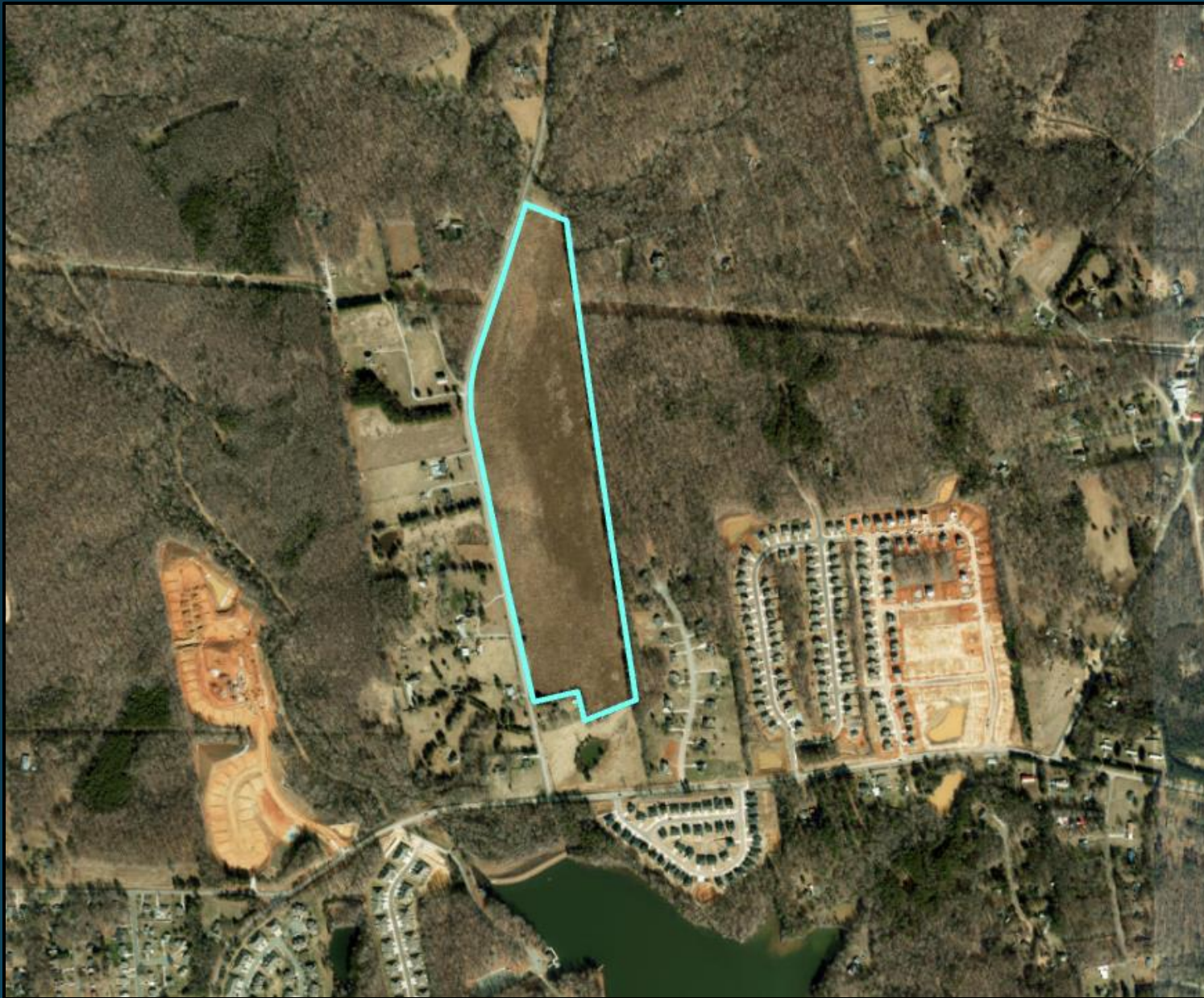


# Saddle Club Subdivision

## Conditional Rezoning

- Orange County, Mebane ETJ
- Annexation required before connection to City utilities.



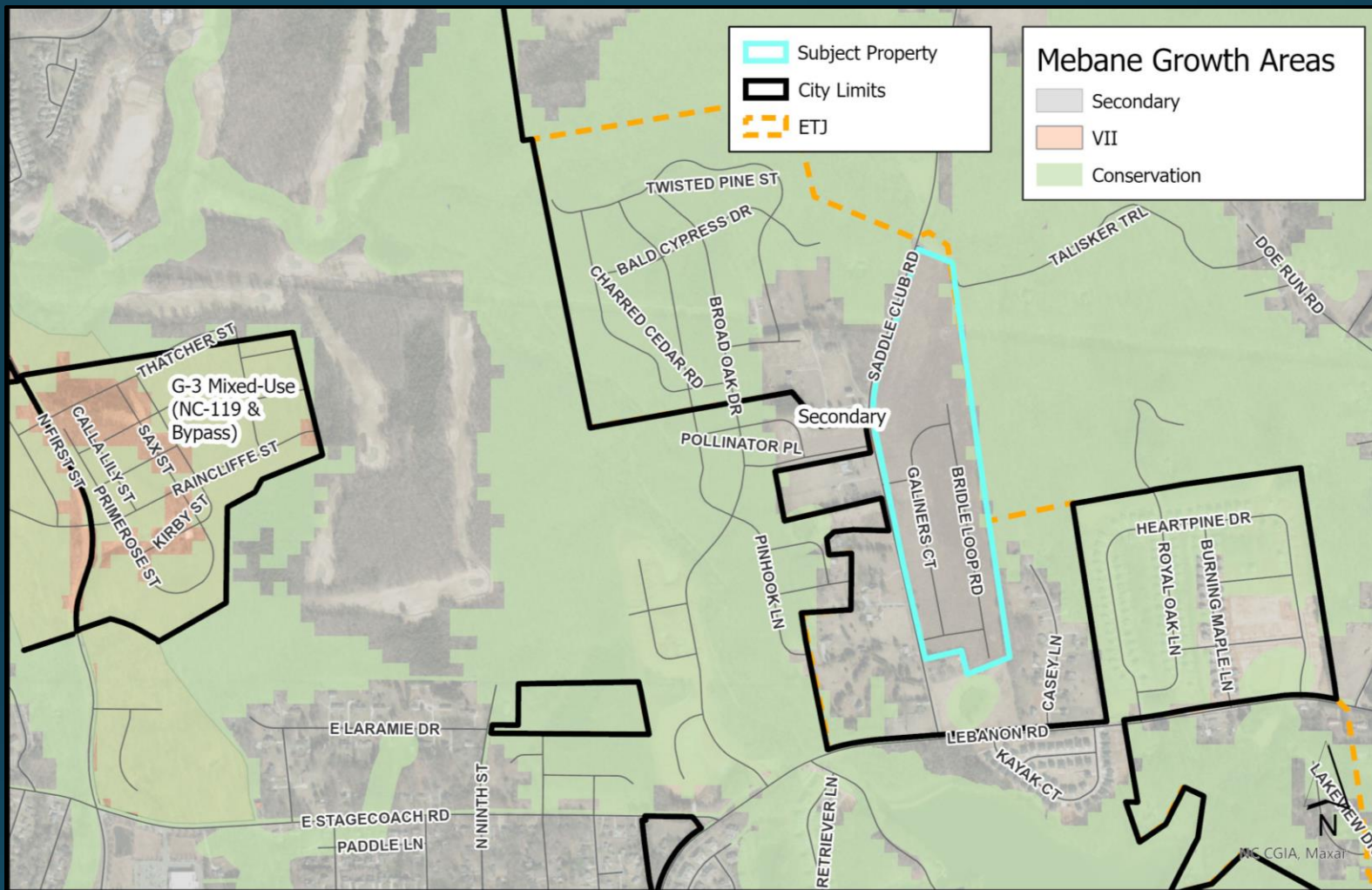


## Saddle Club Subdivision Conditional Rezoning

- Vacant
- Surrounding uses include:
  - Single-Family Residential
  - Forested
  - Vacant







**CITY OF MEBANE**  
**Future Growth Area Map**

**Conditional Rezoning**  
**Saddle Club**

1 inch = 1,000 feet

DATE: 06/05/24

DRAWN BY: AO

Saddle Club Subdivision  
 Conditional Rezoning

Mebane By Design, G-4 Secondary Growth Area



# Saddle Club Subdivision Conditional Rezoning

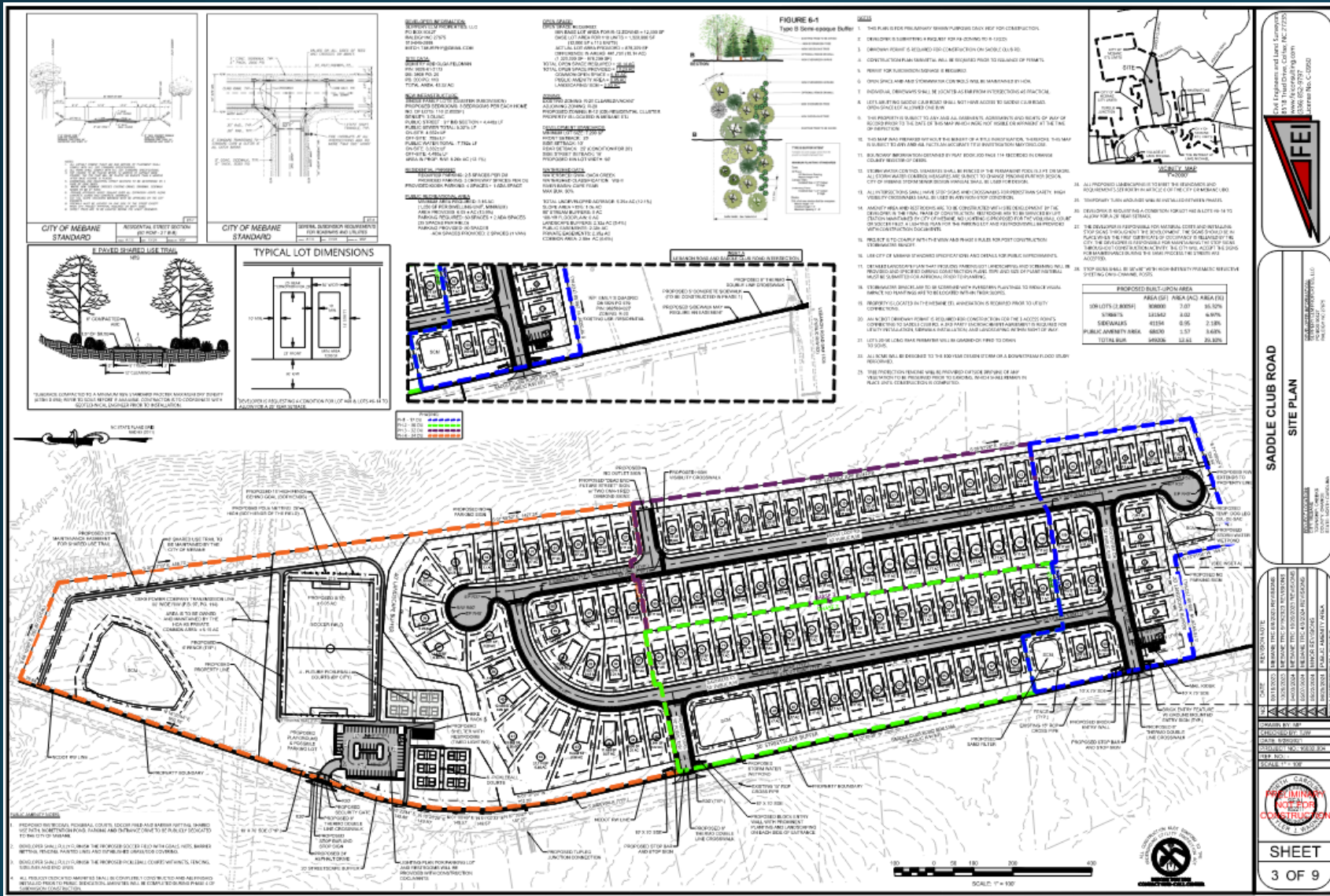
## Residential Cluster Subdivision:

- 110 single-family homes
- +/- 6.05-acre public park

## Conditions:

- Rear setback reduced to 20' for certain lots.
- Minimum lot width of 50'
- +/- 6.05 acres of public recreation area
- +/- 7.18 acres of private common open space

- No public roadway improvements required of TIA.



**FEI**  
Civil Engineers and Land Surveyors  
8317 Third Drive, Carver, NC 27520  
919.486.9777  
License No. C-0020

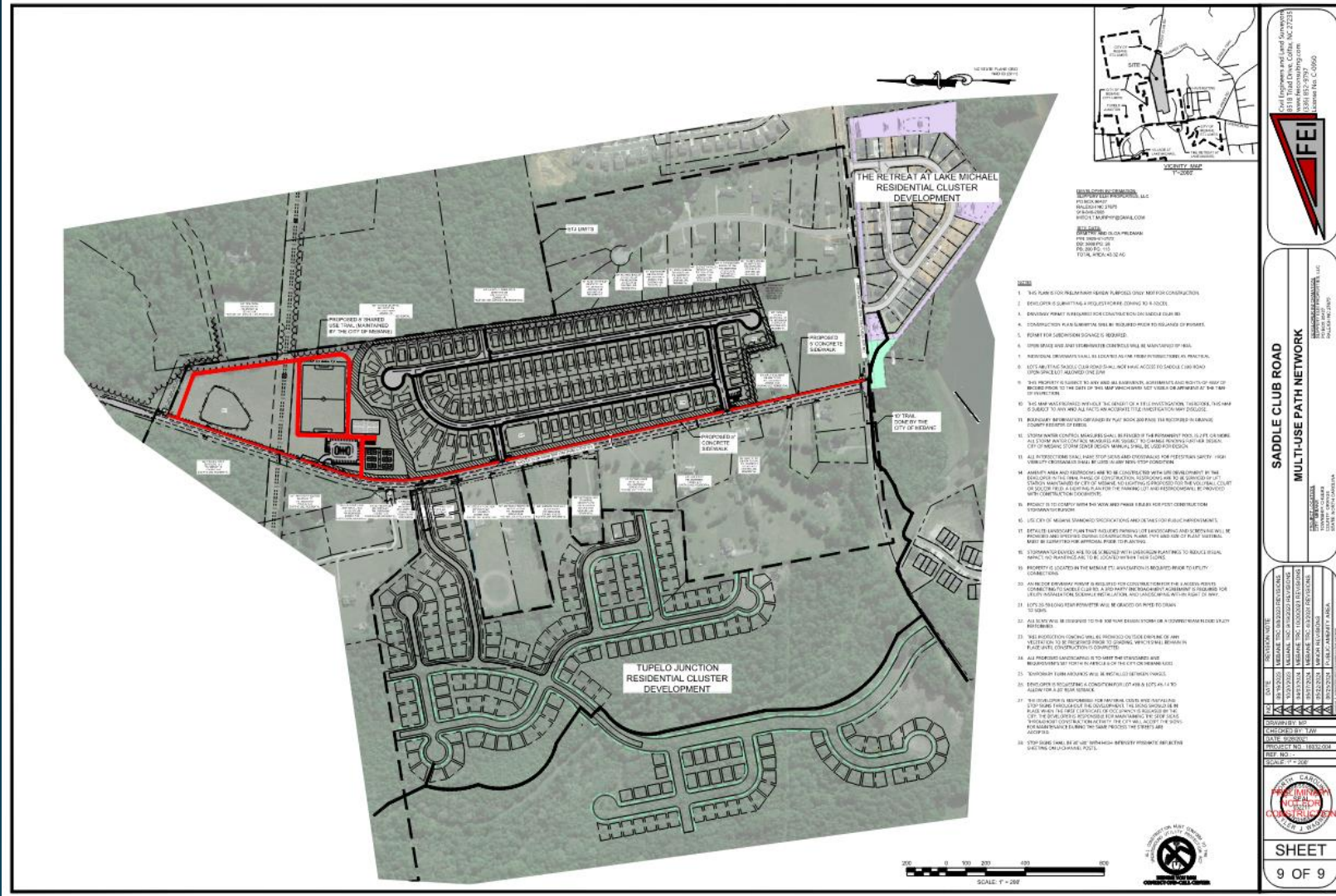
**SADDLE CLUB ROAD  
SITE PLAN**

PREPARED BY: [Name]  
DATE: [Date]  
SCALE: 1" = 50'

**SHEET  
3 OF 9**



# Saddle Club Subdivision Conditional Rezoning



## Public Amenities:

- Soccer Field
- Pickleball Courts
- Restrooms
- 8' walking trail

## Multimodal Connections:

- 5' sidewalk along Saddle Club
- Connection to Lake Michel Connector
- Crossing of Lebanon Road





# Applicant Presentation



# SADDLE CLUB ROAD SUBDIVISION

Mebane City Council

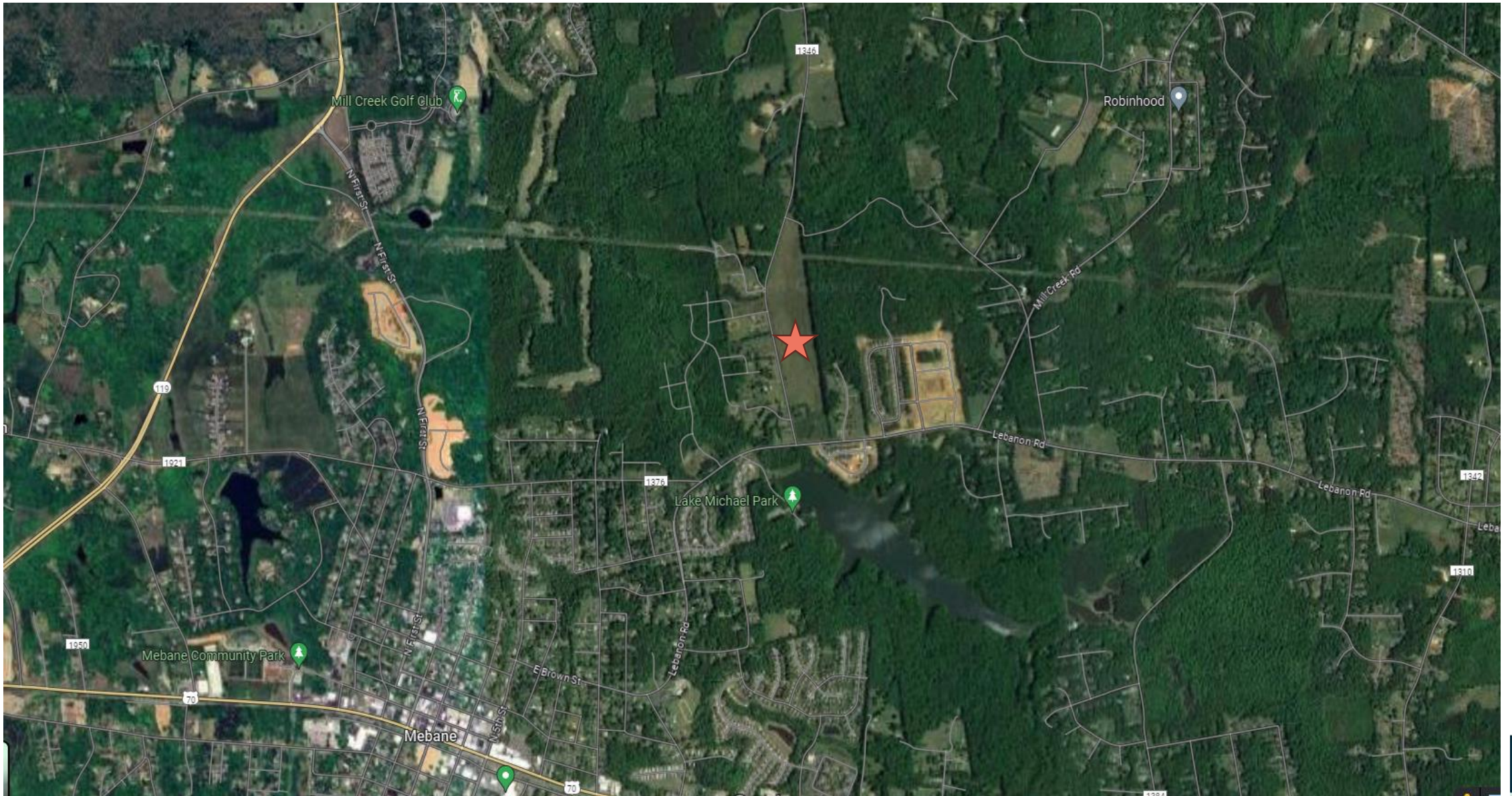
July 1, 2024

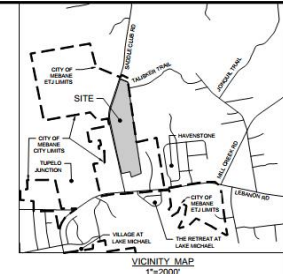


# NATURE OF REQUEST

- 43.32 Acre Site
- Rezone to R-12(CD)
- Conditional Zoning = Site Plan Specificity
- Annexation will be required
- Proposed Number of Homes is 110
- Proposal includes Park to be Publicly Dedicated
- Park consists of pickleball courts, soccer field, playground installation, restroom facility, 8' wide walking trail and parking area





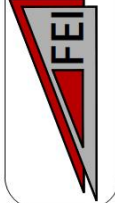


**DEVELOPER INFORMATION:**  
 SUPPLY ELM PROPERTIES, LLC  
 PO BOX 84627  
 RALEIGH NC 27675  
 919-846-2008  
 MITCH.T.MURPHY@GMAIL.COM

**SITE DATA:**  
 CDSITY AND OLGA FELDMAN  
 PIN: 18256-1-0172  
 DR: 3888 PG. 28  
 PB: 200 PG. 113  
 TOTAL AREA: 43.32 AC

- NOTES**
1. THIS PLAN IS FOR PRELIMINARY REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION.
  2. DEVELOPER IS SUBMITTING A REQUEST FOR RE-ZONING TO R-12C(9).
  3. DRIVEWAY PERMIT IS REQUIRED FOR CONSTRUCTION ON SADDLE CLUB RD.
  4. CONSTRUCTION PLAN SUBMITTAL WILL BE REQUIRED PRIOR TO ISSUANCE OF PERMITS.
  5. PERMIT FOR SUBDIVISION SIGNAGE IS REQUIRED.
  6. OPEN SPACE AND STORMWATER CONTROLS WILL BE MAINTAINED BY HOA.
  7. INDIVIDUAL DRIVEWAYS SHALL BE LOCATED AS FAR FROM INTERSECTIONS AS PRACTICAL.
  8. LOTS ABUTTING SADDLE CLUB ROAD SHALL NOT HAVE ACCESS TO SADDLE CLUB ROAD. OPEN-SPACE LOT ALLOWED ON D17.
  9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.
  10. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION. THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.
  11. BOUNDARY INFORMATION OBTAINED BY PLAT BOOK 200 PAGE 114 RECORDED IN ORANGE COUNTY REGISTER OF DEEDS.
  12. STORM WATER CONTROL MEASURES SHALL BE FENCED IF THE PERMANENT POOL IS 2 FT. OR MORE. ALL STORM WATER CONTROL MEASURES ARE SUBJECT TO CHANGE PENDING FURTHER DESIGN. CITY OF MEBANE STORM SEWER DESIGN MANUAL SHALL BE USED FOR DESIGN.
  13. ALL INTERSECTIONS SHALL HAVE STOP SIGNS AND CROSSWALKS FOR PEDESTRIAN SAFETY. HIGH VISIBILITY CROSSWALKS SHALL BE USED IN ANY HIGH-STOP CONDITION.
  14. AMENITY AREA AND RESTROOMS ARE TO BE CONSTRUCTED WITH SITE DEVELOPMENT BY THE DEVELOPER IN THE FINAL PHASE OF CONSTRUCTION. RESTROOMS ARE TO BE SERVICED BY LIFT STATION MAINTAINED BY CITY OF MEBANE. NO LIGHTING IS PROPOSED FOR THE VOLLEYBALL COURT OR SOCCER FIELD. A LIGHTING PLAN FOR THE PARKING LOT AND RESTROOMS WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
  15. PROJECT IS TO COMPLY WITH THE WSW AND PHASE II RULES FOR POST CONSTRUCTION STORMWATER RUNOFF.
  16. LANDSCAPING PLAN THAT INCLUDES PARKING LOT LANDSCAPING AND SCREENING WILL BE PROVIDED AND SPECIFIED DURING CONSTRUCTION PLANS. TYPE AND SIZE OF PLANT MATERIAL MUST BE SUBMITTED FOR APPROVAL PRIOR TO PLANTING.
  17. SCREENING WITH EVERGREEN PLANTINGS TO REDUCE VISUAL IMPACT SHALL BE LOCATED WITHIN THEIR SLOPES.
  18. PROPERTY IS LOCATED IN THE MEBANE ETJ. ANNEXATION IS REQUIRED PRIOR TO UTILITY CONNECTIONS.
  19. AN NCOTD DRIVEWAY PERMIT IS REQUIRED FOR CONSTRUCTION FOR THE 3 ACCESS POINTS CONNECTING TO SADDLE CLUB RD. A 3RD PARTY ENCROACHMENT AGREEMENT IS REQUIRED FOR UTILITY INSTALLATION, SIDEWALK INSTALLATION, AND LANDSCAPING WITHIN RIGHT OF WAY.
  20. LOTS 20-50 LONG REAR PERIMETER WILL BE GRADED OR PAVED TO DRAIN TO SCUMS.
  21. ALL SCUMS WILL BE DESIGNED TO THE 100 YEAR DESIGN STORM OR A DOWNSTREAM FLOOD STUDY PERFORMED.
  22. TREE PROTECTION FENCING WILL BE PROVIDED OUTSIDE DRILPNE OF ANY VEGETATION TO BE PRESERVED PRIOR TO GRADING, WHICH SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
  23. ALL PROPOSED LANDSCAPING IS TO MEET THE STANDARDS AND REQUIREMENTS SET FORTH IN ARTICLE 6 OF THE CITY OF MEBANE UDO.
  24. TEMPORARY TURN AROUNDS WILL BE INSTALLED BETWEEN PHASES.
  25. DEVELOPER IS REQUESTING A CONDITION FOR LOT #60 & LOTS #6-14 TO ALLOW FOR A 20' REAR SETBACK.
  26. THE DEVELOPER IS RESPONSIBLE FOR MATERIAL COSTS AND INSTALLING STOP SIGNS THROUGHOUT THE DEVELOPMENT. THE SIGNS SHOULD BE IN PLACE WHEN THE FIRST CERTIFICATE OF OCCUPANCY IS RELEASED BY THE CITY. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE STOP SIGNS THROUGHOUT CONSTRUCTION ACTIVITY. THE CITY WILL ACCEPT THE SIGNS FOR MAINTENANCE DURING THE SAME PROCESS THE STREETS ARE ACCEPTED.
  27. STOP SIGNS SHALL BE 30"x30" WITH HIGH-INTENSITY PRISMATIC REFLECTIVE SHEETING ON U-CHANNEL POSTS.

Civil Engineers and Land Surveyors  
 8518 Fried Drive, Colfax, NC 27225  
 www.fel-engineering.com  
 (336) 852-9737  
 License No. C-0950



**SADDLE CLUB ROAD  
 MULTI-USE PATH NETWORK**

DEVELOPER INFORMATION:  
 SUPPLY ELM PROPERTIES, LLC  
 PO BOX 84627  
 RALEIGH NC 27675

DRAWING LOCATION:  
 TOWNHIP OFFICES  
 PO BOX 9427  
 FOLEYSH REZ #19

DATE	REVISION NOTE
07/12/2023	MEBANE TRC 1/02/2023 REVISIONS
08/16/2023	MEBANE TRC 6/8/2023 REVISIONS
10/20/2023	MEBANE TRC 9/18/2023 REVISIONS
04/23/2024	MEBANE TRC 1/02/2024 REVISIONS
06/27/2024	MEBANE TRC 4/02/2024 REVISIONS
08/27/2024	MINOR REVISIONS

DRAWN BY: MP  
 CHECKED BY: TJW  
 DATE: 9/28/2021  
 PROJECT NO.: 16932.004  
 REF. NO.: -  
 SCALE: 1" = 200'

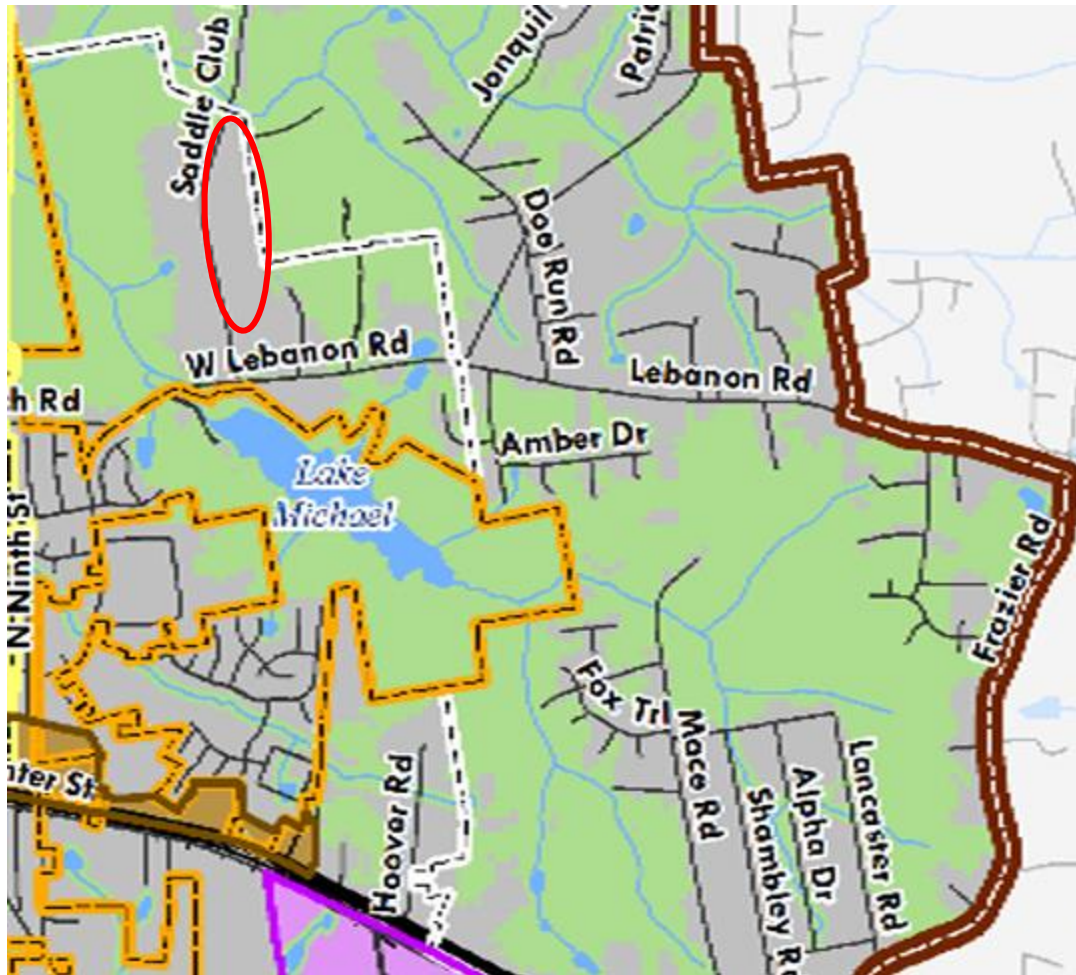


**SHEET  
 9 OF 9**





# MEBANE BY DESIGN



## Growth Strategy Areas

- G-1, Mixed-Use
- G-1, Industrial
- G-2, Industrial
- G-2, Residential
- G-3, Mixed-Use
- G-4, Secondary Growth Area
- Conservation Area

- G4: Growth is supported via use of existing infrastructure
- Growth Management Goal 1.4 seeks to **Ensure that adequate community facilities are integrated into new development**
- Open Space & Natural Resource Protection Goal 4.3 seeks to **Support park, greenway, and open space expansion in developed and developing areas**

# Consistency with Mebane By Design (Land Use)

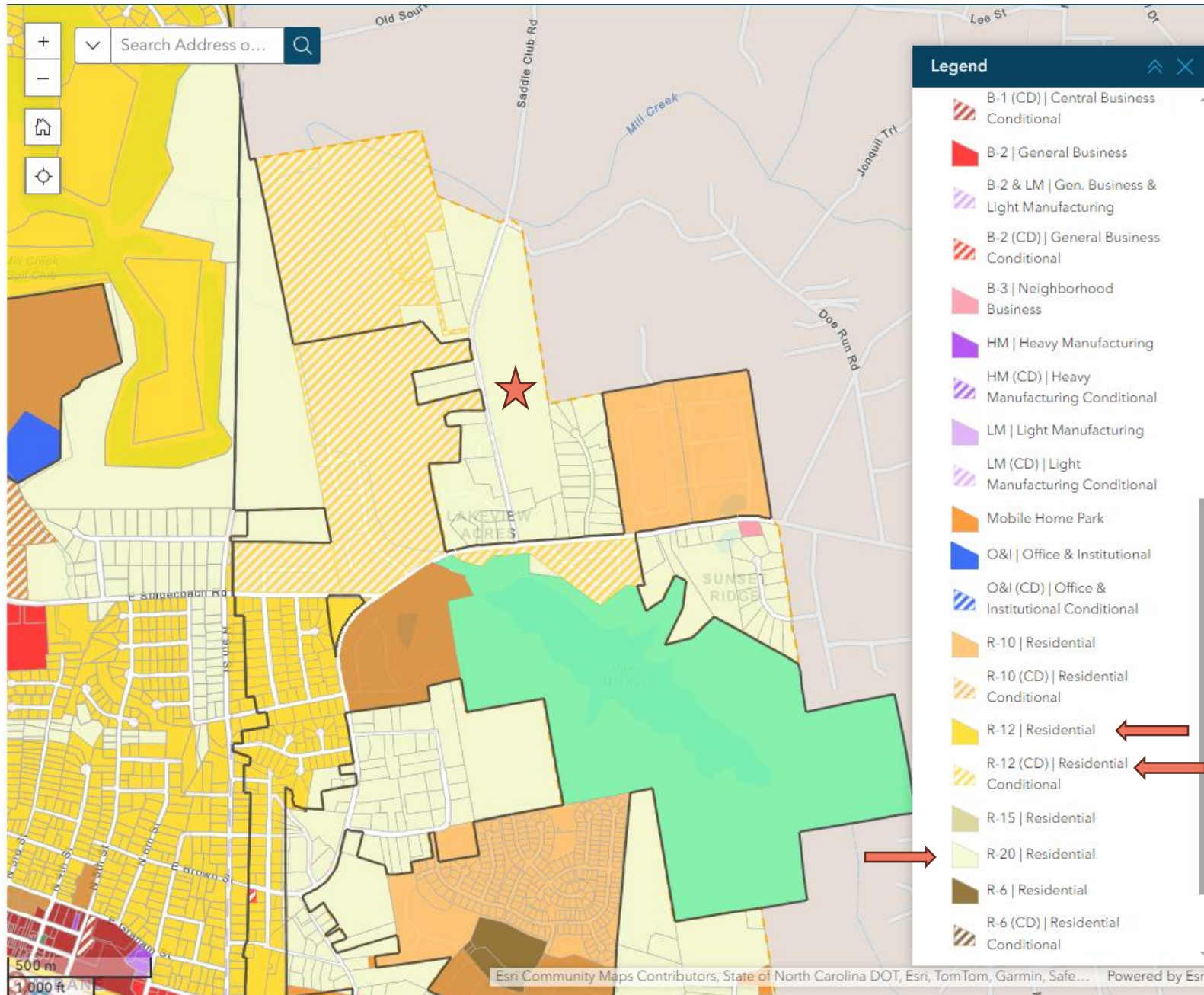
- Residential
- Placing appropriate density and housing where it can be supported by existing infrastructure
  - Sewer
  - Road improvements
  - Recreation opportunities
  - Connectivity

# Consistency with Mebane By Design (Other Objectives)

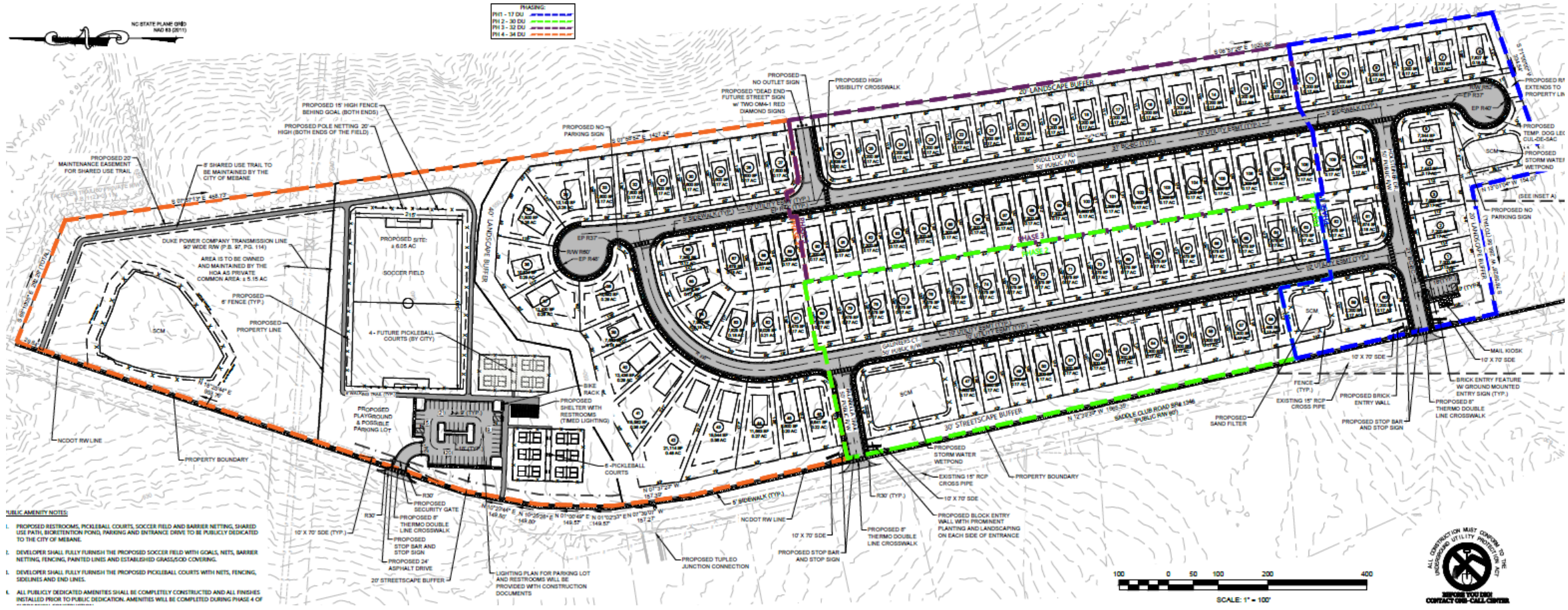
- Growth Management Goal 1.4
  - Creating an integrated park facility within the subdivision plan to serve all the residential growth in this area
- Open Space and Natural Resource Protection Goal 4.3
  - Provision of Park for City Dedication (Public Use) in location that meets a stated goal of the City for expansion of park locations
- Consistency with Mebane Bicycle and Pedestrian Transportation Plan
  - Provision of Multi Modal Improvements via sidewalks in subdivision; sidewalk along full frontage of Saddle Club Road to Lebanon Road
  - Connection to Lake Michael Park via crosswalk across Lebanon Road
  - Connection to community sidewalk network



# ZONING CONTEXT



# SITE PLAN



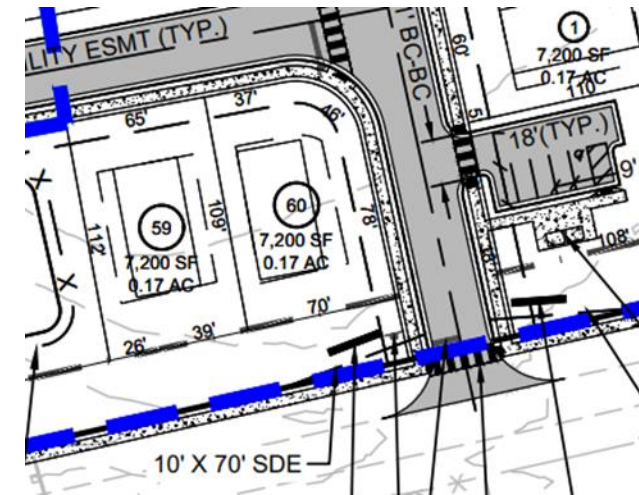
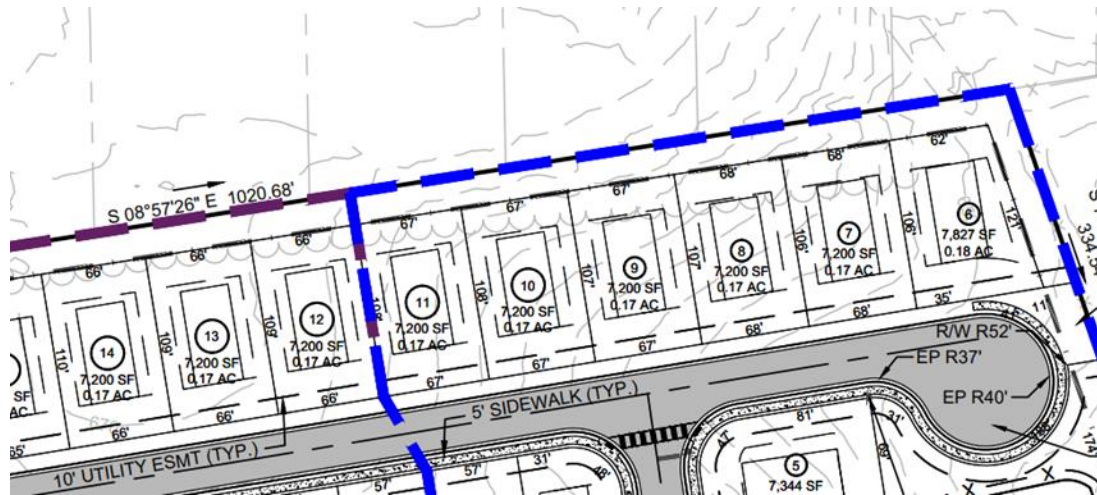
# Site Plan Features

- Cluster Subdivision
- Park element for public dedication
  - Pickleball Courts
  - Soccer Field
  - Playground Installation
  - 8' Walking Trails
  - On site parking
  - Restroom Facilities
- Sidewalk and Crosswalk Features
- Public Streets
- Full Perimeter Buffer
  - 30 foot Streetscape Buffer along Saddle Club
  - 20 foot Perimeter Buffer along eastern property line abutting Mallory Place
- Traffic Impact Analysis conducted and reviewed and approved by City and NCDOT
- Reviewed by TRC ten times



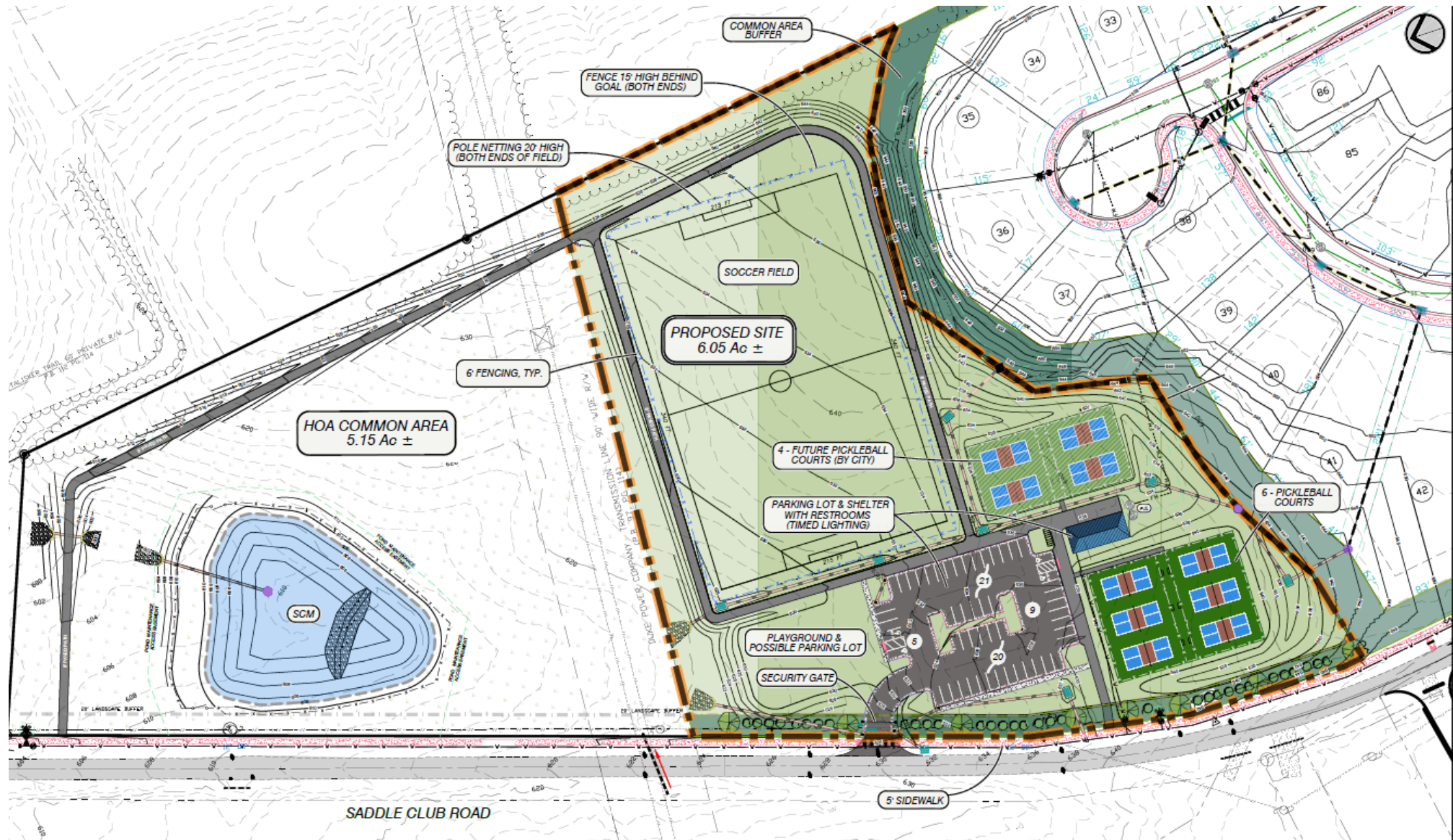
# REQUESTED ZONING CONDITIONS

- Rear Yard Setbacks of 20 feet for Lots 6 through 14 and 60
  - Allows for full and consistent buffers along the backs of these Lots



- Open Space Dedications of 7.18 acres for private open space (10.14) and 6.05 acres for public open space (3.16); 13.23 acres total (13.3)

# PROPOSED CITY PARK





# PLAYGROUND INSTALLATION

- Components to Include: Playspace for 2-5 yr. olds, Playspace for 5-12 yr. olds, 2 Standard Swings, 1 Baby Swing, 1 Inclusive Swing, mulch and mulch border, shading



# Traffic Impact Analysis

- Performed by Ramey Kemp (DRMP)
- Conducted subject to Scoping process with City of Mebane and NCDOT
- Incorporates all proximate developments in background data (Havenstone, Retreat at Lake Michael, Stagecoach Corner, Landing at Lake Michael; TIA completed for Tupelo Junction incorporated this Saddle Club subdivision into its background data)
- Reviewed by NCDOT and City's 3<sup>rd</sup> party traffic engineer reviewer, VHB
- Review resulted in request for additional turn lane warrant analysis which was completed; determination of no additional turn lanes

# HOME STYLES



# BUILDING COMMITMENTS

- All homes shall have a covered front porch/alcove;
- 
- All homes shall have projecting eaves;
- The front façade of each home shall feature some mix of building materials to include, minimal maintenance siding, masonry, stone, or board and batten;
- Each home shall have a garage;
- Garage doors shall feature decorative paneling;
- All homes will have a main roof line with minimum pitch of 6:12;
- All homes will have a minimum of 1,500 square feet of conditioned square footage;
- Each home shall have a minimum of 1 front yard tree.

# NEIGHBORHOOD OUTREACH

- Neighborhood Meeting held on June 7, 2024
- Mailed invite to 24 neighboring property owners
- 11 Attendees
- Discussion around subdivision layout, stormwater management, park programming

## NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

In accordance with the City of Mebane Unified Development Ordinance this letter is serving as notification that there will be a neighborhood informational meeting held discuss a proposed land development within your community. You are being notified as you own or reside in property within close proximity of a potential development application site. The details of this meeting and project are as follows:

### Meeting Information

What	Information meeting regarding a proposed rezoning application (a preliminary site plan is included with this notification)
When	Friday June 7 <sup>th</sup> , 2024 from 4 pm to 6 pm
Where	 <p>Microsoft Teams meeting Join on your computer, mobile app or room device <a href="https://tinyurl.com/39xm6mac">https://tinyurl.com/39xm6mac</a> Meeting ID: 292 855 661 681 Passcode: nYn56P</p>
Contact	<p>Mr. Mitch T. Murphy <a href="mailto:mitch.t.murphy@gmail.com">mitch.t.murphy@gmail.com</a> 336-814-3277</p> <p>Mr. Tyler Wagner, FEI <a href="mailto:twagner@feiconsulting.com">twagner@feiconsulting.com</a> 828-676-0807</p>

### Proposed Development Application Information

Where	99999 Saddle Club Rd, Mebane, NC 27302 (Adjacent to 1513 Saddle Club Rd) Orange County PIN# 9826612172 Total Area- 41.32 Acres
What	110 unit cluster development with a 5.19 acre public amenity area <b>Uses included:</b> <ul style="list-style-type: none"> <li>• Residential Cluster Development (110 residences)</li> </ul>
Anticipated Level of City Review	Conditional Re-Zoning to R-12 (CD)



# CHANGES SINCE PLANNING BOARD

- Increased Size of Park Dedication
- Relocation of a Stormwater Management Facility to accomplish park increased size
- Addition of playground installation and security arm to park build
- Full commitment to Pickleball Courts instead of Volleyball Courts
- Additional Architectural Commitments



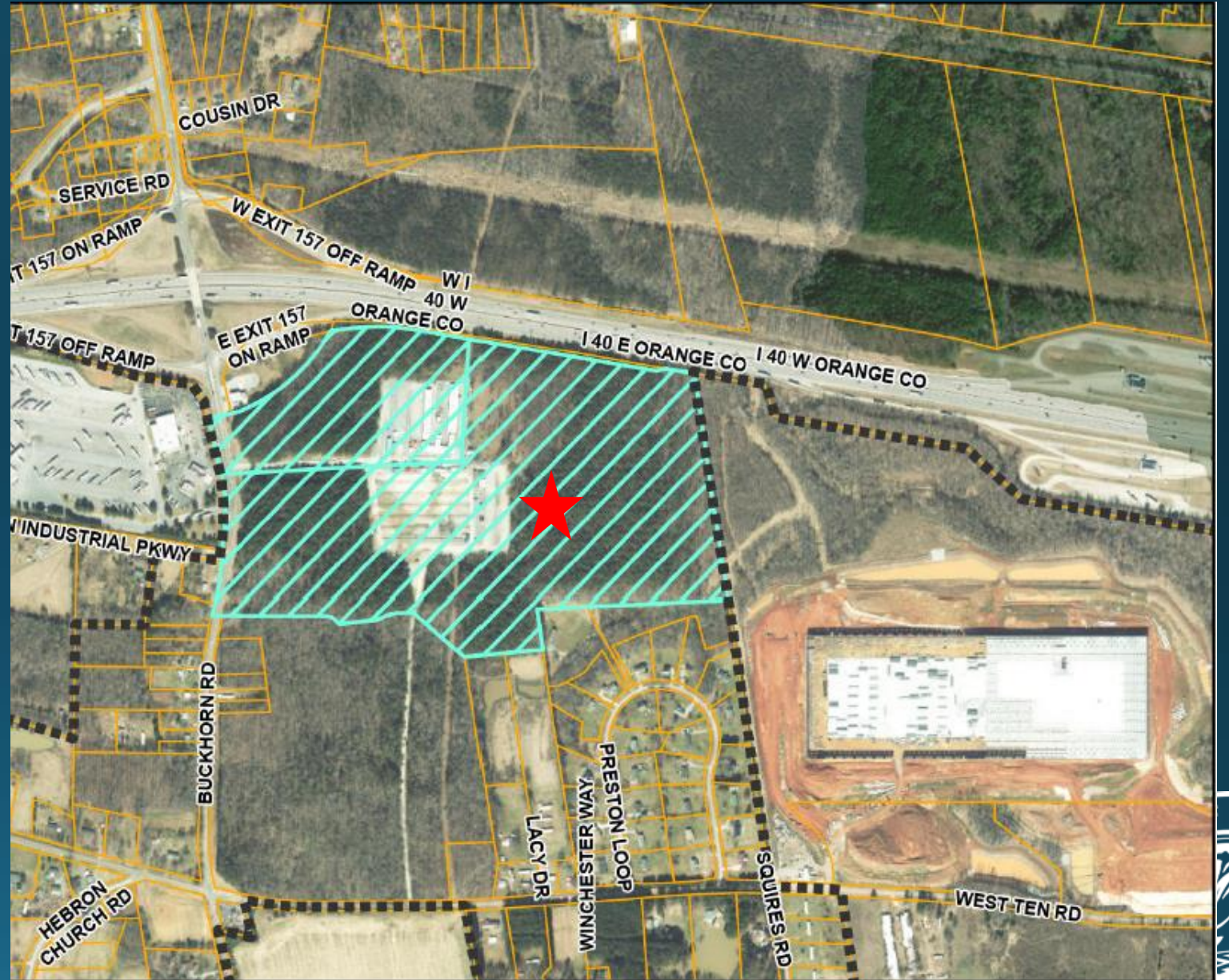
Lawson Brown, City Attorney

Public Hearing- Ordinance to Extend the Corporate Limits  
Voluntary Contiguous Annexation- Orange County Investors  
Partnership- Tracts 1 & 3- R & L Carriers



## Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation- R & L Carriers

- Voluntary Contiguous Annexation
- +/- 84.756 acres located on Buckhorn Road in Orange County.
- Council accepted the Petition and Certificate of Sufficiency last month and set the date of the Public Hearing for tonight.



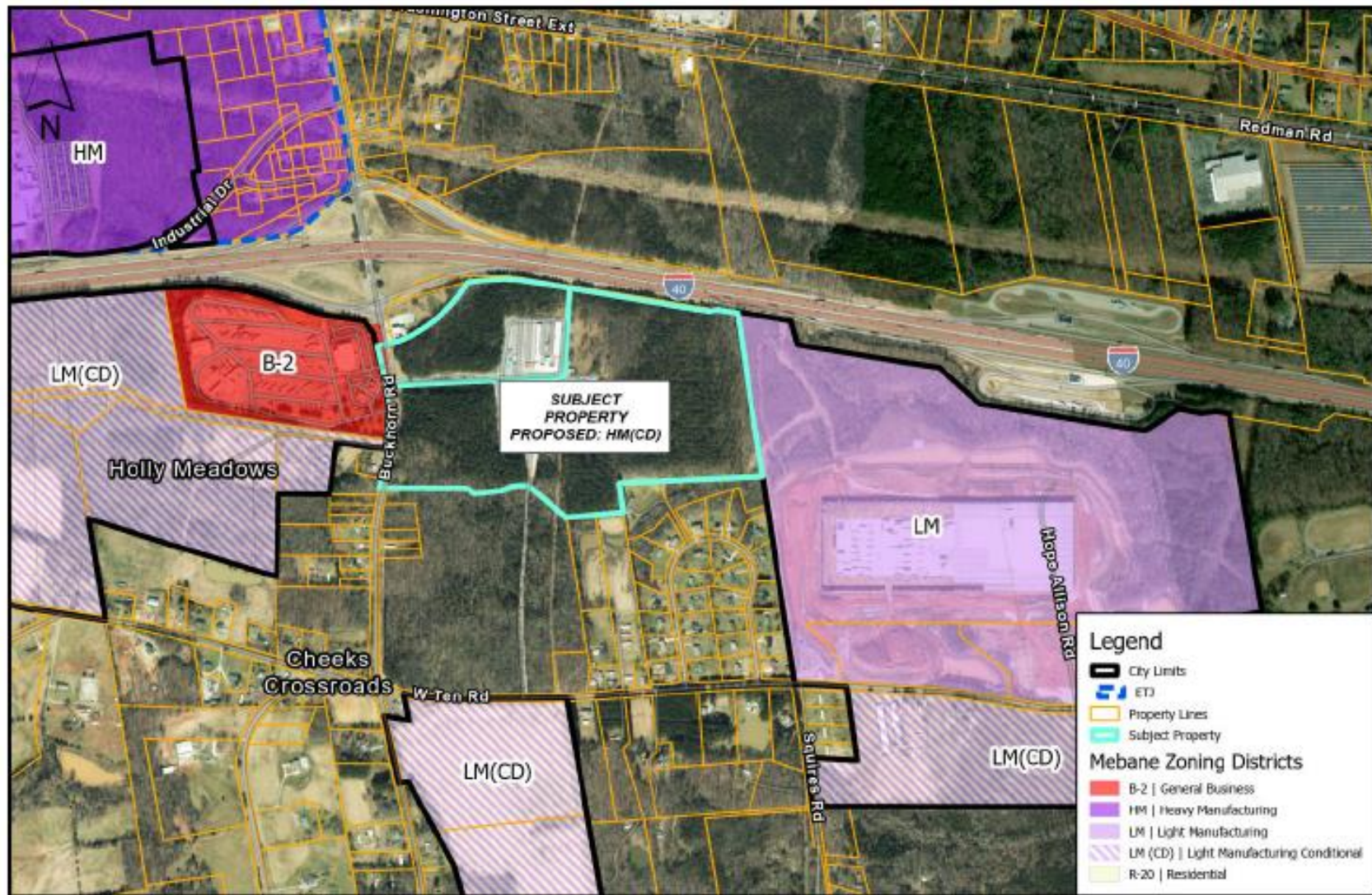




Ashley Ownbey, Development Director

Request to Establish: HM(CD) Zoning  
by Orange County Investors Partnership





## R+L Carriers Mebane Conditional Zoning Request

- Request by Orange County Investors Partnership
- Two lots, totaling +/- 83.368 acres
- Existing zoning: EDB-2 (Orange County)
- Requested zoning: HM (CD)



**CITY OF MEBANE**  
ZONING MAP

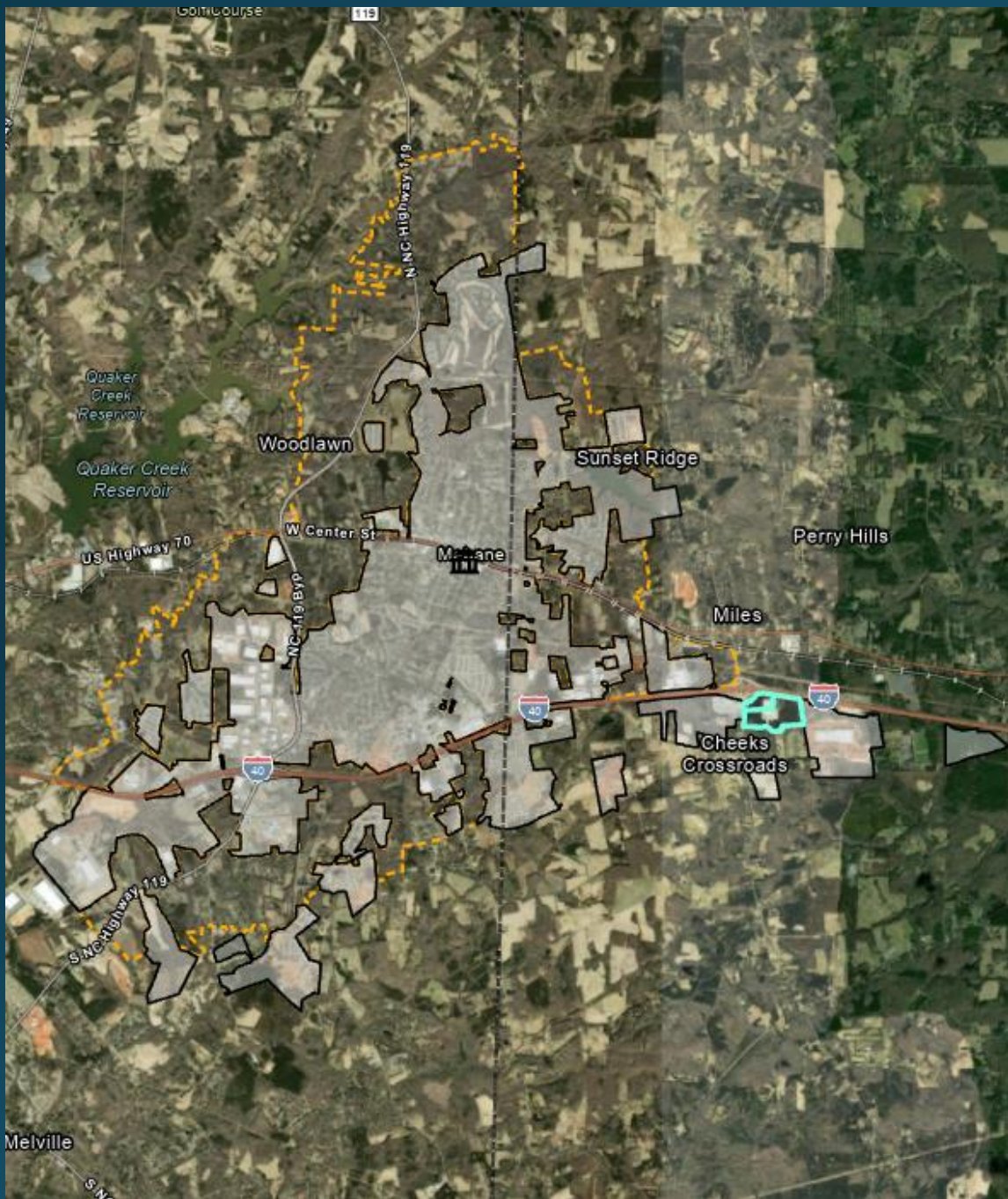
**CONDITIONAL REZONING**  
**R+L CARRIERS MEBANE**

1 inch = 1,000 feet

DATE: 06/03/2024

DRAWN BY: RG





# R+L Carriers Mebane

## Conditional Zoning Request

- Orange County's Jurisdiction
- Annexation request submitted concurrently with rezoning request.
  - The property must be annexed before the City Council can take action on the rezoning request.

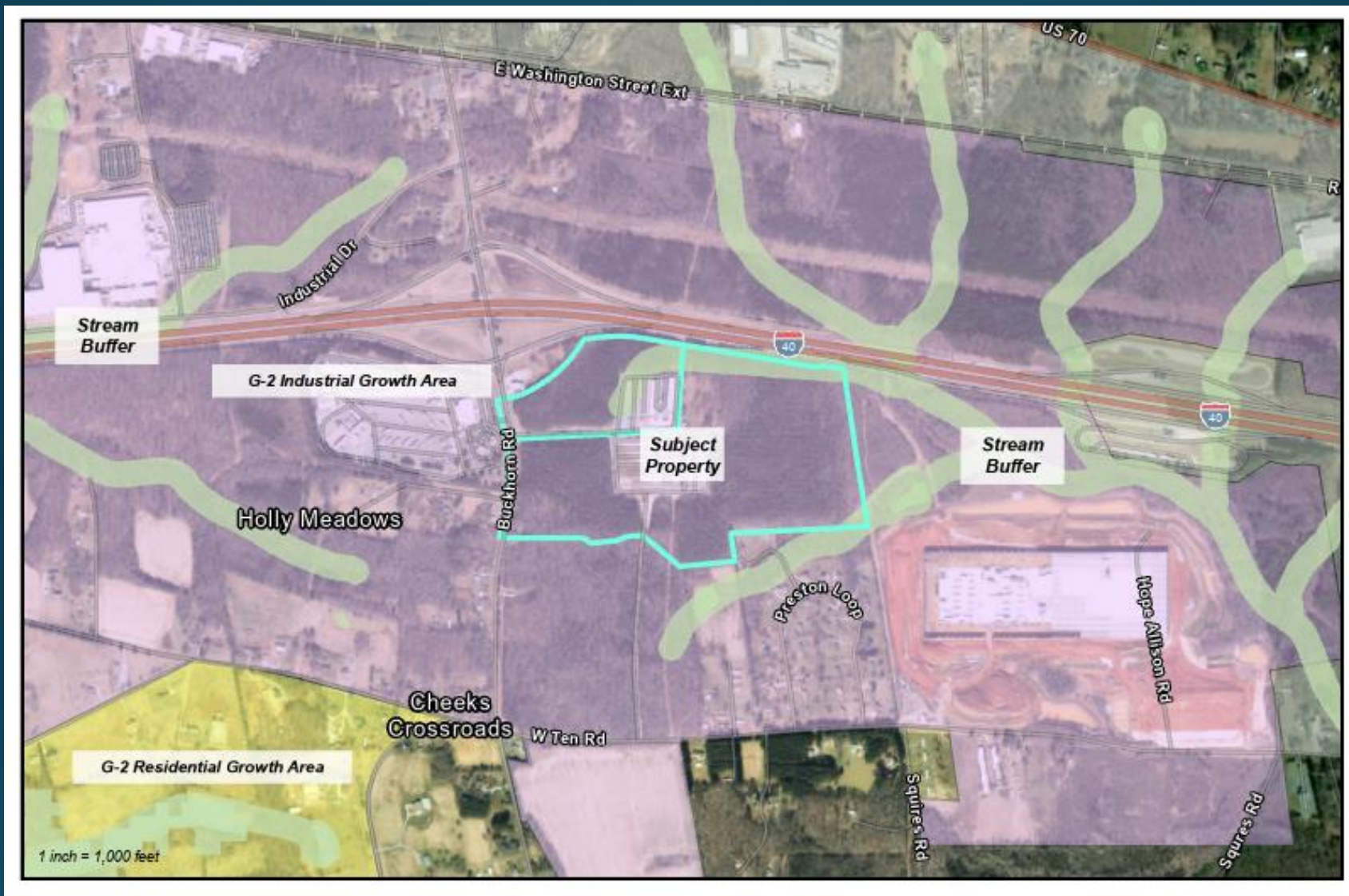




## R+L Carriers Mebane Conditional Zoning Request

- Existing use: Flea Market
- Surrounding uses include:
  - Industrial - Buckhorn Business Centre and Medline
  - Commercial - Gas stations and Travel Center
  - Residential
  - Vacant





## R+L Carriers Mebane Conditional Rezoning Request

- *Mebane By Design* G-2 Industrial Growth Strategy Area and Conservation Area



# R+L Carriers Mebane

## Conditional Zoning Request

The applicant is requesting a conditional rezoning to HM(CD) to allow a Trucking and Freight Terminal by R+L Carriers.

### Multi-modal Improvements:

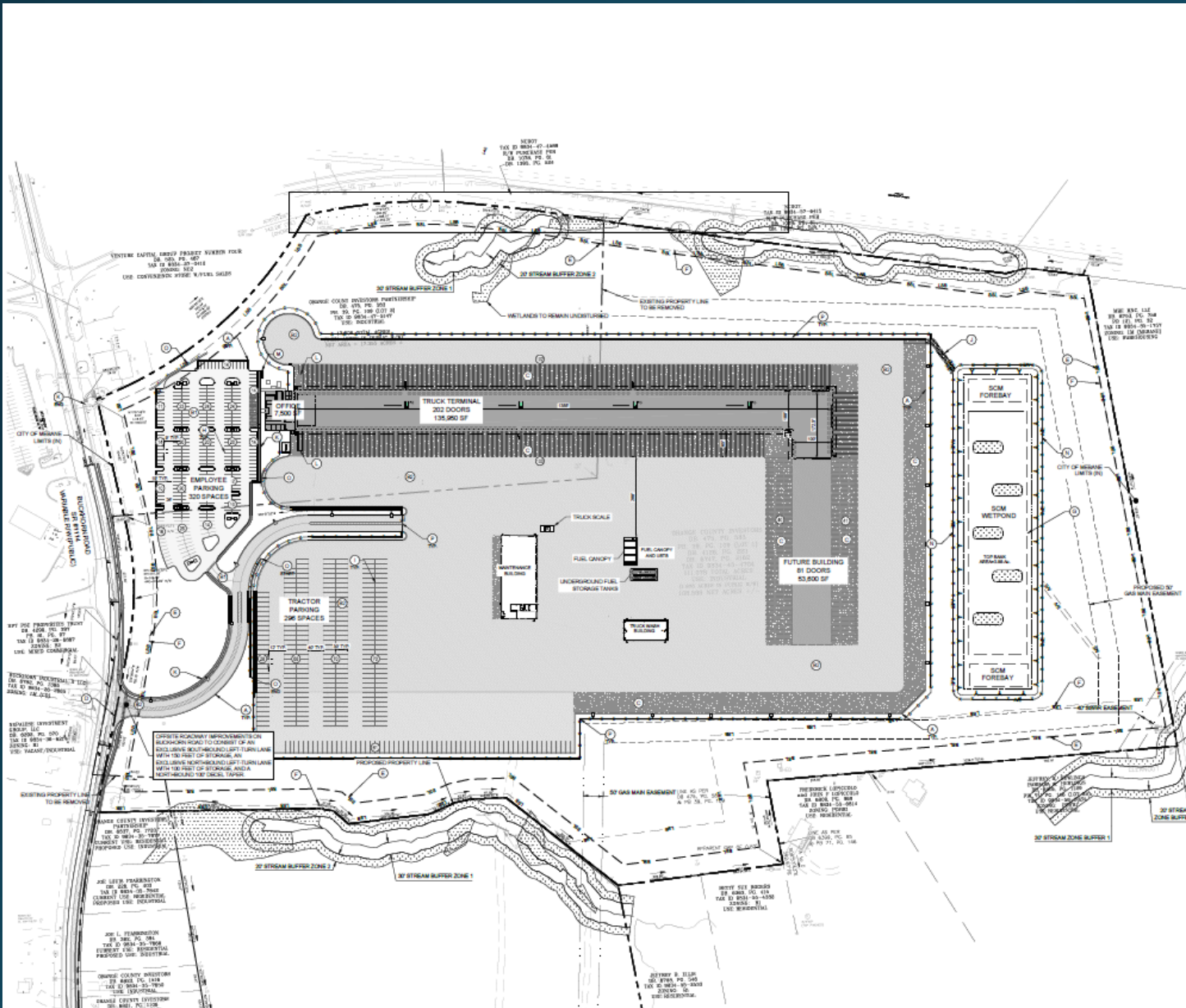
- Construction of a 5-foot sidewalk along the property's boundaries on Buckhorn Road

### Road Improvements:

- Required on Buckhorn Road
  - Exclusive southbound left turn lane with 150 feet of storage
  - Exclusive northbound left turn lane with 100 feet of storage
  - Exclusive northbound right-turn with 100 feet of storage

### Proposed Conditions:

- The applicant has not requested or proposed any conditions. Development will be required to follow the submitted site-specific plan.





# Applicant Presentation





# R+L CARRIERS

Rezoning and Annexation Request

508-510 Buckhorn Road off of I-40  
Mebane City Council – July 1, 2024





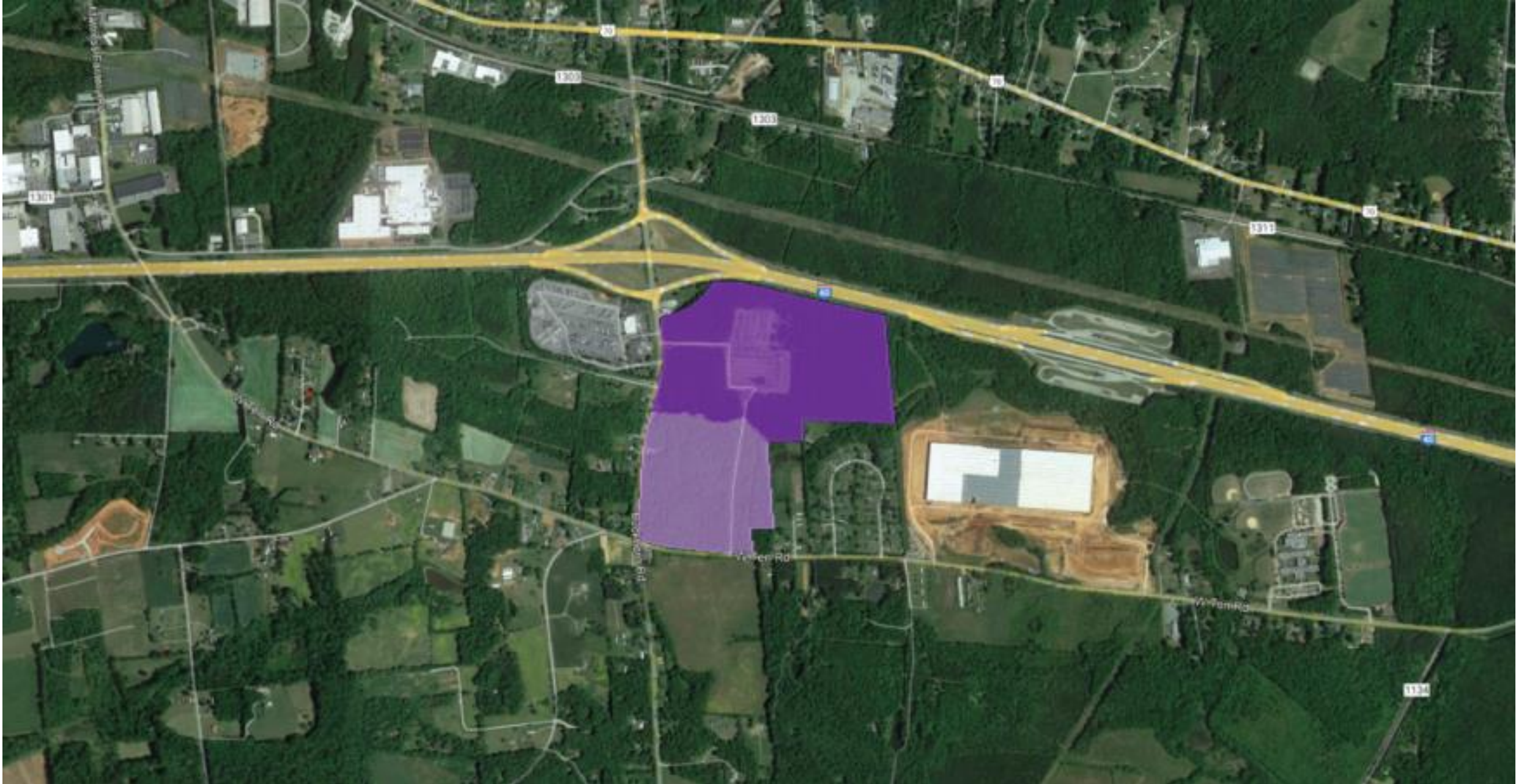
# **R+L** CARRIERS

## **MEBANE NC**

**NEW**

## **SERVICE CENTER**

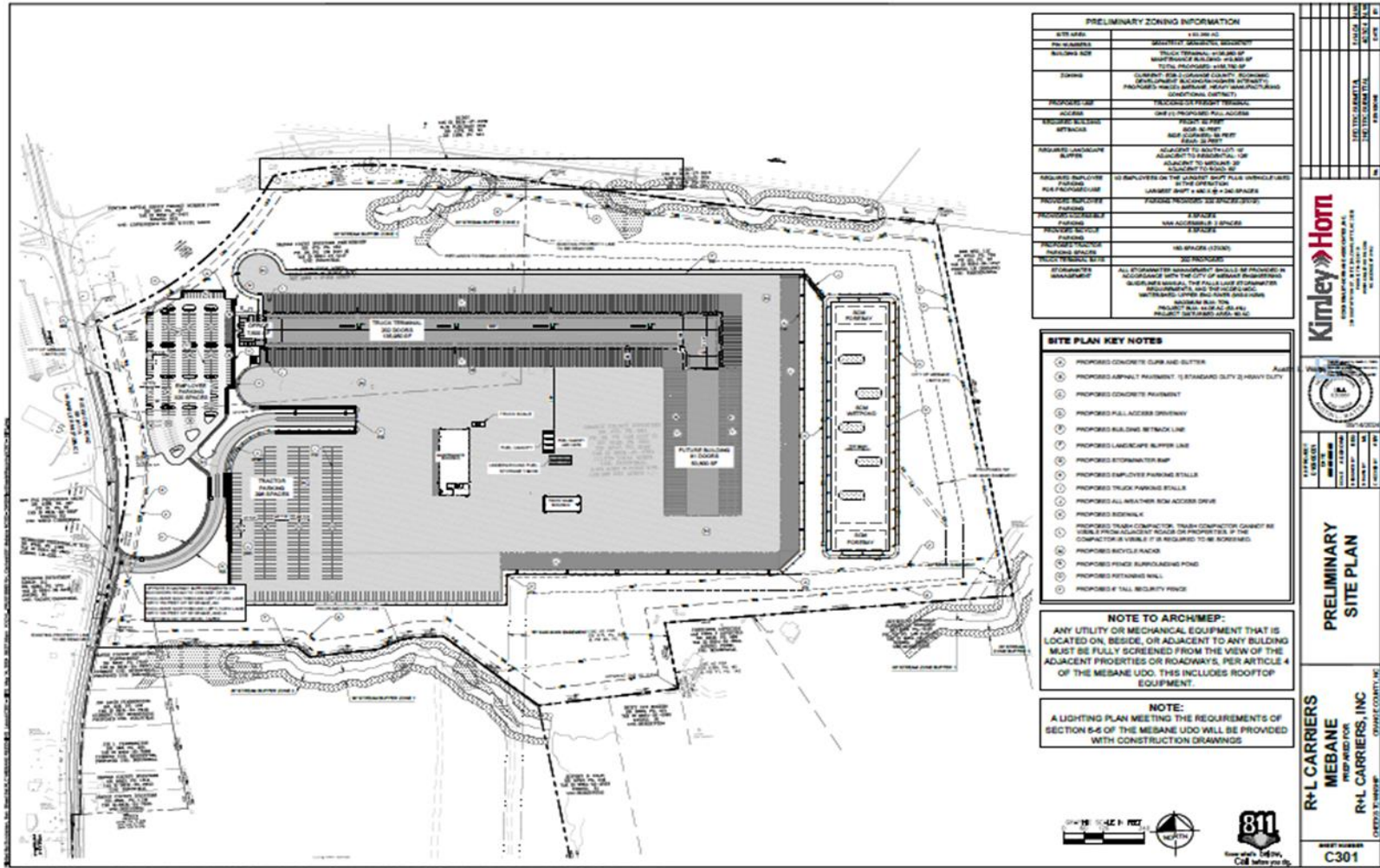
*We Ship Anything, Anywhere, Anytime!*<sup>®</sup> | [rlc.co](http://rlc.co)



# Annexation and Rezoning

- Current Zoning:
  - Orange County “EDB-2” (Economic Development Buckhorn Development Higher Intensity)
- Requested Zoning:
  - Mebane “HM (CD)” (Heavy Manufacturing – Conditional District)
- Total Acreage: +/- 83.368 acres
- Future Land Use Designation:
  - G-2 Industrial in the Buckhorn Economic Development District

# PRELIMINARY SITE PLAN



PRELIMINARY ZONING INFORMATION	
STR AREA	4.000 AC
PERMITS	SEWERAGE TREATMENT FACILITY
BUILDING SIZE	THREE (3) STORIES, MAXIMUM OF 110,000 SQUARE FEET OF GROSS FLOOR AREA
ZONING	COMMERCIAL GENERAL (CG)
PROPOSED USE	INDUSTRIAL/WAREHOUSE
ACCESS	ONE (1) PROPOSED FULL ACCESS
REQUIRED SIGNAGE	NO SIGNAGE
REQUIRED LANDSCAPE BUFFER	NO BUFFER
REQUIRED SIGNAGE FOR PARKING	NO SIGNAGE
PROPOSED SIGNAGE	NO SIGNAGE
PROPOSED SIGNAGE FOR PARKING	NO SIGNAGE
PROPOSED SIGNAGE FOR TRUCKS	NO SIGNAGE
PROPOSED SIGNAGE FOR WEATHER	NO SIGNAGE
PROPOSED SIGNAGE FOR SECURITY	NO SIGNAGE

- SITE PLAN KEY NOTES**
- 1. PROPOSED CONCRETE CURB AND GUTTER
  - 2. PROPOSED ASPHALT PAVEMENT (1) STANDARD DUTY (2) HEAVY DUTY
  - 3. PROPOSED CONCRETE PAVEMENT
  - 4. PROPOSED FULL ACCESS DRIVEWAY
  - 5. PROPOSED BUILDING SETBACK LINE
  - 6. PROPOSED LANDSCAPE BUFFER LINE
  - 7. PROPOSED STOP/START SIGN
  - 8. PROPOSED EMPLOYEE PARKING STALLS
  - 9. PROPOSED TRUCK PARKING STALLS
  - 10. PROPOSED ALL WEATHER ROW ACCESS DRIVE
  - 11. PROPOSED SIDEWALK
  - 12. PROPOSED TRAIN COMPACTOR, TRAIN COMPACTOR CANNOT BE VISIBLE FROM ADJACENT ROADS OR PROPERTIES IF THE COMPACTOR IS VISIBLE IT IS REQUIRED TO BE SCREENED.
  - 13. PROPOSED BICYCLE RACKS
  - 14. PROPOSED FINISH SUBGRADE/FINISH POND
  - 15. PROPOSED RETAINING WALL
  - 16. PROPOSED TALL SECURITY FENCE

**NOTE TO ARCHITECT:**  
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**NOTE:**  
 A LIGHTING PLAN MEETING THE REQUIREMENTS OF SECTION 6-6 OF THE MEBANE UDO WILL BE PROVIDED WITH CONSTRUCTION DRAWINGS.

**Kimley-Horn**  
 CIVIL ENGINEERS AND ARCHITECTS  
 1001 W. 13TH AVENUE, SUITE 200  
 DENVER, CO 80202  
 TEL: 303.751.1100  
 WWW.KIMLEY-HORN.COM

**R-L CARRIERS**  
**MEBANE**  
 PREP AREA FOR  
**R-L CARRIERS, INC.**  
 1001 W. 13TH AVENUE, SUITE 200  
 DENVER, CO 80202  
 TEL: 303.751.1100  
 WWW.R-LCARRIERS.COM

**PRELIMINARY SITE PLAN**

DATE: 11/18/2015  
 DRAWN BY: J. HARRIS  
 CHECKED BY: M. HARRIS  
 SCALE: AS SHOWN  
 SHEET NUMBER: C-301



COMPREHENSIVE PLAN | MEBANE, NC

PLAN RENDER  
MAY 2024

Kimley»Horn



R•L CARRIERS | MEBANE, NC

PLAN RENDER  
10.11.2024

Kimley  Horner

# COMMUNITY MEETING

- Letters mailed on May 13, 2024 to invite neighbors to a community informational meeting.
- Invitation sent to adjoining owners within a 300-foot radius of the subject property (including anyone across any streets).
- Meeting was conducted on May 23, 2024 via Zoom.
- Approximately 7 attendees.
- Applicant answered various questions (e.g., explained landscape buffer; explained construction timeline; explained R+L's safety compliance; explained how light is addressed, etc.).
- No subsequent inquiries have been received.

# About R+L Carriers

## Mission Statement



**R+L CARRIERS** is a Global Transportation Provider designed to provide superior service at competitive pricing through safe and efficient operations and innovative thinking to the ultimate benefit of our customers.

Customer satisfaction is mandatory to ensure future success.

As a family owned company, we look forward to representing your logistics needs with the professional services you deserve and as a neighbour you are proud to have next door.

[rlc.com](http://rlc.com)

*We Ship Anything, Anywhere, Anytime!®*

2



# The Beginning

## 1 Man - 1 Truck

- Founded in 1965, by Ralph “Larry” Roberts Sr.  
Roby Roberts, CEO - 2010
- R+L Carriers has grown from a single truck, to a fleet of over 25,000 tractors and trailers
- A nationwide network of over 140 service centers
- A dedicated team that exceeds 16,000 employees.



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3

# Today's Fleet



rlc.com

*We Ship Anything, Anywhere, Anytime!®*

4

## R+L “First” Service Center



*We Ship Anything, Anywhere, Anytime!®*

5

# CORPORATE OFFICE AND SERVICE CENTER WILMINGTON, OHIO



# Savannah, GA





# Savannah, GA Side View



# Temple, TX Dock





# Service Center Office



# 4 Bay – Maintenance Shop



# Maintenance Shop Interior



## 2 Lane – Fuel Island



# NEW HOUSING DEVELOPMENT NEXT TO ARLINGTON, TN SERVICE CENTER



R+L Carriers appreciates your consideration of this request.

QUESTIONS ?



Lawson Brown, City Attorney

Public Hearing- Ordinance to Extend the Corporate Limits  
Voluntary Contiguous Annexation- Orange County Investors  
Partnership and Joe Fearrington- Tract 2 Buckhorn Industrial



# Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation- Buckhorn Industrial

- Voluntary Contiguous Annexation
- +/- 49.267 acres located on Buckhorn Road in Orange County.
- Council accepted the Petition and Certificate of Sufficiency last month and set the date of the Public Hearing for tonight.







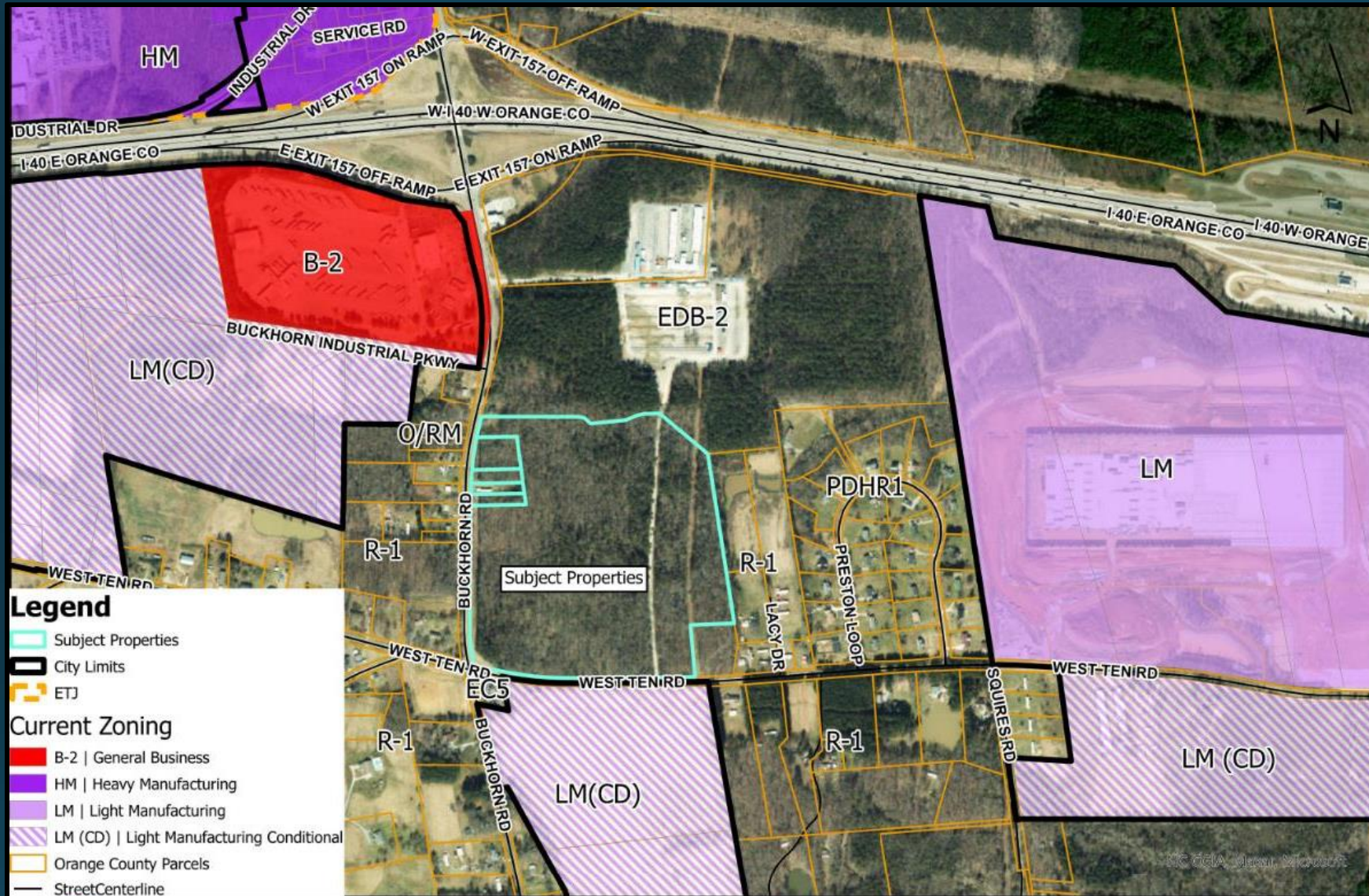
Ashley Ownbey, Development Director


Request to Establish: LM(CD) Zoning  
by Orange County Investor Partnership



# Buckhorn Industrial Conditional Rezoning

- Request by Orange County Investor Partnership
- 5 properties
- +/- 49.25 acres
- Existing zoning: EDB-2 (Orange County)
- Rezoning Request: LM(CD)



 **CITY OF MEBANE**  
**ZONING MAP**

**CONDITIONAL REZONING**  
**BUCKHORN INDUSTRIAL**

1 inch = 800 feet

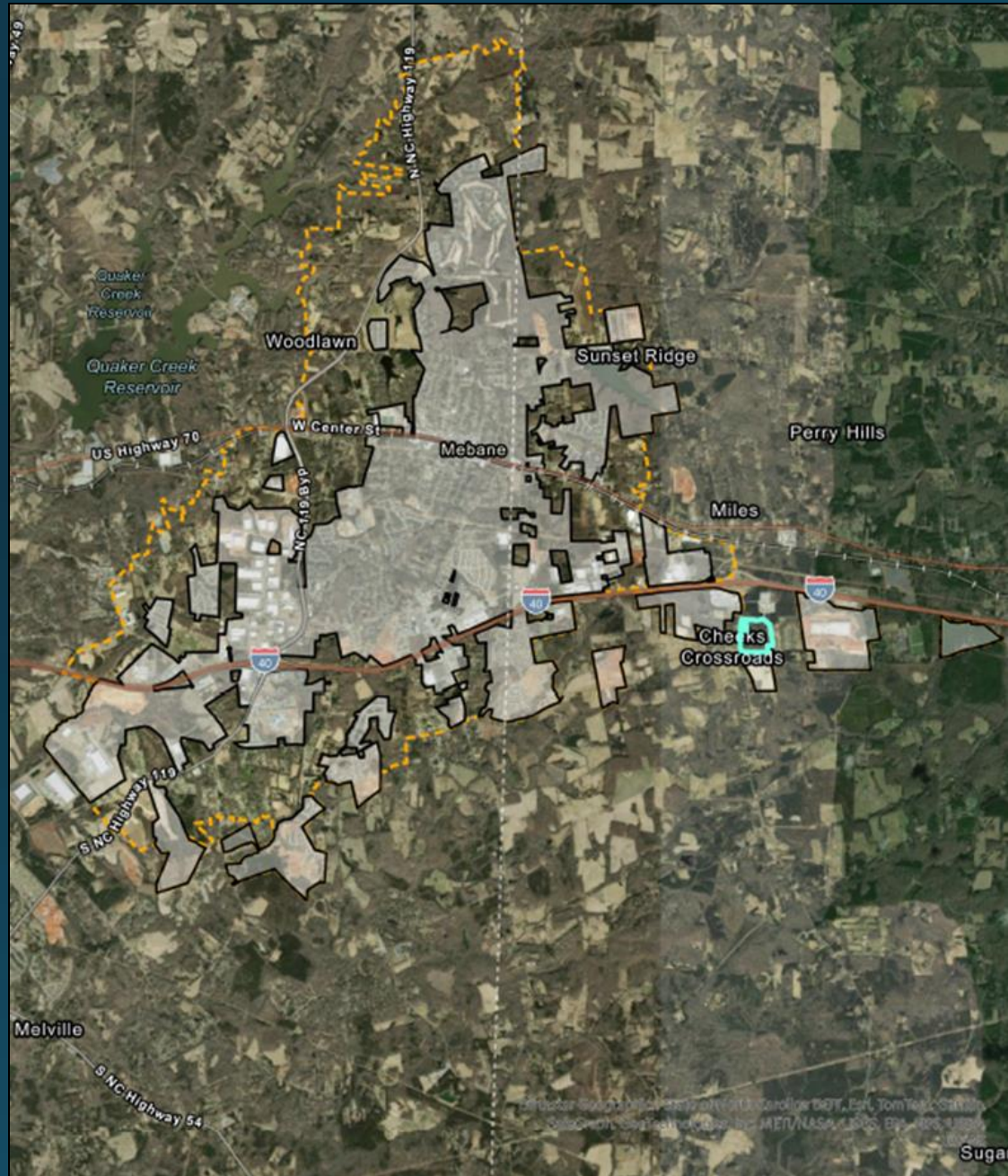
**DATE: 5/21/24**

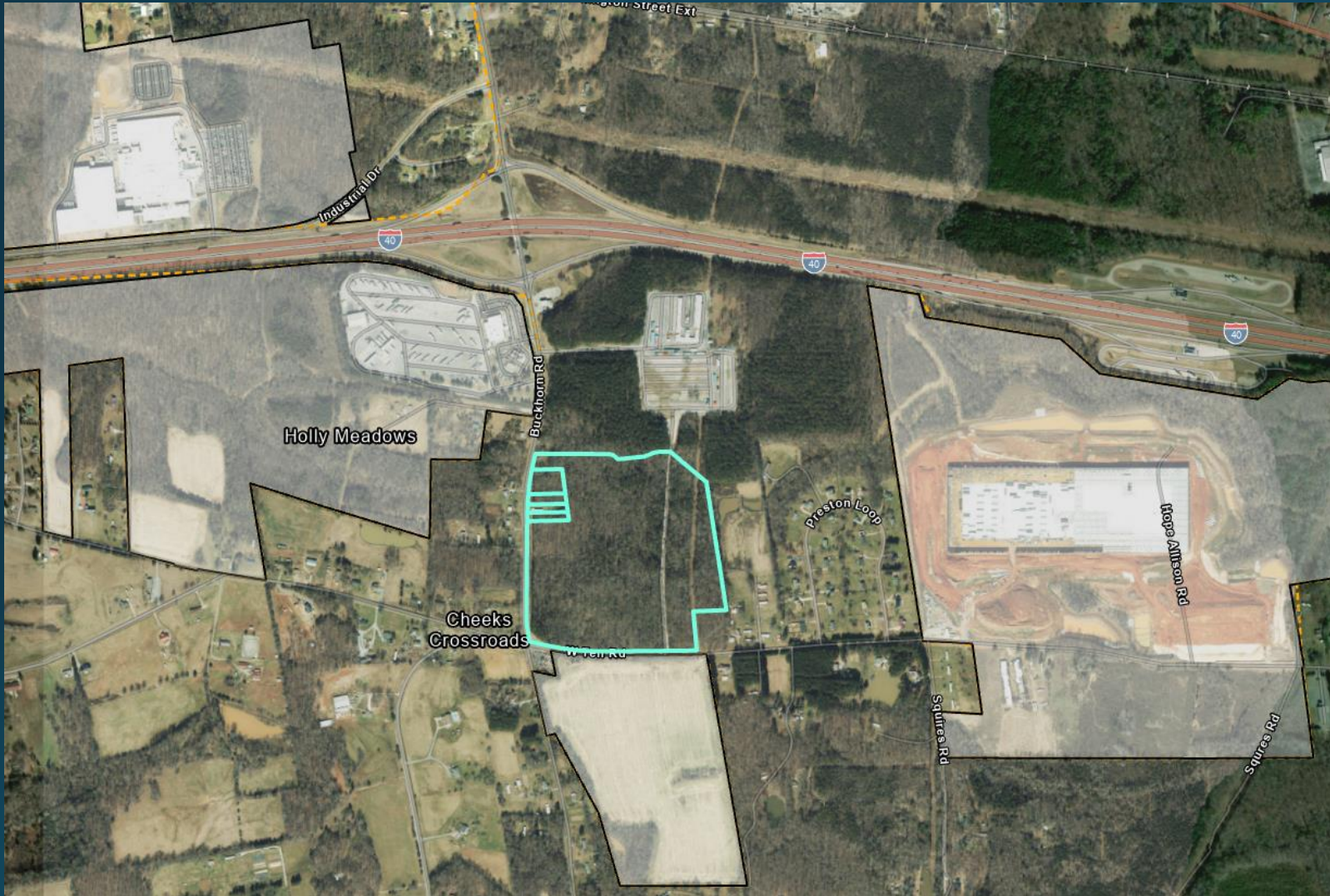
**DRAWN BY: BP**



# Buckhorn Industrial Conditional Rezoning

- Orange County
- Annexation request submitted concurrently with rezoning request.
  - The property must be annexed before the City Council can take action on the rezoning request.

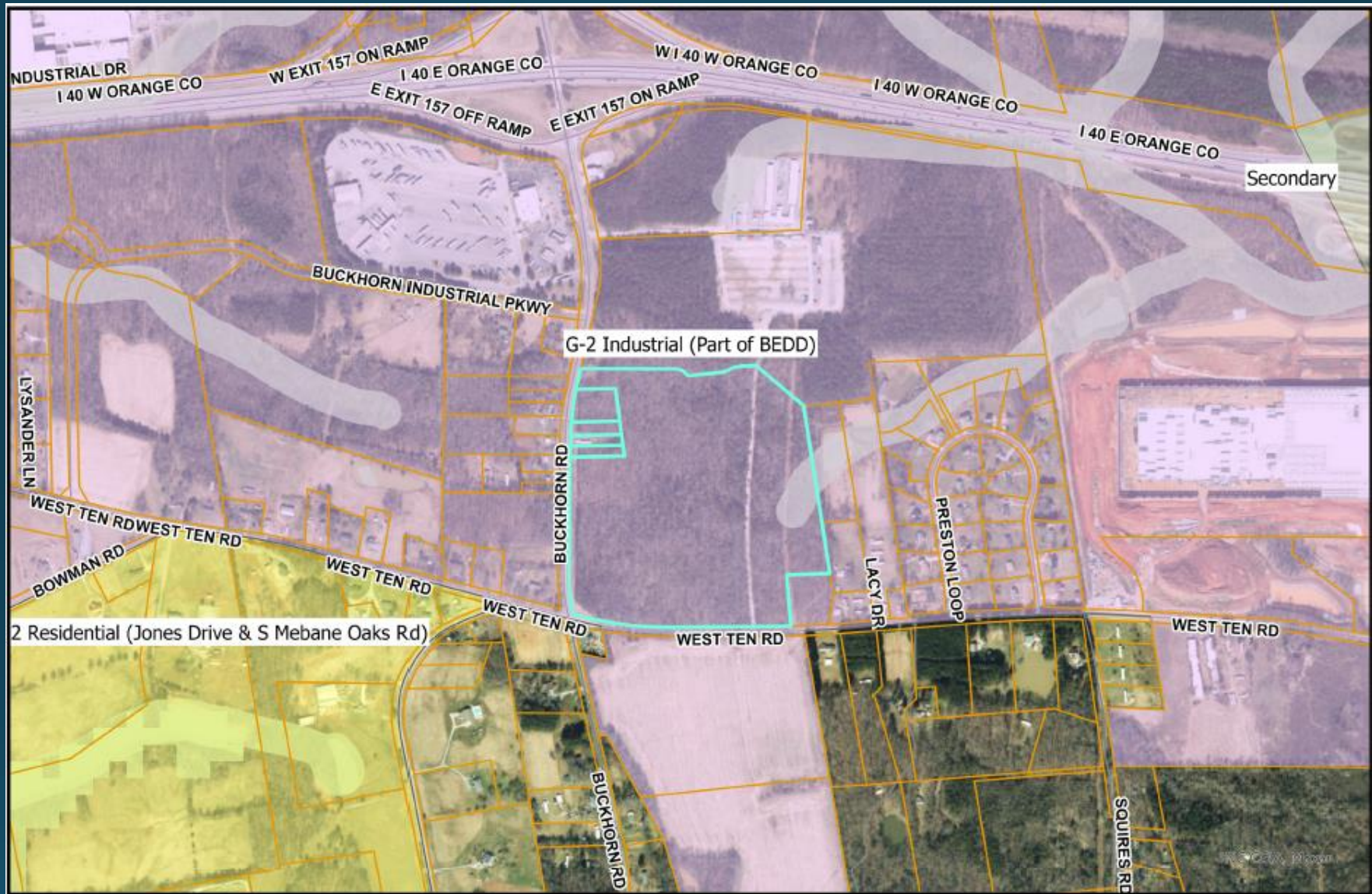




## Buckhorn Industrial Conditional Rezoning

- Vacant, Single-Family Residential
- Surrounding uses include:
  - Single-Family Residential
  - Small car dealership
  - Industrial: Thermo Fisher Scientific, Medline





# Buckhorn Industrial Conditional Rezoning

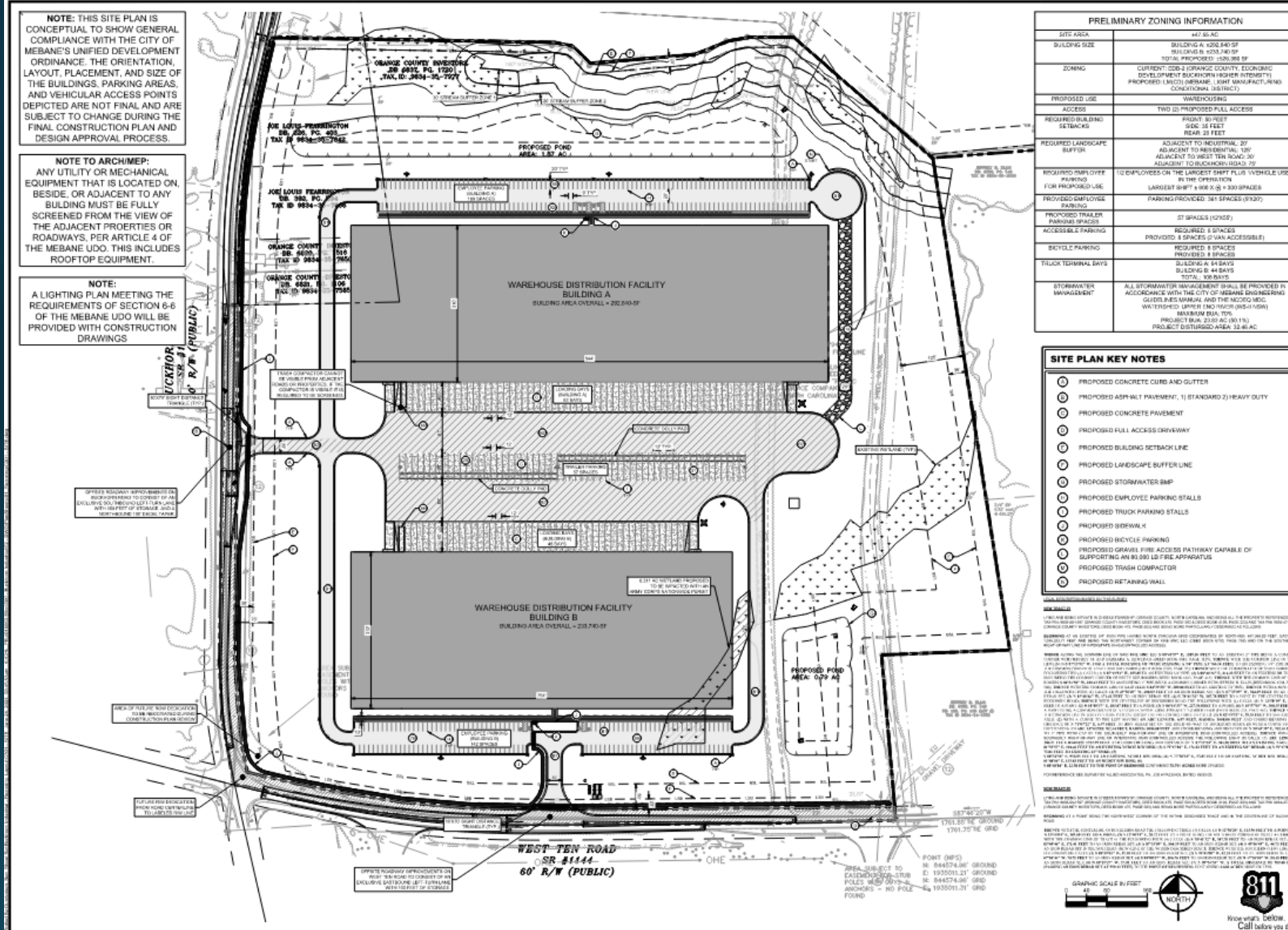
*Mebane By Design*, G-2 Industrial Growth Area (Part of Buckhorn Economic Development District); Conservation Area



**NOTE: THIS SITE PLAN IS CONCEPTUAL TO SHOW GENERAL COMPLIANCE WITH THE CITY OF MEBANE'S UNIFIED DEVELOPMENT ORDINANCE, THE ORIENTATION, LAYOUT, PLACEMENT, AND SIZE OF THE BUILDINGS, PARKING AREAS, AND VEHICULAR ACCESS POINTS DEPICTED ARE NOT FINAL AND ARE SUBJECT TO CHANGE DURING THE FINAL CONSTRUCTION PLAN AND DESIGN APPROVAL PROCESS.**

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**NOTE:**  
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PRELIMINARY ZONING INFORMATION	
SITE AREA	462.50 AC
BUILDING SIZE	BUILDING A: 292,840 SF BUILDING B: 233,760 SF TOTAL PROPOSED: 526,600 SF
ZONING	CURRENT: OGB 2 (ORANGE COUNTY ECONOMIC DEVELOPMENT BUCKHORN HIGHWAY INTEREST) PROPOSED (LIMIT): I-1 (INDUSTRIAL MANUFACTURING CONDITIONAL USE DISTRICT)
PROPOSED USE	WAREHOUSING
ACCESS	TWO (2) PROPOSED FULL ACCESS
REQUIRED BUILDING SETBACKS	FRONT: 10 FEET SIDE: 15 FEET REAR: 25 FEET
REQUIRED LANDSCAPE BUFFER	ADJACENT TO NEIGHBORING: 30' ADJACENT TO RESIDENTIAL: 100' ADJACENT TO WEST TEN ROAD: 20' ADJACENT TO BUCKHORN ROAD: 25'
REQUIRED EMPLOYEE PARKING FOR PROPOSED USE	10 EMPLOYEES ON THE LARGEST SHFT PLUS 1 VEHICLE USED BY THE OPERATOR
PROPOSED EMPLOYEE PARKING	LARGEST SHFT: 8' x 16' x 2' = 300 SPACES
PROPOSED TRUCKER PARKING	341 SPACES (9' x 30')
PROPOSED TRAILER PARKING SPACES	57 SPACES (10' x 50')
ACCESSIBLE PARKING	REQUIRED: 8 SPACES PROVIDED: 8 SPACES (2 VAN ACCESSIBLE)
BICYCLE PARKING	REQUIRED: 8 SPACES PROVIDED: 8 SPACES
TRUCK TERMINAL DRYS	BUILDING A: 14 BAYS BUILDING B: 14 BAYS TOTAL: 28 BAYS
STORMWATER MANAGEMENT	ALL STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF MEBANE ENGINEERING GUIDELINES MANUAL AND THE MCGO MDC WATERSHED (LEVER 8 1902 1903R, 08-54 1908) MANUAL MDC PROJECT BUA: 2336 AC (90.1%) PROJECT DISTURBED AREA: 32.46 AC

SITE PLAN KEY NOTES	
①	PROPOSED CONCRETE CURB AND GUTTER
②	PROPOSED ASPHALT PAVEMENT, (1) STANDARD (2) HEAVY DUTY
③	PROPOSED CONCRETE PAVEMENT
④	PROPOSED FULL ACCESS DRIVEWAY
⑤	PROPOSED BUILDING SETBACK LINE
⑥	PROPOSED LANDSCAPE BUFFER LINE
⑦	PROPOSED STORMWATER BMP
⑧	PROPOSED EMPLOYEE PARKING STALLS
⑨	PROPOSED TRUCK PARKING STALLS
⑩	PROPOSED BIKEWALK
⑪	PROPOSED BICYCLE PARKING
⑫	PROPOSED GRAVEL FIRE ACCESS PATHWAY CAPABLE OF SUPPORTING AN 80,000 LB FIRE APPROXIMATE
⑬	PROPOSED TRASH COMPACTOR
⑭	PROPOSED RETAINING WALL

**REMARKS:**  
1. THIS SITE PLAN IS A CONCEPTUAL DESIGN FOR THE PROPOSED WAREHOUSING FACILITY. THE PROPOSED WAREHOUSING FACILITY IS SUBJECT TO THE CITY OF MEBANE ENGINEERING GUIDELINES MANUAL AND THE MCGO MDC WATERSHED (LEVER 8 1902 1903R, 08-54 1908) MANUAL MDC PROJECT BUA: 2336 AC (90.1%) PROJECT DISTURBED AREA: 32.46 AC. THE PROPOSED WAREHOUSING FACILITY IS SUBJECT TO THE CITY OF MEBANE ENGINEERING GUIDELINES MANUAL AND THE MCGO MDC WATERSHED (LEVER 8 1902 1903R, 08-54 1908) MANUAL MDC PROJECT BUA: 2336 AC (90.1%) PROJECT DISTURBED AREA: 32.46 AC.

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**Kimley-Horn**  
KIMLEY-HORN & CORNELL, INC.  
1000 WEST MAIN STREET, SUITE 200  
MEBANE, GA 30258  
TEL: 770.529.9300  
WWW.KIMLEY-HORN.COM

**PRELIMINARY SITE PLAN FOR BUCKHORN INDUSTRIAL**  
PREPARED FOR: ELLCO, LLC  
ORANGE COUNTY, GA  
SHEET NUMBER: C201

# Buckhorn Industrial Conditional Rezoning

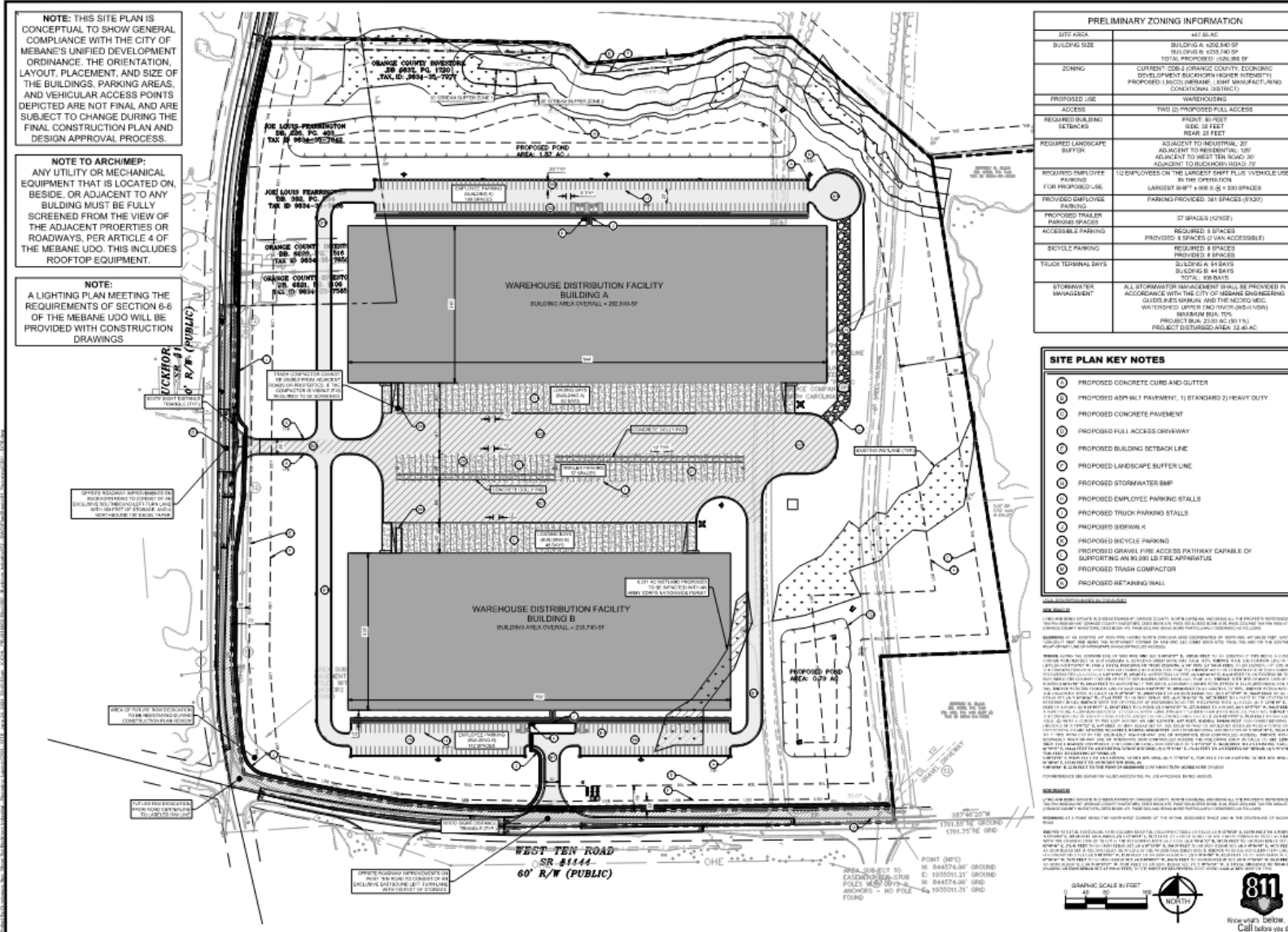
- Conceptual site plan showing the maximum intensity
  - +/- 526,380 square feet of light industrial space with parking and stormwater controls
  - Request for flexibility with the orientation, layout placement, and size of the buildings, parking areas, and vehicular access points
- Additional right-of-way dedication at Buckhorn and West Ten to be negotiated during construction review.
- Required 5' sidewalk along Buckhorn Road and West Ten Road



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PROPOSED USE	WAREHOUSING
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PROPOSED EMPLOYEE PARKING	LARGEST 30' x 70' x 2 = 300 SPACES
PROPOSED TRAILER PARKING SPACES	REQUIRED: 341 SPACES (9,837)
ACCESSIBLE PARKING	70 SPACES (1,925)
BIKEWAY PARKING	REQUIRED: 8 SPACES PROVIDED: 8 SPACES (2 VAN ACCESSIBLE)
TRUCK TERMINAL BAYS	BUILDING A: 14 BAYS BUILDING B: 14 BAYS TOTAL: 28 BAYS
STORMWATER MANAGEMENT	ALL STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF MEBANE ENGINEERING GUIDELINES MANUAL AND THE MEBANE WMA WATERSHED (LEVER 1 500 1920R, 08-5-1 NGR) MAINLINE DRAIN PROJECT BUA: 233.5 AC (93.1%) PROJECT DISTURBED AREA: 32.46 AC

SITE PLAN KEY NOTES	
1	PROPOSED CONCRETE CURB AND GUTTER
2	PROPOSED ASPHALT PAVEMENT, (1) STANDARD (2) HEAVY DUTY
3	PROPOSED CONCRETE PAVEMENT
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9	PROPOSED TRUCK PARKING STALLS
10	PROPOSED BIKEWAY PARKING
11	PROPOSED GRAVEL FIRE ACCESS PATHWAY CAPABLE OF SUPPORTING AN 80,000 LB FIRE APPROXIMATE
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13	PROPOSED RETAINING WALL

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1. THIS SITE PLAN IS A CONCEPTUAL DESIGN FOR THE PROPOSED WAREHOUSING FACILITY. THE PROPOSED WAREHOUSING FACILITY IS SUBJECT TO THE CITY OF MEBANE ENGINEERING GUIDELINES MANUAL AND THE MEBANE WMA WATERSHED (LEVER 1 500 1920R, 08-5-1 NGR) MAINLINE DRAIN PROJECT BUA: 233.5 AC (93.1%) PROJECT DISTURBED AREA: 32.46 AC. THE PROPOSED WAREHOUSING FACILITY IS SUBJECT TO THE CITY OF MEBANE ENGINEERING GUIDELINES MANUAL AND THE MEBANE WMA WATERSHED (LEVER 1 500 1920R, 08-5-1 NGR) MAINLINE DRAIN PROJECT BUA: 233.5 AC (93.1%) PROJECT DISTURBED AREA: 32.46 AC.

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**Kimley-Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1000 W. MAIN STREET, SUITE 200  
MEBANE, VA 24340  
TEL: 434-335-7700  
WWW.KIMLEY-HORN.COM

**PRELIMINARY SITE PLAN FOR BUCKHORN INDUSTRIAL**  
PREPARED FOR: **ELLCO, LLC**  
ORANGE COUNTY, VA

**ANNEXATION/REZONING SITE PLAN FOR BUCKHORN INDUSTRIAL**  
PREPARED FOR: **ELLCO, LLC**  
ORANGE COUNTY, VA

**811**  
Know what's below. Call before you dig.

**811**  
Know what's below. Call before you dig.

# Buckhorn Industrial Conditional Rezoning

- Buckhorn Road Improvements:
  - Exclusive southbound left-turn lane with 150 feet of storage and appropriate transitions
  - Exclusive northbound right-turn lane with 100 feet of storage and appropriate transitions
- West Ten Road Improvements:
  - Exclusive left-turn lane with 100 feet of storage and appropriate transitions





# Applicant Presentation





# Buckhorn Industrial Annexation & Conditional Zoning Request

**Mebane City Council**

July 1, 2024

**Michael S. Fox**  
**Tuggle Duggins P.A.**

400 Bellemeade Street, Suite 800  
Greensboro, NC 27401



# Request

Annexation and Conditional Zoning of +/- 47.55 acres at the intersection of Buckhorn Road and West Ten Road.

Current Zoning : Orange County, Economic Development Buckhorn Higher Intensity (EDB-2).

Proposed Zoning: Mebane, Light Manufacturing - Conditional District (LM-CD).

Future Land Use Designation: G-2 Industrial located within the Buckhorn Economic Development District.



# Community Meeting

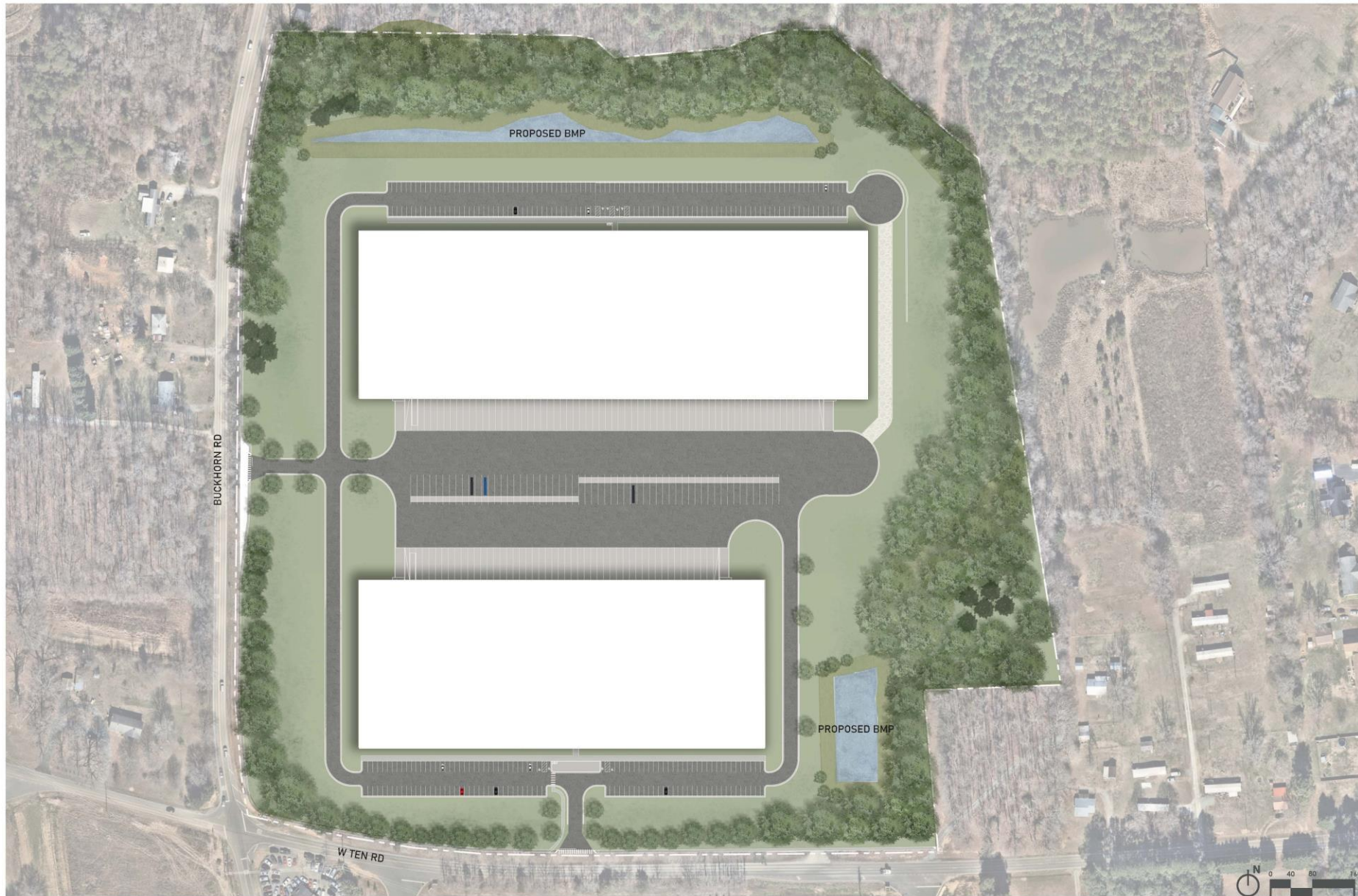
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May 13, 2024 letters were mailed to neighbors in the surrounding area inviting them to a Virtual Community Meeting.

Community Meeting held on May 23, 2024 at 5:30pm via Zoom.

Applicant remains committed to discussing the project with any community members who may have questions regarding the request.

# Preliminary Site Plan



BUCKHORN INDUSTRIAL | MEBANE, NC

PLAN RENDER  
MAY 2024

Kimley»Horn

THANK YOU  
QUESTIONS?



Ashley Ownbey, Development Director

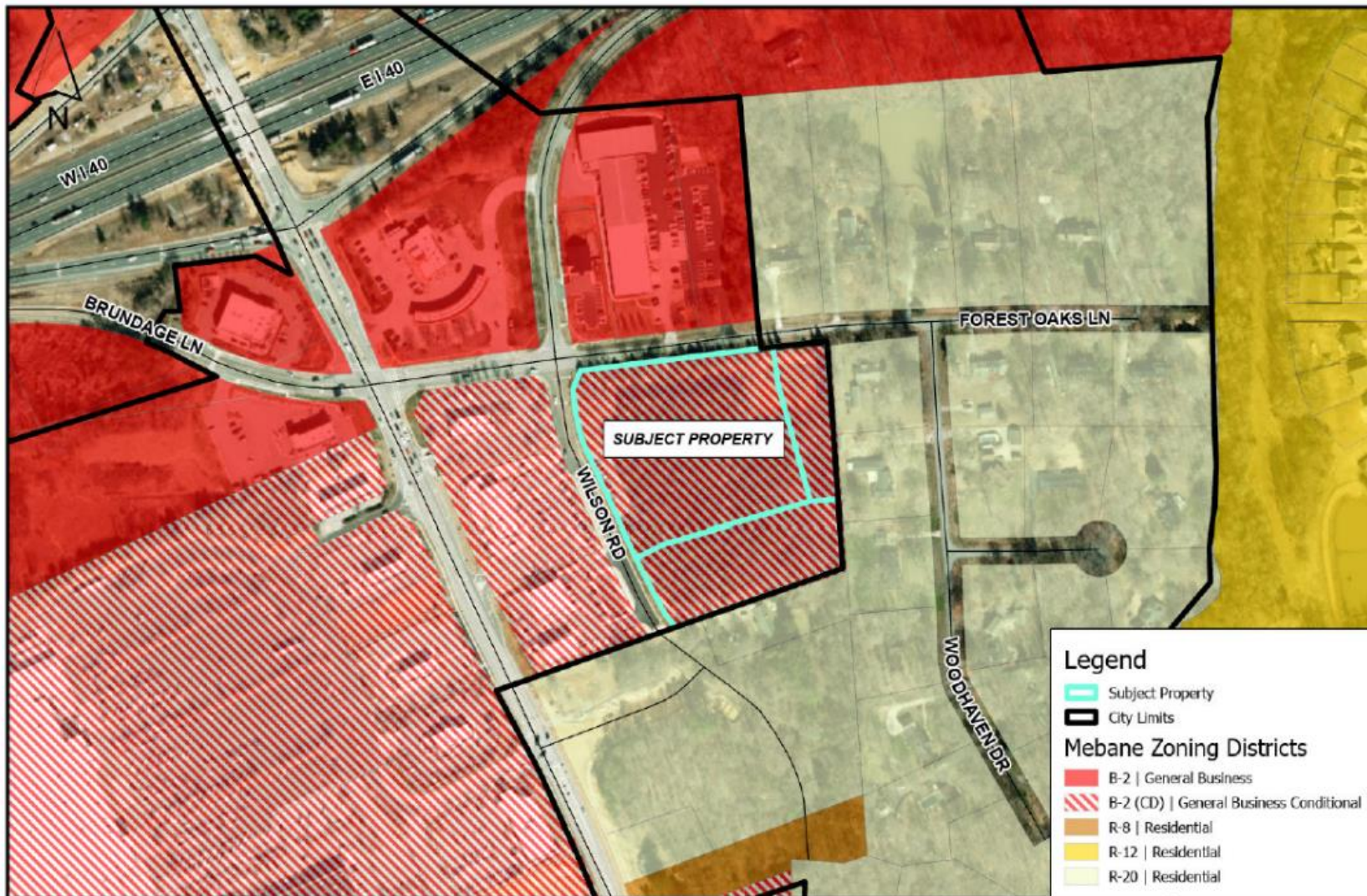
Public Hearing - Conditional Zoning Amendment – B-2 (CD)  
by Hendon Tiller Mebane 3.0 LLC



# Tractor Supply

## Conditional Rezoning Request

- Request by Hendon Tiller  
Mebane 3.0 LLC
- Three lots, totaling +/- 6.19  
acres
- Existing zoning: B-2 (CD)
- Requested zoning: B-2 (CD)  
with revised conditions



### CITY OF MEBANE ZONING MAP

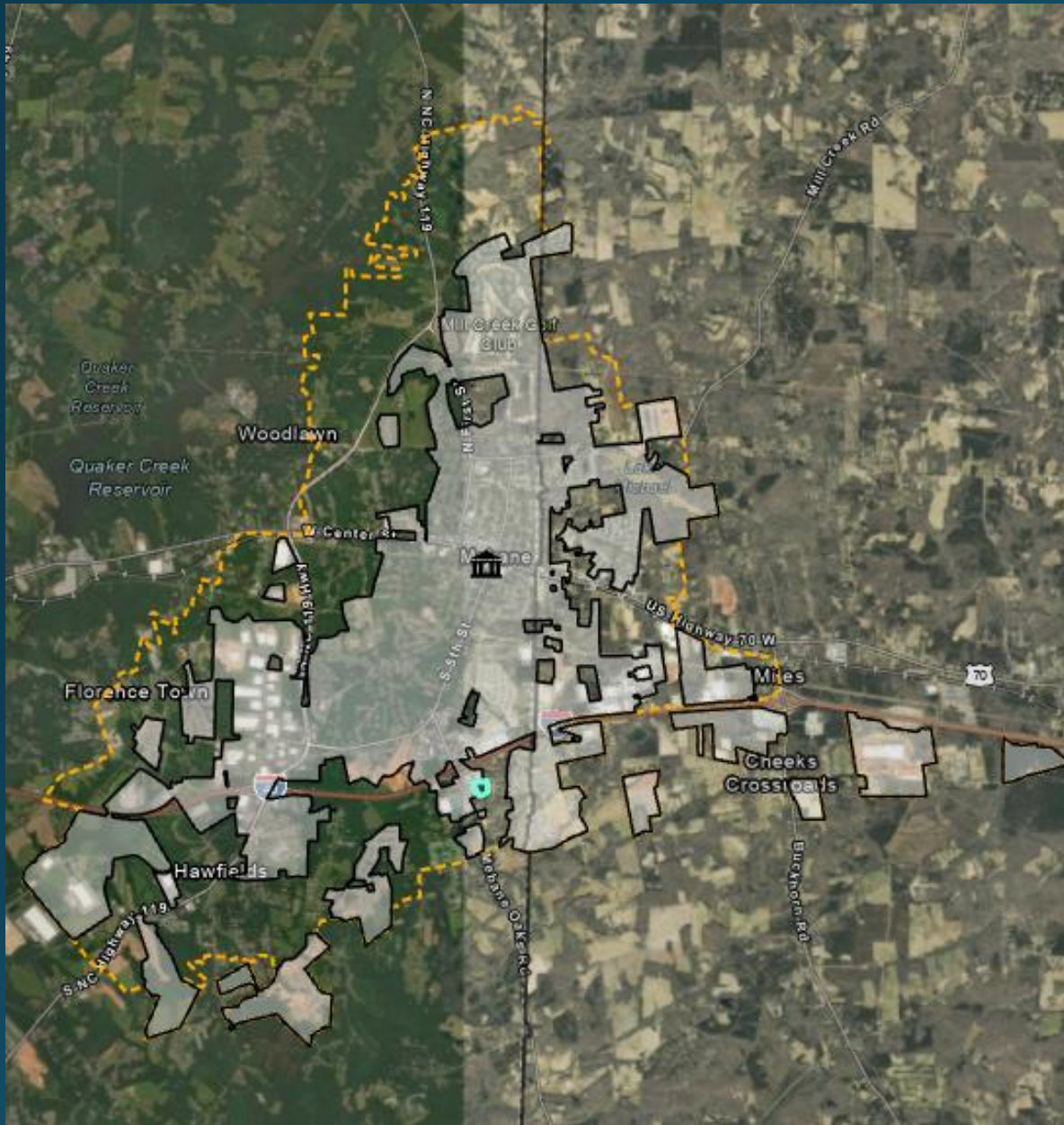
### CONDITIONAL REZONING AMENDMENT TRACTOR SUPPLY

1 inch = 300 feet

DATE: 02/05/24

DRAWN BY: RG





# Tractor Supply

## Conditional Rezoning Request

- Mebane City Limits
- The site was annexed after original approval of B-2 (CD) zoning.







# Tractor Supply

## Conditional Rezoning Request

- Gravel parking, forested, stormwater pond
- Surrounding uses include:
  - Restaurants
  - Retail
  - Medical and Veterinary offices, Fitness Gym, and Other Professional Service Uses
  - Residential

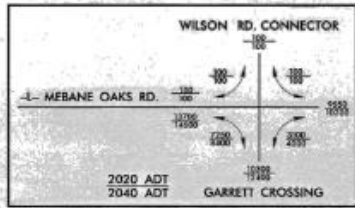




# Tractor Supply Conditional Rezoning Request

- *Mebane By Design* G-4 Secondary Growth Strategy Area





$P1 Sta 38+23.00$   
 $\Delta = 2' 03" 23.8' (LT)$   
 $D = 2' 59" 50.2'$   
 $L = 68.56'$   
 $T = 34.28'$   
 $R = 130.00'$   
 $e = NC (Ext'd)$

$P1 Sta 45+57.27$   
 $\Delta = 6' 42" 41.3' (RT)$   
 $D = 2' 29" 28.0'$   
 $L = 269.42'$   
 $T = 134.71'$   
 $R = 2' 300.00'$   
 $e = 6X (E) ext'$

$P1 Sta 13+24.59$   
 $\Delta = 35' 09" 38.4' (LT)$   
 $D = 38' 11" 49.3'$   
 $L = 92.05'$   
 $T = 47.53'$   
 $R = 150.00'$   
 $e = RC$

**LOCHNER**

H. W. LOCHNER, INC.  
2840 PLAZA PLACE, SUITE 202  
RALEIGH, NC 27612  
(919) 771-7111

NC License  
Number: L-5025

**vhb**  
VHB Engineering, N.C. P.C. (E-3205)  
943 Main Campus Drive, Suite 300  
Kannapolis, NC 28084

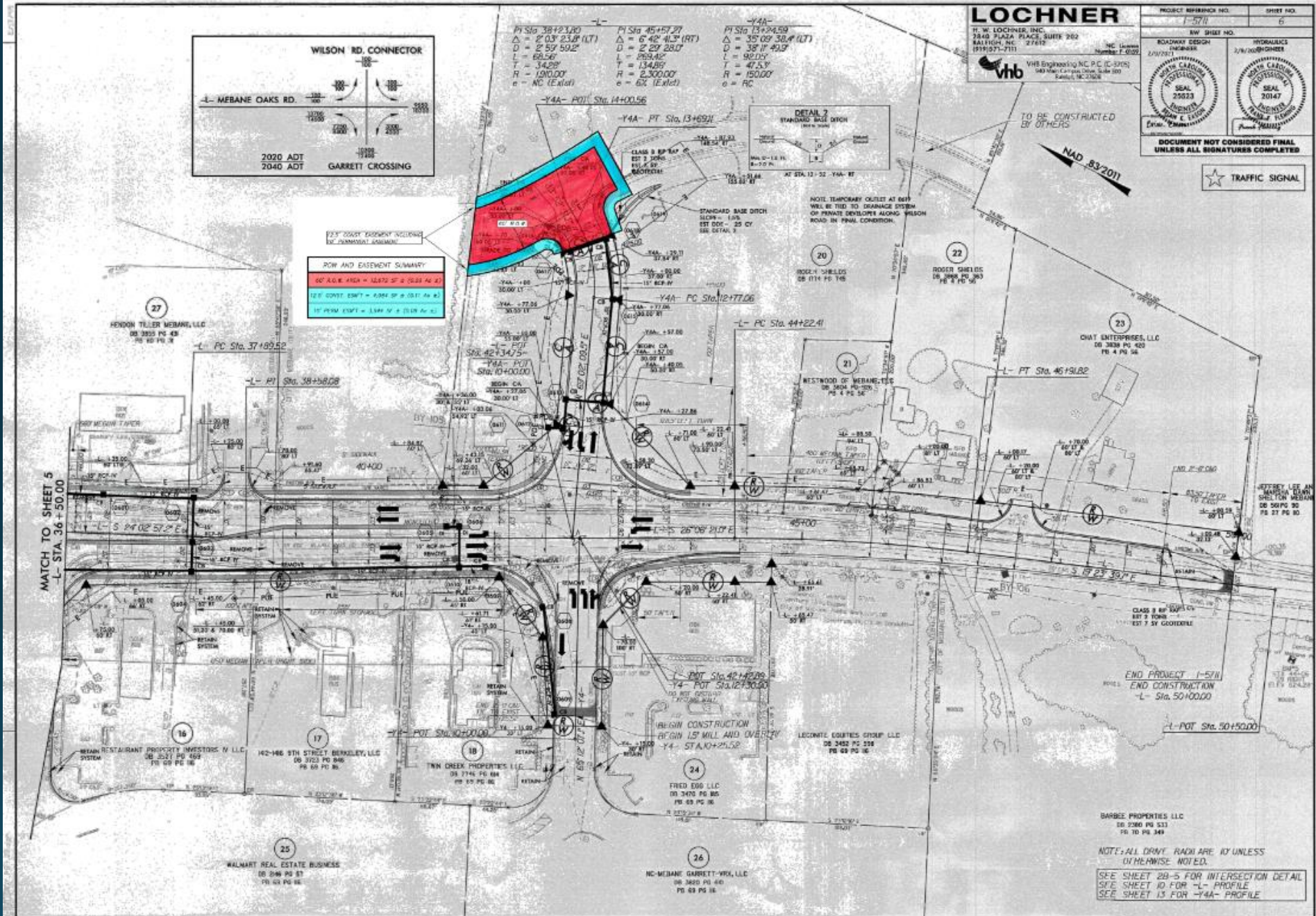
PROJECT NUMBER:	1-5711
SHEET NO.:	6
ROADWAY DESIGN:	MEASURER
HYDRAULICS:	JAN/10/09/SHR/NEE
SEAL:	25023
SEAL:	20147

DOCUMENT NOT CONSIDERED FINAL  
UNLESS ALL SIGNATURES COMPLETED

23' COVER EQUIPMENT INCLUDING  
BY PLANNING CONFORMANCE

**POW AND EASEMENT SUMMARY**

20' A.G.E. AND 4' = 12.872 SF @ 0.50' A.G.
12' CONV. ESM'T = 4.984 SF @ 0.51' A.G.
10' PRM. ESM'T = 1.944 SF @ 0.50' A.G.



NOTE: ALL DIM'T RACKS ARE 10' UNLESS  
OTHERWISE NOTED.

SEE SHEET 28-5 FOR INTERSECTION DETAIL  
SEE SHEET 10 FOR "L" PROFILE  
SEE SHEET 13 FOR "Y4A" PROFILE



# Tractor Supply

## Conditional Rezoning Request

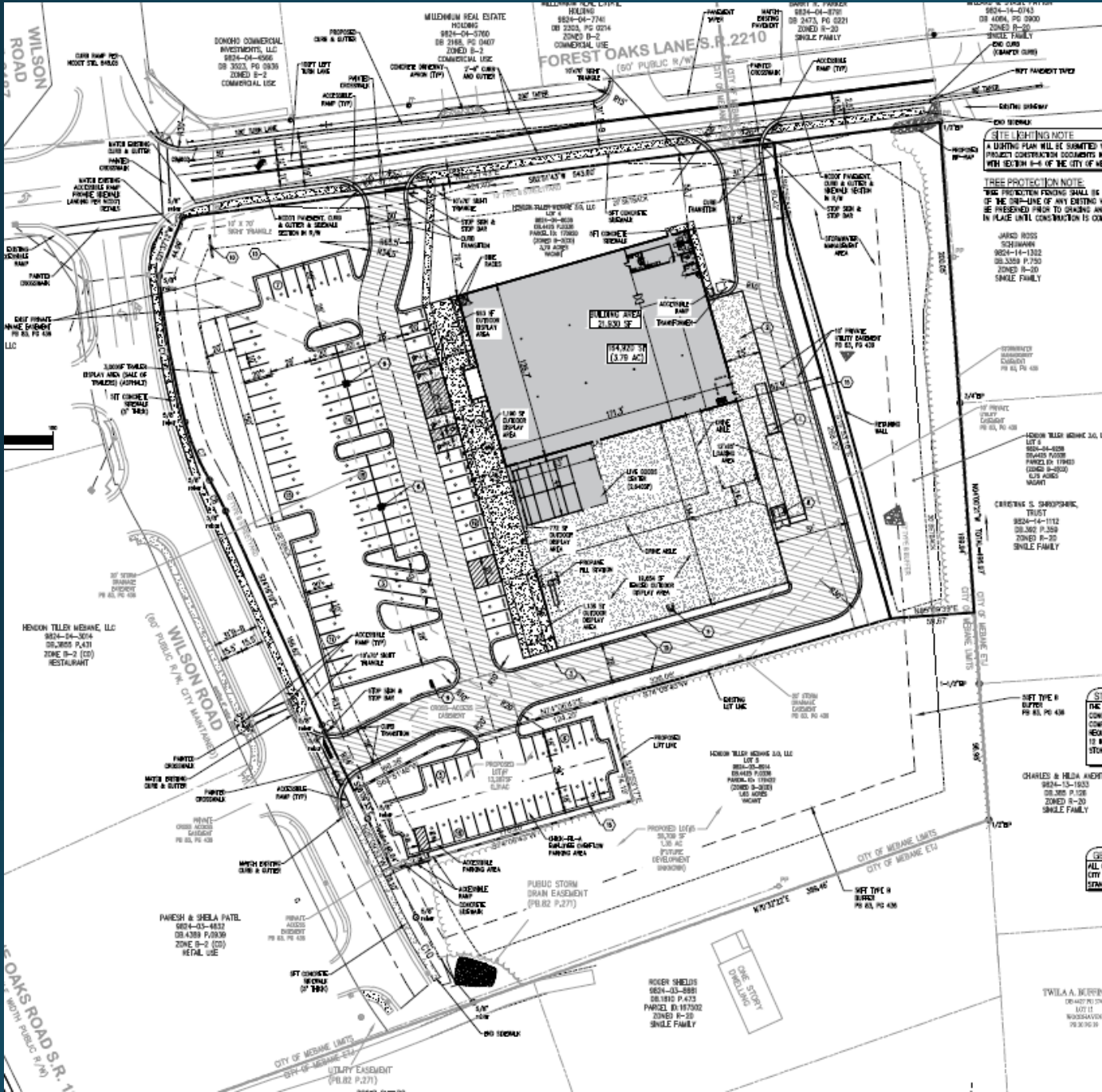
Modification of the B-2(CD) zoning is requested as the right-of-way for the required to extend Wilson Road could not be secured and a TIA has been completed.

### Amendments to original site-specific plan:

- Reduced curb and gutter on Forest Oaks Lane
- Addition of crosswalks at the intersection of Wilson Road and Forest Oaks Lane and at a mid-block location on Wilson Road
- Minor modification to the parking lot layout
- Lot 5 to be subdivided into new Lot 5 and Lot 7
- Garden Center replaced with Live Goods Center

### Proposed Conditions:

- Stormwater pond constructed for a 100-year storm event.
- Outdoor display area equal to 16.22% of total site area.





# Applicant Presentation





Daphna Schwartz, Finance Director

Public Hearing- Preliminary Resolution in Support of Financing for  
Lake Michael Dam Spillway Replacement Project





Franz Holt, City Engineer

Aaron Davis, Recreation and Parks Director

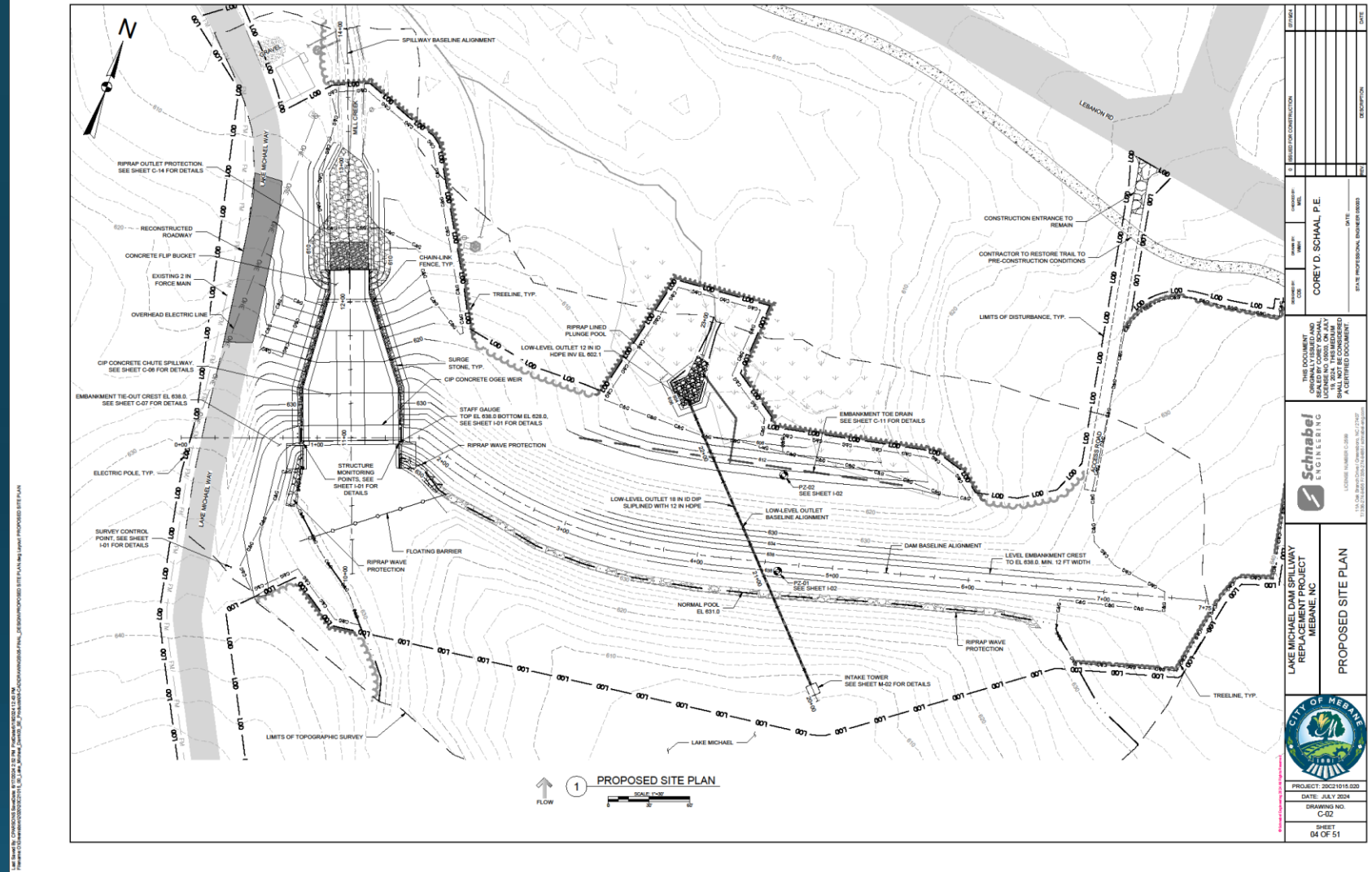
Daphna Schwartz, Finance Director

Lake Michael Dam Spillway Replacement Project



# Summary of Project

- Full replacement of the concrete spillway chute.
- Rehabilitating components of the intake tower and pipe outlet
- Adding embankment and toe drain.





# Tabulation of Bids

- Five bids were received on June 6<sup>th</sup>, 2024.
- Bids ranged from \$6,075,000 through \$8,168,625
- Low Bid was from Thalle Construction Company, Inc (\$6,075,000) which was negotiated to \$6,025,000
- Schnabel Engineering has provided a letter recommending contract award to Thalle Construction Company, Inc as the low qualified bidder.

## TABULATION OF BIDS

### City of Mebane

**Project Title: Lake Michael Dam Spillway Replacement Project**

Bid Time & Date: 2:00 PM, Thursday, June 6<sup>th</sup>, 2024

Location: Glendel Stephenson Municipal Building Council Chambers

Bids Opened By: Corey Schaal, PE

Witnessed By: Franz Holt, PE

Schnabel Project No. 20C21015.020

CONTRACTOR	N.C. LICENSE NO.	BID SECURITY	E-VERIFY	CQS	MBE/WBE (%)	ADD #1	ADD #2	ADD #3	ADD #4	TOTAL BASE BID
Thalle Construction Company, Inc.	35203	Y	Y	Y	2.1%	Y	Y	Y	Y	\$6,075,000.00
Sequoia Services, LLC	77760	Y	Y	Y	10.1%	Y	Y	Y	Y	\$6,275,160.00
Crowder Construction Company, Inc.	2104	Y	Y	Y	3.8%	Y	Y	Y	Y	\$7,103,541.71
Wright Brothers Construction Company, Inc.	09824	Y	N	Y	10.0%	Y	Y	Y	Y	\$7,252,000.00
Fred Smith Company, LLC	43848	Y	Y	Y	3.9%	Y	Y	Y	Y	\$8,168,625.00

Definitions: CQS = completed qualifications statement, ADD = addendum

Digitally signed by Corey Schaal  
Date: 2024.06.17 16:31:27 -04'00'

THIS IS CERTIFIED TO BE A TRUE COPY OF BIDS RECEIVED



# Capital Project Ordinance

- Project Budget
  - *Design, Engineering, Permitting & Construction Services: \$1,108,128*
  - *Construction: \$6,025,000*
  - *Administration: \$125,122*
  - *Contingency (5%): \$301,250*
  - *Total: \$7,559,500*
- Anticipated Revenues
  - *Transfer from General Fund: \$ 350,000*
  - *Installment Debt Proceeds: \$7,209,500*
  - *Total: \$7,559,500*

Capital Project Ordinance for the City of Mebane  
Lake Michael Dam Spillway Replacement Project  
Amendment One

**BE IT ORDAINED** by the Governing Board of the City of Mebane, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

**Section 1:** The project authorized is the design and construction of the Lake Michael Dam Spillway Replacement to be financed by the City of Mebane General Fund revenue and debt proceeds.

**Section 2:** The officers of this City are hereby directed to proceed with the capital project within the terms of the budget contained herein.

**Section 3:** The following amounts are hereby appropriated for the project:

	Project Budget
Design, Engineering, Permitting & Construction Services	\$ 1,108,128
Construction	\$ 6,025,000
Administration	\$ 125,122
Contingency	\$ 301,250
	\$ 7,559,500

**Section 4:** The following revenues are anticipated to be available to complete the project:

	Project Budget
Transfer from General Fund	\$ 350,000
Installment Debt Proceeds	\$ 7,209,500
	\$ 7,559,500

**Section 5:** The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the General Statutes of North Carolina.

**Section 6:** Funds may be advanced from the General Fund for the purpose of making payments as due.

**Section 7:** The Finance Officer is hereby directed to report, on a quarterly basis, on the financial status of each project element in Section 3.

**Section 8:** The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

**Section 9:** Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board and to the Budget Officer and Finance Officer for direction in carrying out this project.

This is the 1st day of July 2024.



# Anticipated Project Schedule

- Tentative Contract Award: July 2024
- Local Government Commission (LGC) Approval: August 2024
- Construction Start: Fall 2024
- Construction Completion: Fall 2025
- For safety reasons and limited access we recommend that Lake Michael Park be closed during construction and reopened as the lake refills



## Recommendations/Questions

- Council make tentative contract award to Thalle Construction Company, Inc in the amount of \$6,025,000 pending LGC approval.
- Adopt a Capital Project Ordinance in the amount of \$7,559,500
- Questions?



# Tanger

NC Social  
District



## Tanger Mebane Property Overview

Tanger Outlets Mebane opened November 2010 and is strategically located between two major DMAs (Raleigh/Durham/Chapel Hill/Cary & Greensboro/Winston Salem/High Point). An exceptionally strong retail lineup and strong performances by old guard brands like Gap, Banana Republic, Coach, Polo and Tommy Hilfiger provide a solid foundation for this center's performance. Footwear, handbags and sportswear drive shopper visits. Additions of Tory Burch, Kate Spade and Vera Bradley have rounded out the accessories category. The merchant mix drives tourist traffic and pulls from diverse, multi-cultural NC communities like Cary and Apex. The I-40/I-85 corridor between the two DMAs continues to explode in growth and the center has ~95,000 daily vehicles pass by on this combined stretch of two interstates.





**Tanger**  
MEBANE

← RALDIEN / DURHAM    INTERSTATE 85/40    GREENSBORO / WINSTON-SALEM →

**Social District**

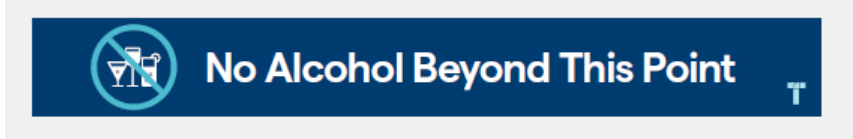
<b>Alcohol Law Enforcement</b> 336-226-6882	<b>Mebane Police Department</b> Non-Emergency 919-563-9031
--	--



## Multi-tenant establishment

- (4) Social district. – A defined area in which a person may consume alcoholic beverages sold by a permittee. A social district may include both indoor and outdoor areas of businesses within or contiguous to the defined area during the days and hours set by the local government by ordinance pursuant to subsection (d) of this section. A social district may include privately owned property, including permittees and non-permittee businesses, and multi-tenant establishments, as defined in G.S. 18B-1001.5, and public streets, crosswalks, or parking areas whether or not the streets or parking areas are closed to vehicle traffic.
- a. Two sided 28x28 signs located at each customer entrance identifying Social District boundary
  - b. Color vinyl tape will be applied at each sign from store front to store front identifying the edge of the Social District boundary.
  - c. Floor clings throughout the Center will identify participating retailer, Social District boundary, and Tanger Code of Conduct – with quick QR access code.





### Tanger Onsite Guidelines within the Common Area:

- District must be clearly defined.  
Signage must include the geographic area of the district, days/hours the district is in effect, phone number for police.
- Only ABC Permittees with onsite consumption permits inside the district are able to sell beverages in the district.
- Retail tenant stores are NOT included in the district boundaries. Only shopping Common Area is defined as the social district. Signage will be placed on tenant storefronts indicating beverages are to be discarded prior to entering store.
- Cups must be 16 oz. or less, include the social district logo, name of business where purchased, date/time of purchase, and have “Drink Responsibly – Be 21” printed on them.
- Beverages may NOT leave the designated district boundaries.
- No outside alcohol allowed on Tanger Property per already established Code of Conduct.

The social district shall be maintained in a manner that protects the health and safety of the general public.

## Security

- Contracted 24hr video surveillance through Orion Security
- Security Officer patrol 24 hours
- Robust CCTV and LPR system
- Off Duty Officer budget as needed during events

## Housekeeping

- Contracted Housekeeping team during operating hours
- Owned and operated topline cleaning equipment
- Daily Porter
- Keter Environmental waste management program





Franz Holt, City Engineer

Kyle Smith, Public Utilities Director

# 2024 Long-Range Utility Plan - Update



# Long-Range Utility Plan (Water and Wastewater)

- The 2024 Long-Range Utility Plan (LRUP) completed by Alley, Williams, Carmen, & King, is a study of water and wastewater needs for the City of Mebane; covering a planning window from 2024 to 2050.
- Those making additional contributions include:

*Hazen Engineers – provided water supply planning and water modeling. They have completed numerous studies for the Cities of Mebane, Graham, and Burlington.*

*McGill and Associates – Provided the vision for the currently planned and future expansion of the Water Resource Recovery Facility and related phased discharge permitting.*

*Mebane Staff and City Council – Provided direction and decision making that have affected items that have been completed since the 2016 LRUP was adopted*



# Long-Range Water Needs

- Provided (below) is the City of Mebane's projected future average daily water demand.

*2024 average daily demand is 2.1 MGD*

*2030 future projection is 2.8 MGD*

*2040 future projection is 3.4 MGD*

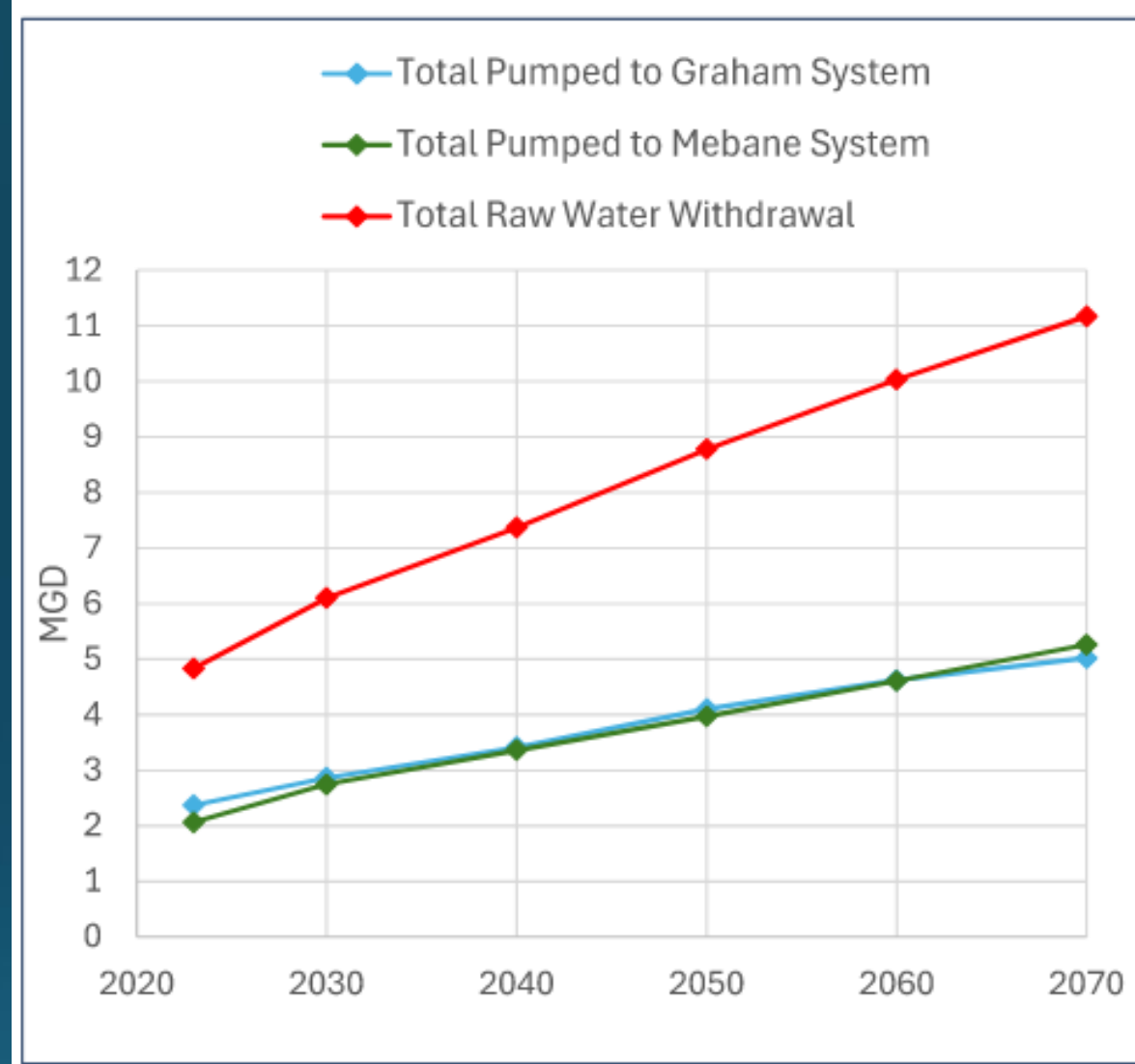
*2050 future projection is 4.0 MGD*

*2060 future projection is 4.6 MGD*

*2070 future projection is 5.2 MGD*

- Future water demand projections will require expected improvements to the raw water supply/treatment plant/ distribution system

1  
2  
7



# Long-Range Water Needs (Cont.)

- Raw Water Supply (Graham-Mebane Lake).

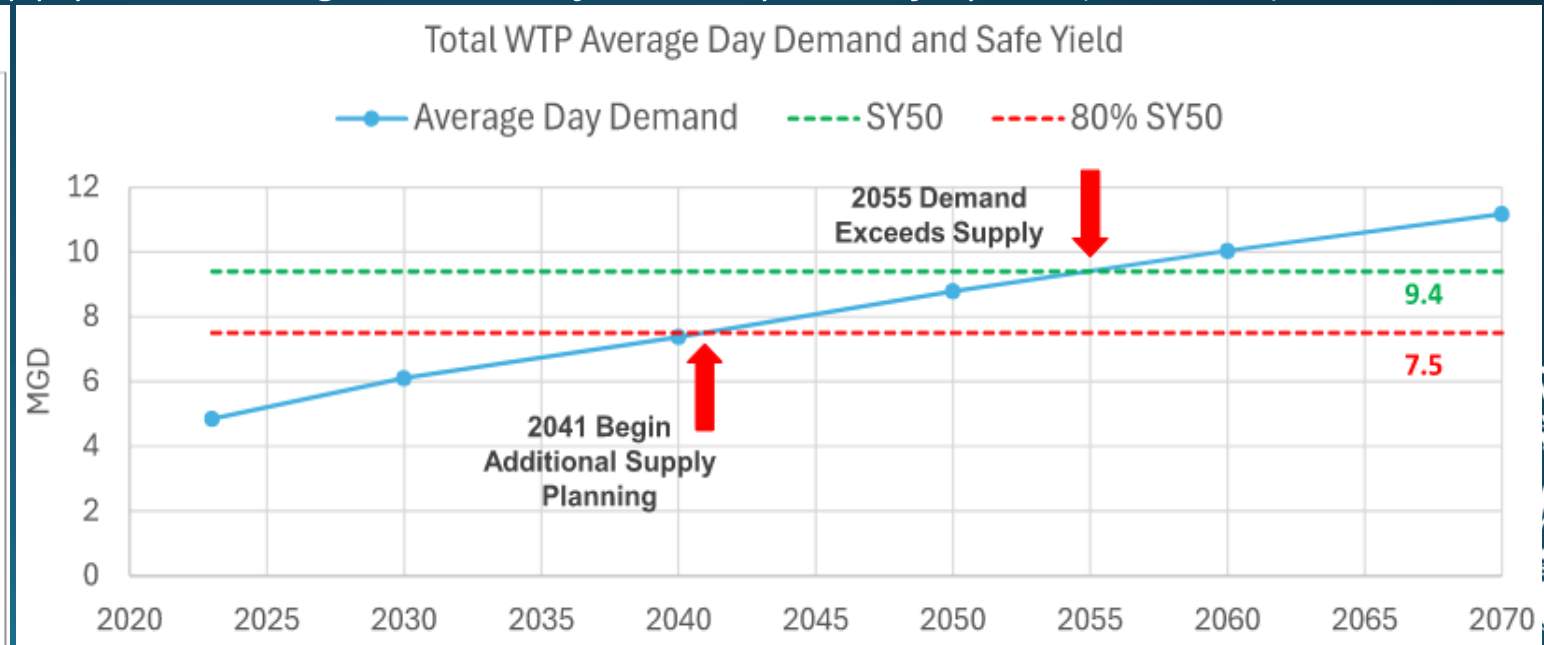
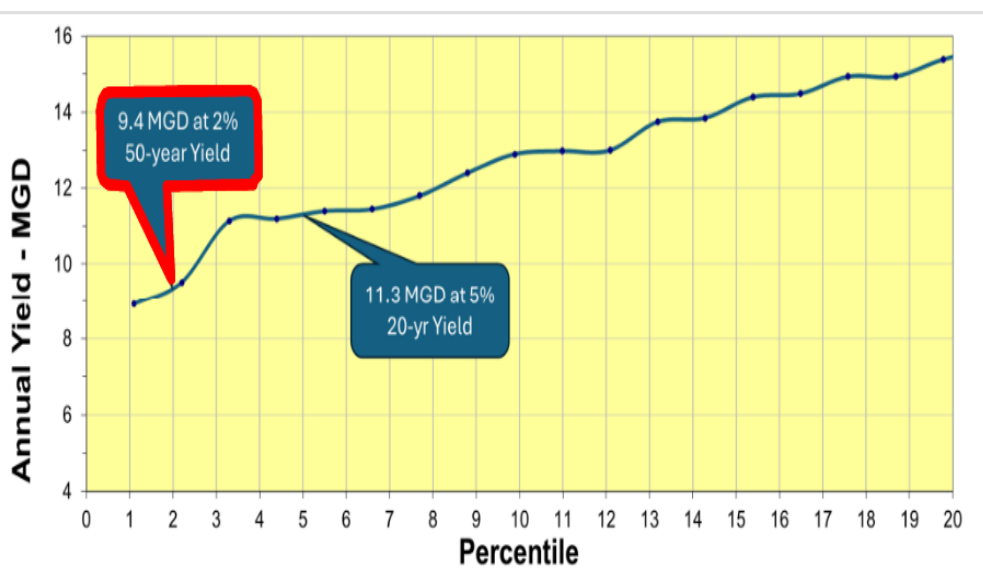
*The Graham-Mebane Lake has a 66 square mile watershed on Back Creek.*

*The Lake at full pool stores approximately 2.5 billion gallons.*

*The 20-year safe yield of the Lake is 11.3 MGD.*

*The 50-year safe yield of the Lake is 9.4 MGD.*

*Planning for additional raw water supply should begin at 80% of the 50-year safe yield (7.5MGD).*





# Long-Range Water Needs (Cont.)

- Graham-Mebane Water Treatment Plant.

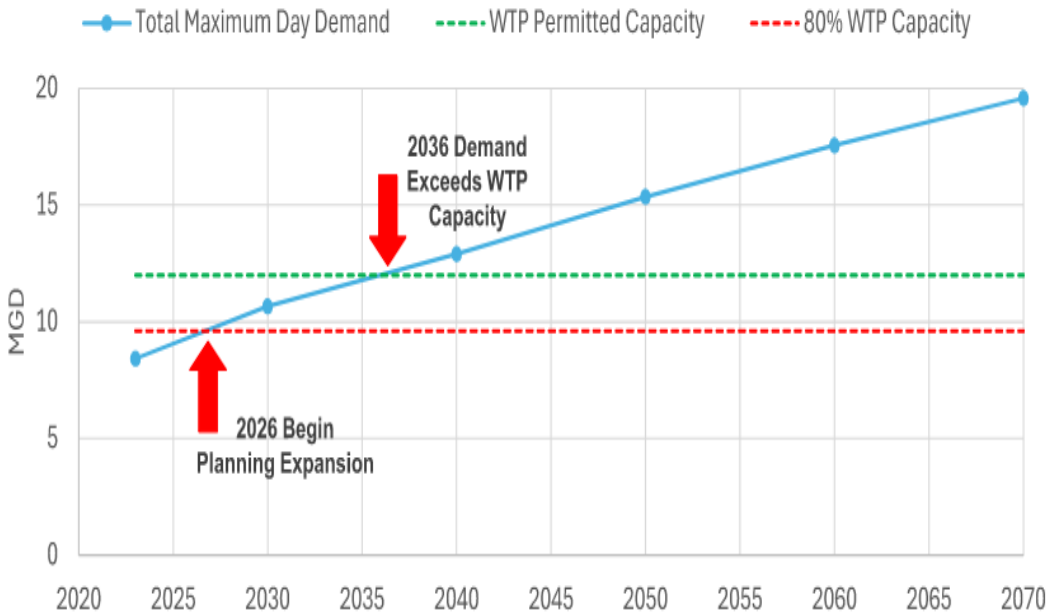
*The Graham-Mebane Water Treatment Plant has a design capacity of 12 MGD.*

*6 MGD for Mebane and 6 MGD for Graham.*

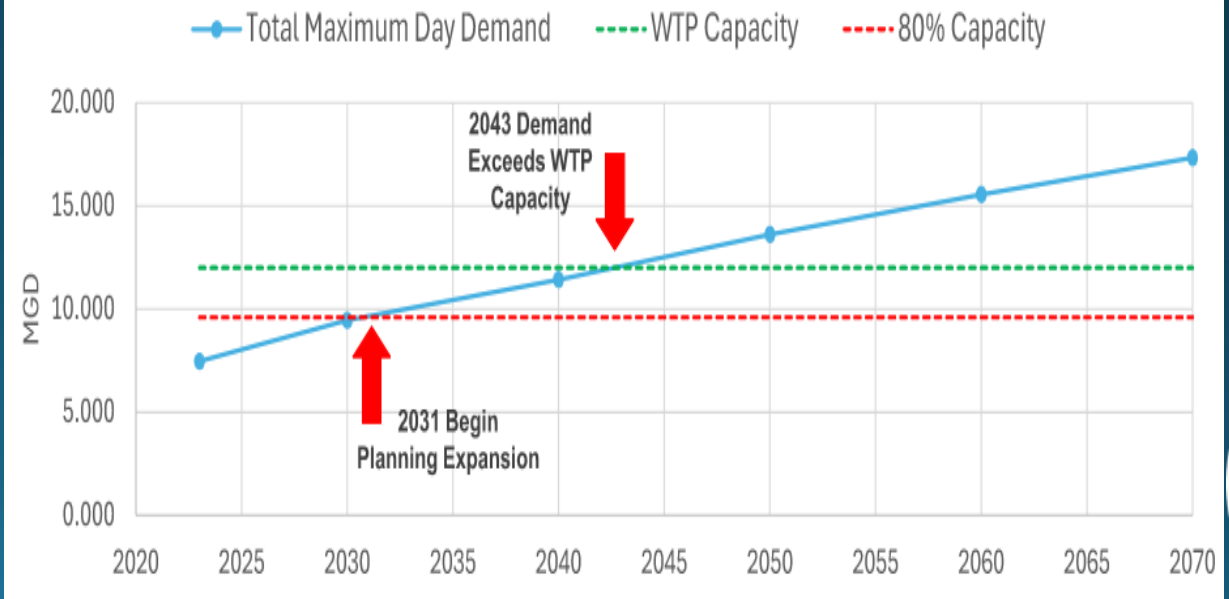
*Planning for WTP expansion should begin when maximum daily use is 80% of the plant capacity (9.6 MGD).*

*Adopting water conservation measures in mini drought years could defer WTP expansion for years.*

Total Maximum Day Demand and WTP Capacity



Maximum Day Demand with Conservation



# Long-Range Water Needs (Cont.)

- Raw Water Supply and Water Treatment Plant Expansion (Alternative)

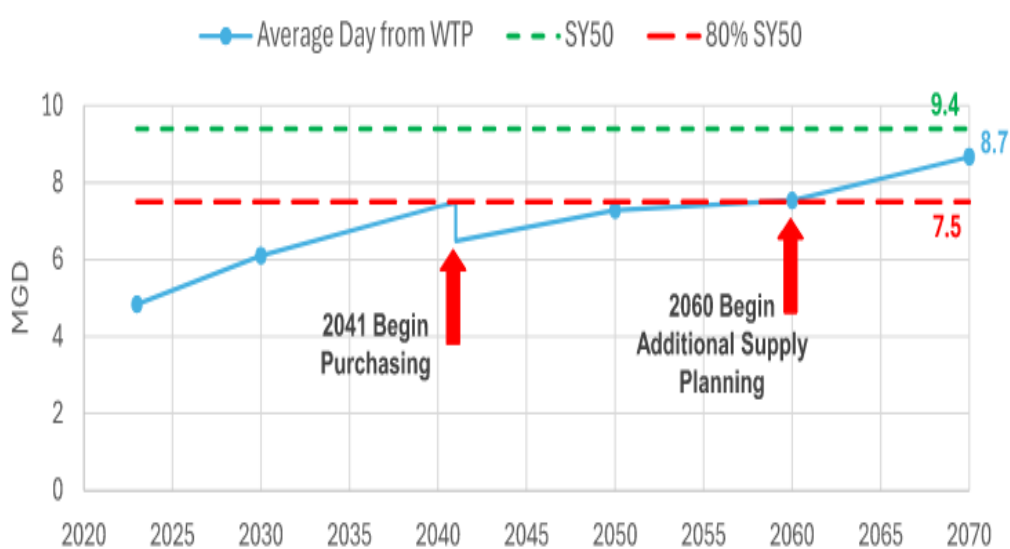
*The City of Graham has emergency connections with the City of Burlington.*

*It is hydraulically feasible to purchase water from Burlington on an as needed basis and more regularly in the future. Additional improvements to Graham's distribution system would be needed.*

*Alternatively buying water from Burlington (a regional provider) could defer the expansion of the Graham-Mebane Lake raw water supply and treatment plant in later years (decades).*

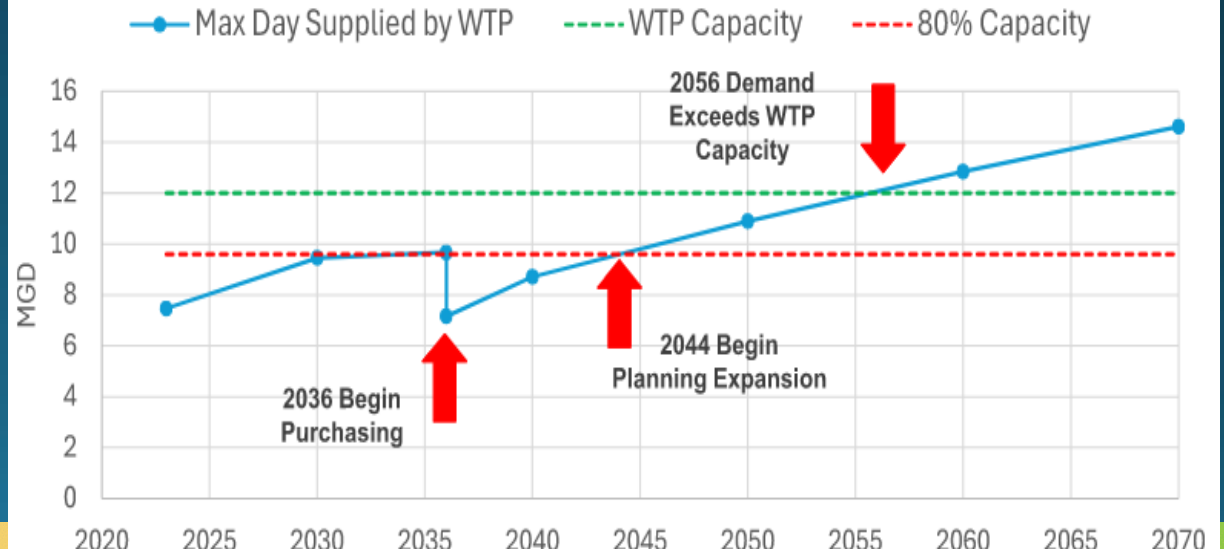
## Water Supply

Total WTP Average Day Demand and Safe Yield



## Water Treatment Plant

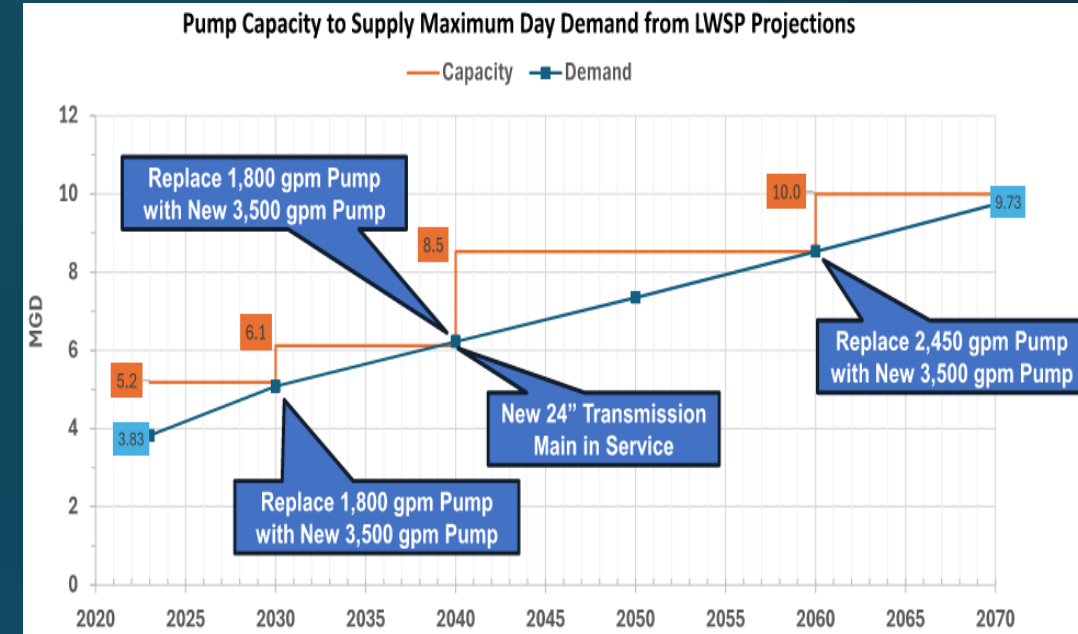
Maximum Day Demand with Conservation and Purchases



# Long-Range Water Needs (Cont.)

## Distribution System – (Storage/Pump Replacement/Transmission Lines)

- Storage - Mebane has clear well water storage at the WTP of 3MG and 0.3 MG of elevated water storage at 11th Street. The new 1 MG elevated water storage tank at 3rd St. is expected to be online in 2025. The total water storage of 4.3 MG will meet NC Public Water Supply requirements of ½-day storage beyond 2050 based on future average daily water demand.
- WTP Pumping and Transmission Lines - New pumps and water lines will be required to keep pace with increases in maximum daily demand meeting domestic and fire demands.



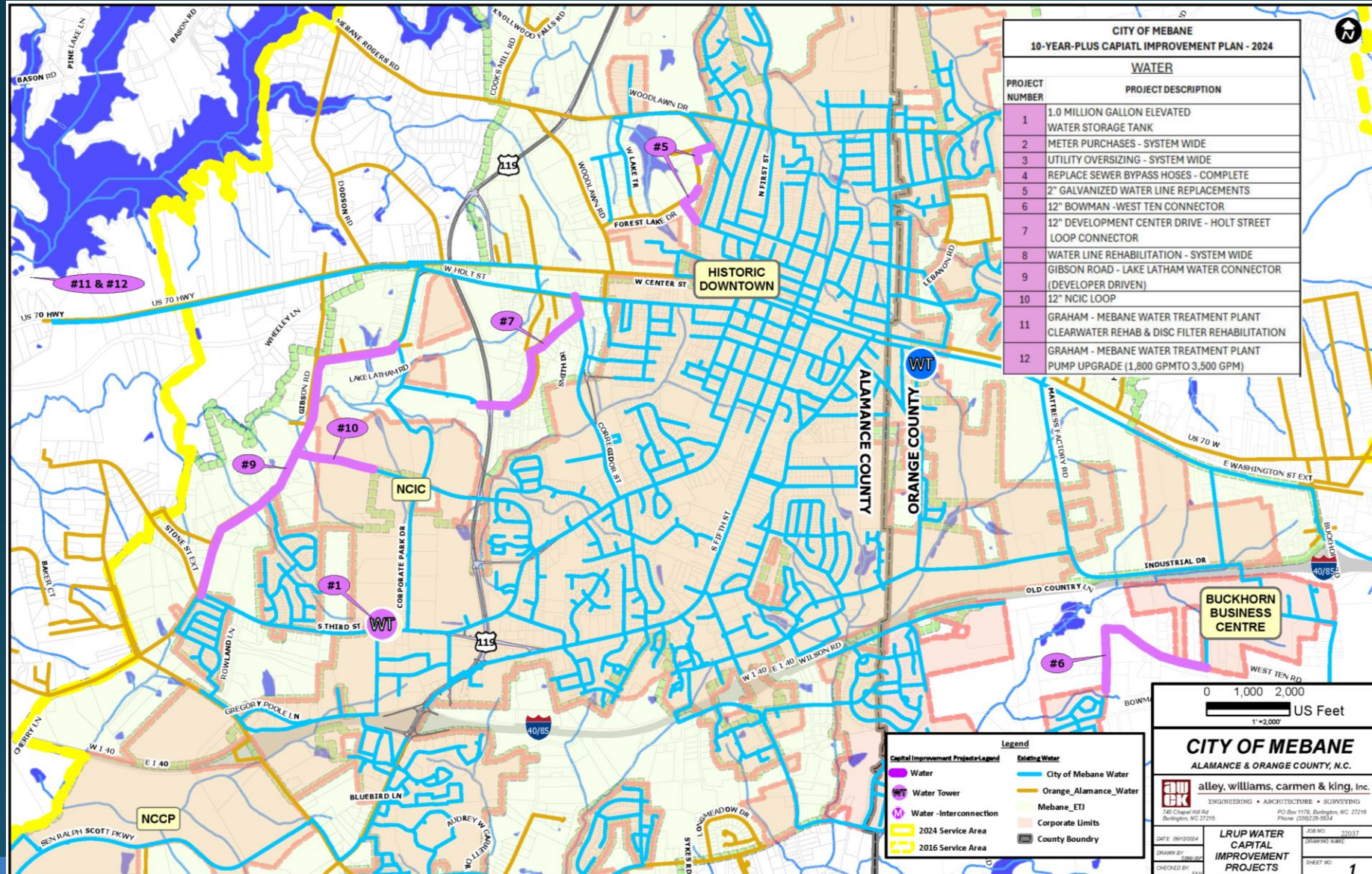
	Year	Maximum Day Demand mgd
★ Complete New 1 MG Elevated Tank	<u>2025</u>	<u>4.18</u>
• Replace Existing 1,800 gpm Pump with New 3,500 gpm Pump	<u>2030</u>	<u>5.08</u>
• Replace Existing 1,800 gpm Pump with New 3,500 gpm Pump	<u>2040</u>	<u>6.23</u>
• 24-inch Pipe – Center St (US 70)	<u>2040</u>	<u>6.23</u>
★ 12-inch Pipe – Ninth St to Lebanon Rd	<u>2043</u>	<u>6.62</u>
★ 16-inch Pipe – First St & Holt St to Eleventh St	<u>2043</u>	<u>6.62</u>

Last two improvements can be installed in 2043 to defer costs after installation of the 24-inch pipe.

- Improvements driven by Maximum Day Demands
  - ★ Improvements driven by Fire Flows

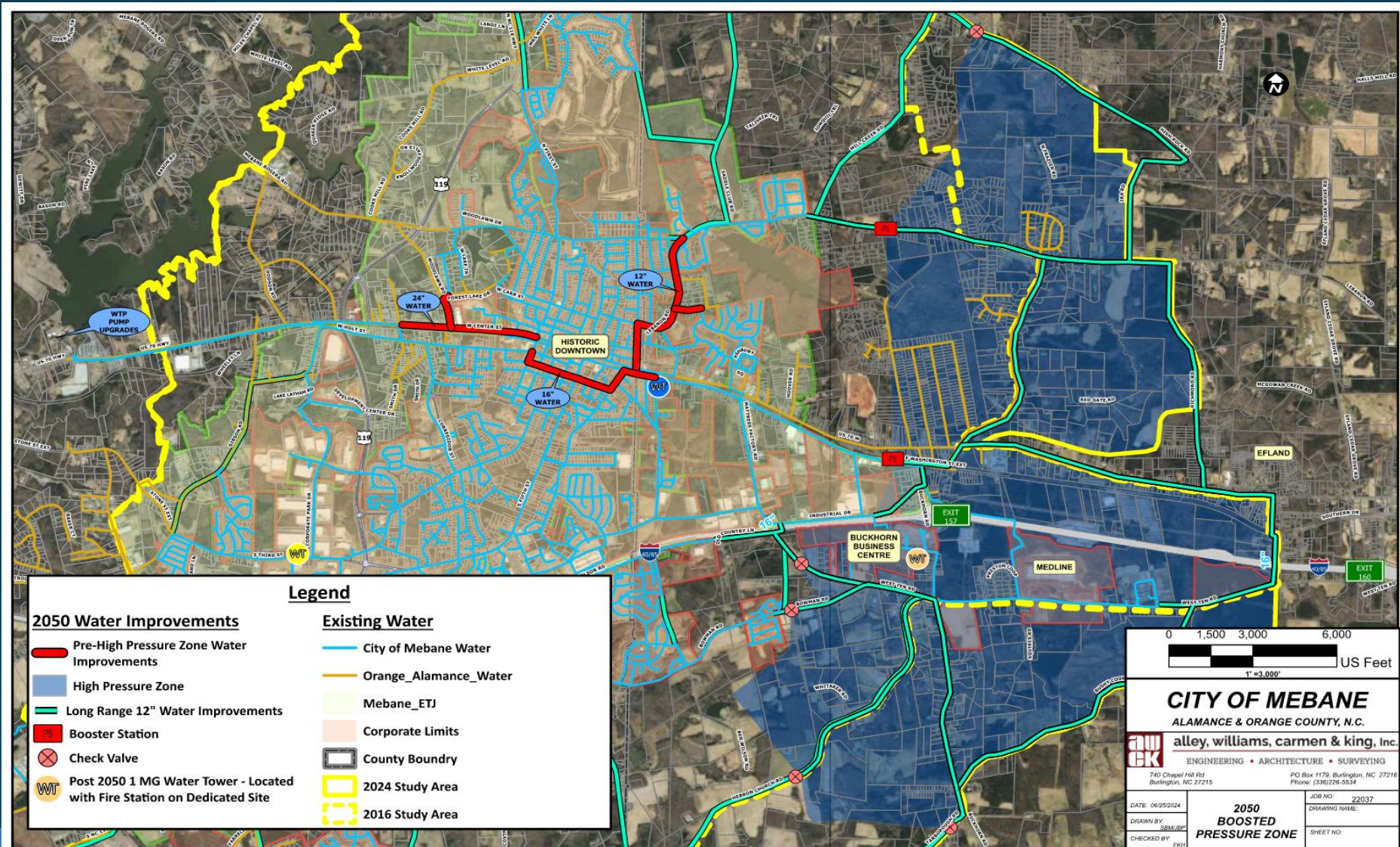
# Long-Range Water Needs (Cont.)

- Distribution System (10+ Year CIP)



# Long-Range Water Needs (Cont.)

- Distribution System (Boosted Pressure Zone)



# Long-Range Wastewater Needs

## Wastewater Flow Projections

- When making future wastewater projections, we have assigned equivalent residential unit (ERU) at 215 gpd, slightly less than the permitted flow for a 3-bedroom home at 225 gpd.
- This assigned unit flow is then used as a multiplier for non-residential uses.
- With an anticipated population of 48,200 (LWSP) by 2050 we expect an additional 10,833 ERUs (416 per year).

MEBANE WRRF		2050 TOTAL	GRAHAM WWTP	
TYPE	PROJECTED ERUs		TYPE	PROJECTED ERUs
APPROVED/SUBMITTED PROJECTS	3,471	4,709	APPROVED/SUBMITTED PROJECTS	1,238
SERVING EXISTING HOMES WITH SEPTIC TANKS (10%)	222	285	SERVING EXISTING HOMES WITH SEPTIC TANKS (10%)	63
FUTURE NON-RES. AREA	748	1,027	FUTURE NON-RES. AREA	279
FUTURE RESIDENTIAL AREAS (15%)	4,076	4,812	FUTURE RESIDENTIAL AREAS (15%)	736
<b>TOTAL</b>	<b>8,517</b>		<b>TOTAL</b>	<b>2,316</b>
<b>TOTAL</b>		<b>10,833 ERUs</b>		



# Long-Range Wastewater Needs (Cont.)

## Existing and Future Sewer Flow Projections – Pump Stations and Treatment Plants

<b>EXISTING FLOW CAPACITY ANALYSIS (2024)</b>				
<b>PUMP STATION</b>	<b>PUMPS TO</b>	<b>DESIGN CAPACITY (GPD)</b>	<b>EXISTING FLOWS (GPD)</b>	<b>CAPACITY %</b>
Fifth Street	WRRF	259,200	5,403	2%
Woodlawn Estates	North Regional	28,800	2,164	8%
North Regional	WRRF	1,005,120	361,358	36%
Brookhollow	West Ten	316,800	30,130	10%
Richmond Hills	West Ten	46,080	5,512	12%
West Ten	Southeast Regional	403,200	49,812	12%
Southeast Regional	WRRF	1,002,240	274,100	27%
Arbor Creek	Terrell Street	144,000	59,551	41%
Terrell Street	Fieldstone	230,400	174,094	76%
Governor's Green	GKN	115,200	37,429	32%
GKN	Fieldstone	187,200	142,675	76%
Fieldstone	WRRF	633,600	445,712	70%
L.J. Rogers	G.E.	115,200	5,924	5%
Gravelly Hill	G.E.	115,200	27,431	24%
G.E.	WRRF	172,800	82,441	48%
Walmart	Farrar Lane	51,840	18,385	35%
Farrar Lane	WRRF	288,000	126,564	44%
Third Street	WRRF	316,800	149,024	47%
Byrd's	WRRF	57,600	3,995	7%
Mebane City Park	WRRF	80,640	1,088	1%
Cambridge Park	City of Graham	288,000	54,715	19%
<b>Summary</b>				
City of Mebane WRRF		2,500,000	1,750,000	70%
City of Graham WWTP		750,000	54,715	7%

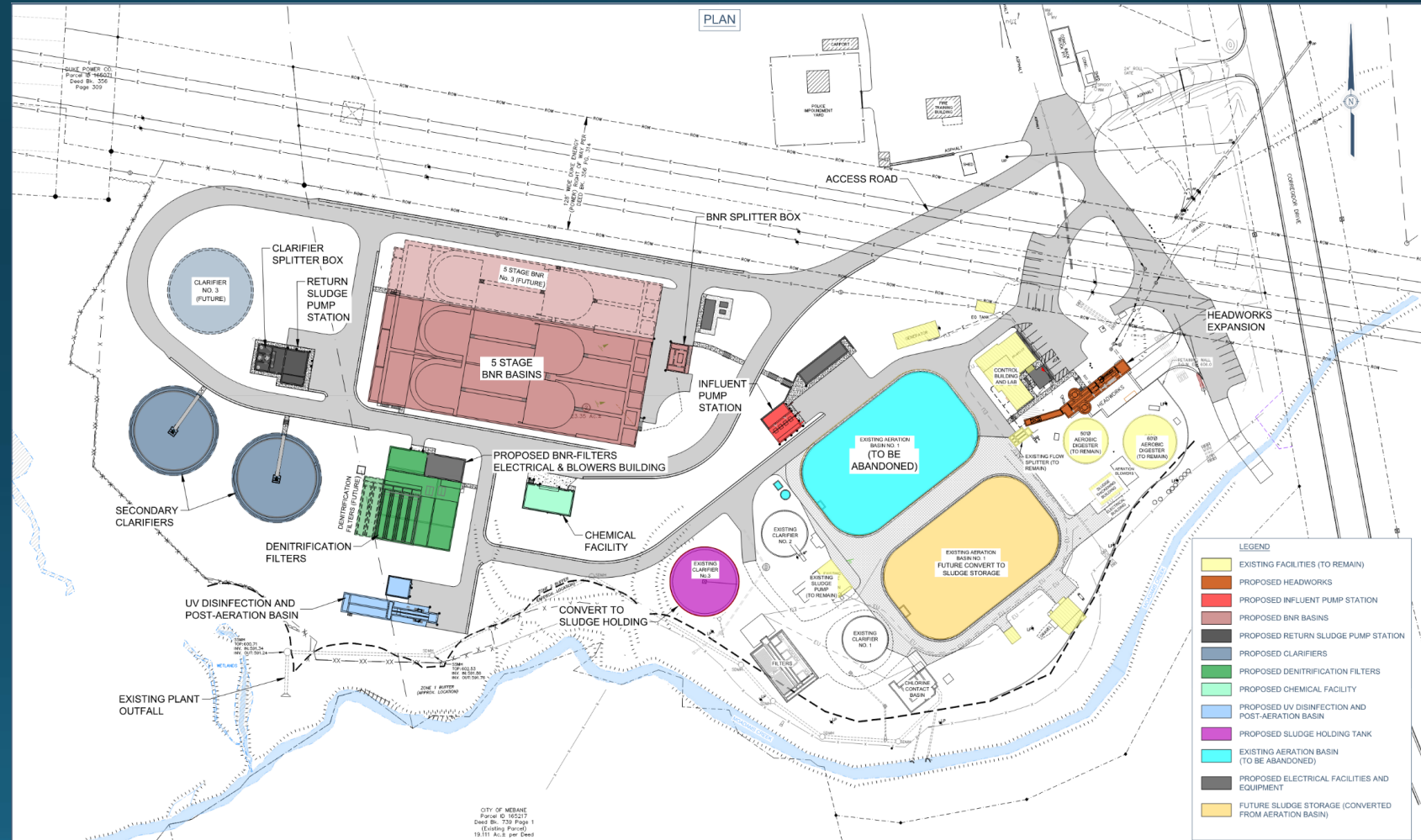
<b>FUTURE FLOW CAPACITY ANALYSIS (2050)</b>				
<b>PUMP STATION</b>	<b>PUMPS TO</b>	<b>DESIGN CAPACITY (GPD)</b>	<b>EXISTING &amp; FUTURE FLOWS (GPD)</b>	<b>FUTURE CAPACITY %</b>
Woodlawn Estates	North Regional	28,800	2,164	8%
North Regional	WRRF	*1,600,000	956,316	60%
Brookhollow	West Ten	316,800	106,724	34%
Richmond Hills	West Ten	46,080	5,512	12%
West Ten	Southeast Regional	*518,400	275,515	53%
Southeast Regional	WRRF	*1,600,000	1,137,586	71%
Terrell Street	Fieldstone	*230,400	119,274	52%
Governor's Green	Fieldstone	115,200	56,457	49%
GKN	City of Graham	*288,000	174,590	61%
Fieldstone	WRRF	*633,600	453,698	72%
Gravelly Hill	West Ten	115,200	61,304	53%
G.E.	WRRF	*403,200	78,075	19%
Farrar Lane	WRRF	288,000	212,669	74%
Byrd's	WRRF	57,600	10,445	18%
Mebane City Park	WRRF	80,640	1,088	1%
Cambridge Park	City of Graham	*403,200	261,460	65%
<b>Summary</b>				
City of Mebane WRRF		*4,000,000	3,394,244	85%
City of Graham WWTP		750,000	713,522	95%



# Long-Range Wastewater Needs (Cont.)

WRRF Expansion from 2.5 MGD to 4.0 MGD Expansion of the renovated headworks

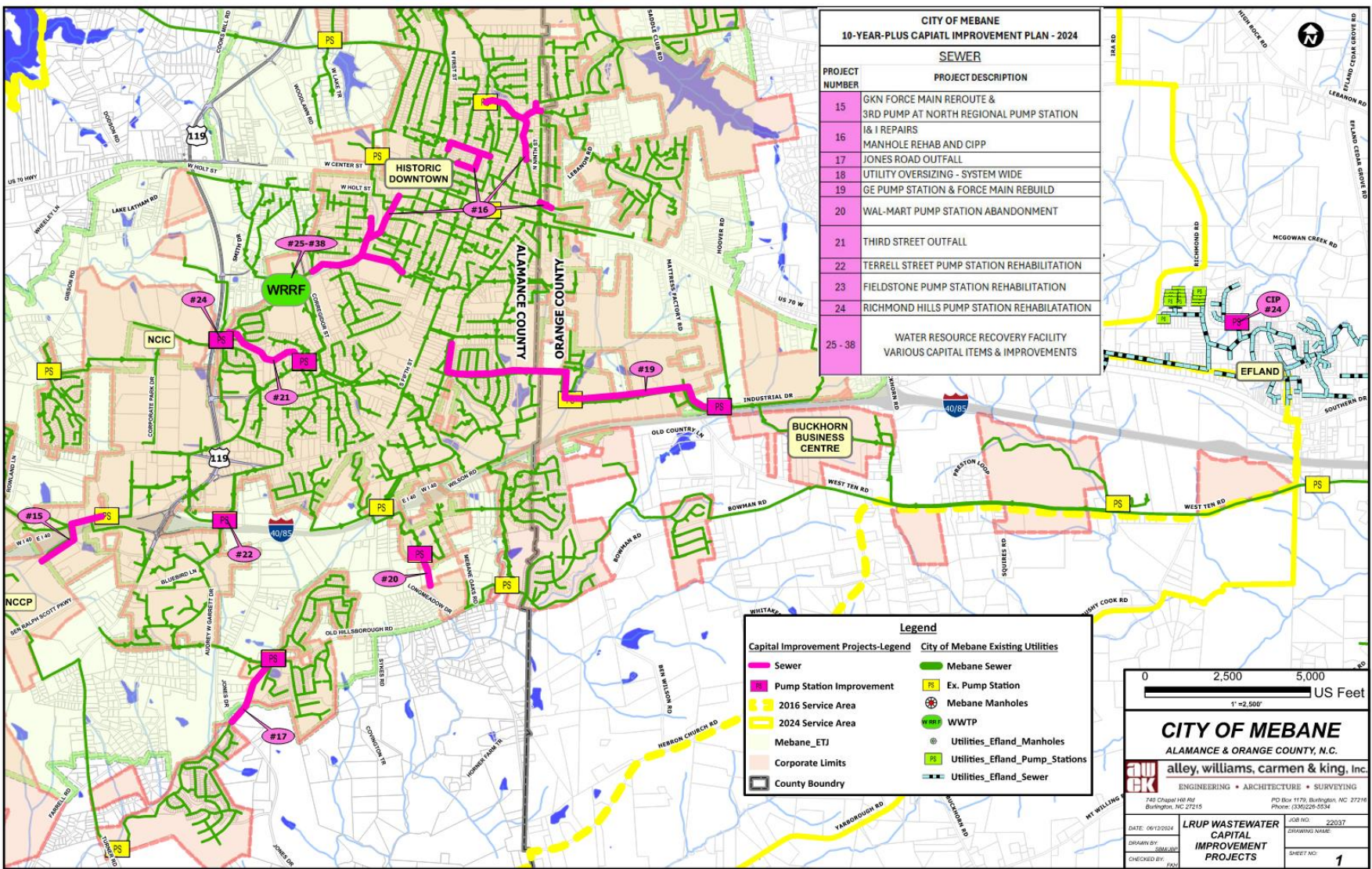
- New Influent Pump Station
- New plant generator
- Two new 5 Stage Bardenpho Oxidation Ditches
- Two new clarifiers and new Denitrification Filters
- New UV Disinfection and Post Aeration Basin
- Conversion of existing 1-million-gallon clarifier to sludge holding





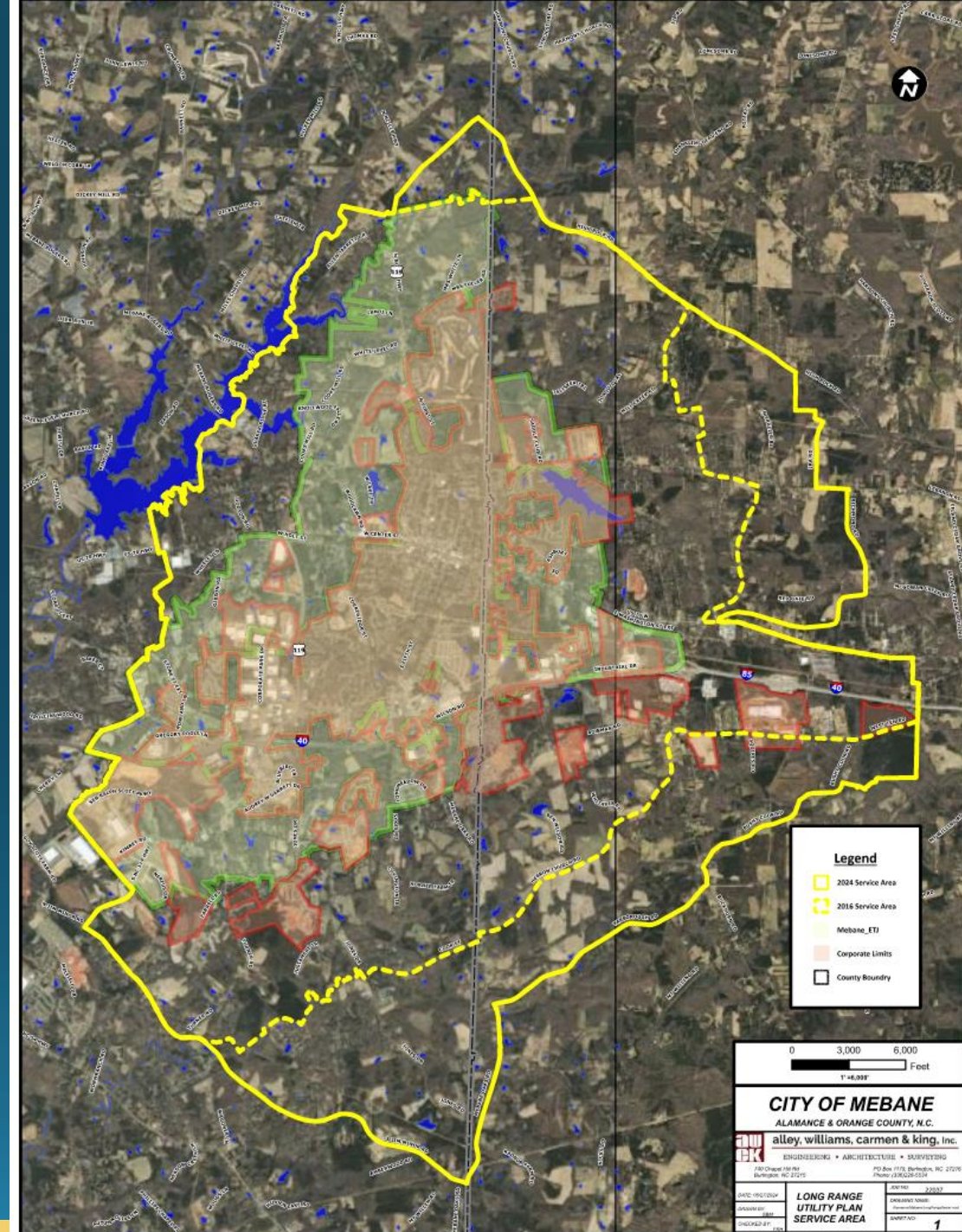
# Long-Range Wastewater Needs (Cont.)

## 10+ Year Capital Improvements Plan



# Service Area Map (Aerial Map)

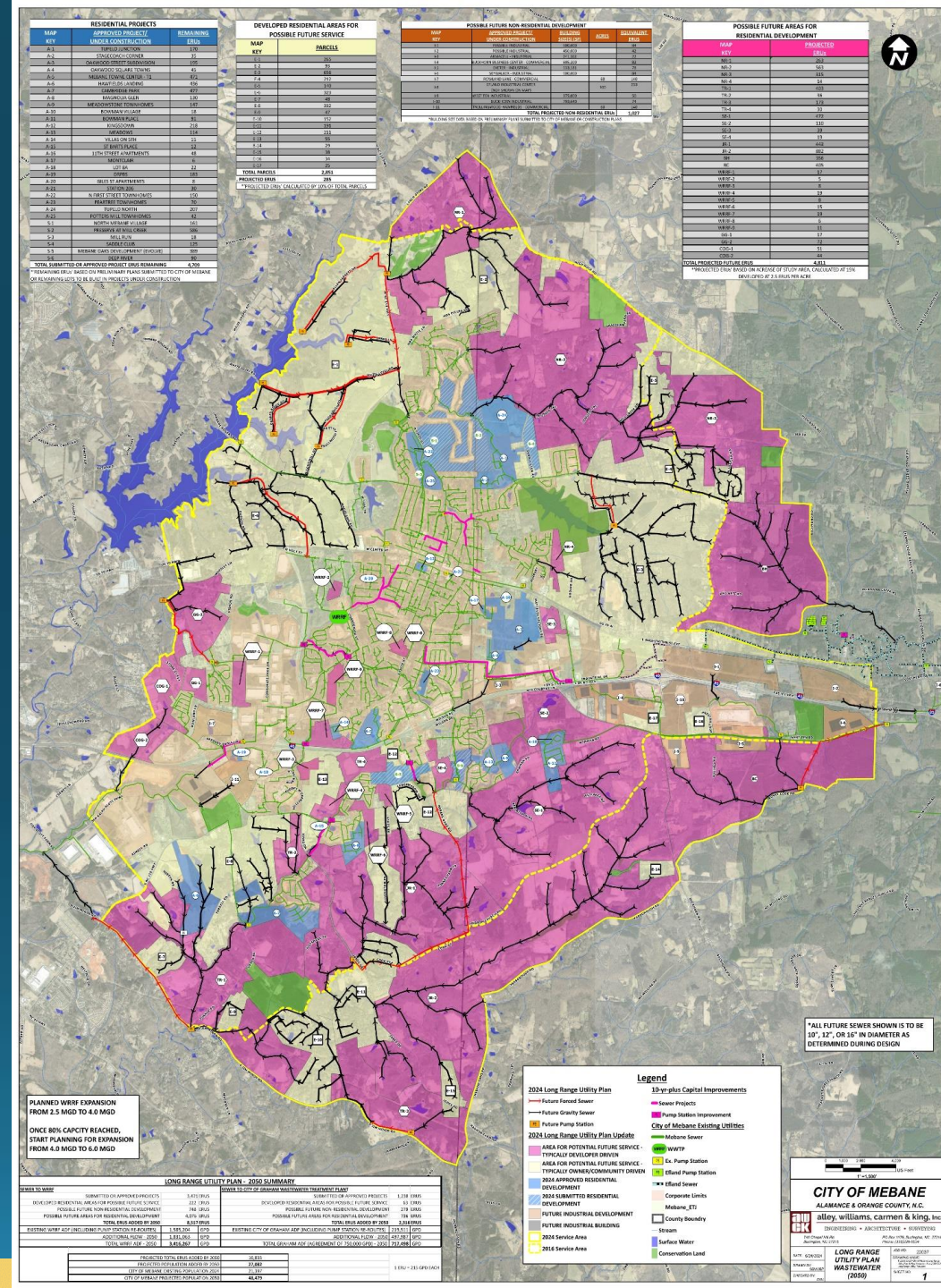
- 2016 area boundary is hatched yellow covering 37.5 square miles.
- 2024 area boundary is solid yellow adding 13.7 square miles for a total of 51.2 square miles.
- Service area extends beyond the City Limits and ETJ.
- Expanded boundary includes land that interest has been shown for being developed.





# Service Area Map (Wastewater Map)

- The wastewater service map shows sewer improvements to the extents of the boundary.
- Most of the wastewater improvements shown will be development driven.
- Sewer lines are typically 8-inch minimum in size but may be as large as 16-inch (if needed).
- Proposed future Pump Stations and Force Mains are shown providing service to new areas.
- The map includes 10-year plus CIP sewer improvements.
- Mebane currently maintains 21 duplex and triplex pump stations and 33 simplex pump stations with 28 miles of force main (3-inch to 16-inch) and 126 miles of gravity collection lines (8-inch to 24-inch).



# RECOMMENDATIONS /ACTION ITEMS

- The City of Mebane is addressing their primary wastewater needs with the expansion/upgrade of the WRRF to 4.0 MGD.
- Continued expansion study of Graham-Mebane Water Treatment Plant and continued expansion study of the Graham-Mebane Lake (Hazen Studies in the report appendix - 1<sup>st</sup> Step)
- Continued study of possibly buying water from the City of Burlington (Hazen Study in the report appendix – 1<sup>st</sup> step).
- Analyze System Development Fees every 3 to 5 years.
- Address capital project funding as needed.
- Continue applying for grants and State and Federal appropriations that assist with capacity needs, infrastructure analysis, and regulatory review.

Questions?





Ashley Ownbey, Development Director

Comprehensive Land Development Plan Update





*Sometimes the places in between  
become the places to be.*



# Project Purpose



Develop updated comprehensive plan to:

- Manage growth in one of the fastest growing municipalities in NC
- Match needs and expectations of current City Council and community
- Clarify what should happen in Secondary Growth Areas
- Maximize benefits of growth
- Comply with state law (Chapter 160D)





# Project Team



**Ben Hitchings, FAICP, CZO,  
Principal  
*Green Heron Planning, LLC***

- More than 30 years experience
- Former Planning Director
- Fellow, UNC School of Govt.
- Member, APA Board of Directors



**Meg Nealon, AICP, PLA,  
Principal  
*Nealon Planning, PLLC***

- Planner/Landscape Architect
- More than 30 years planning
- Extensive experience with private sector master planning
- Former Chair, NC Board of Landscape Architects



**Matt Noonkester, AICP,  
President  
*City Explained, Inc.***



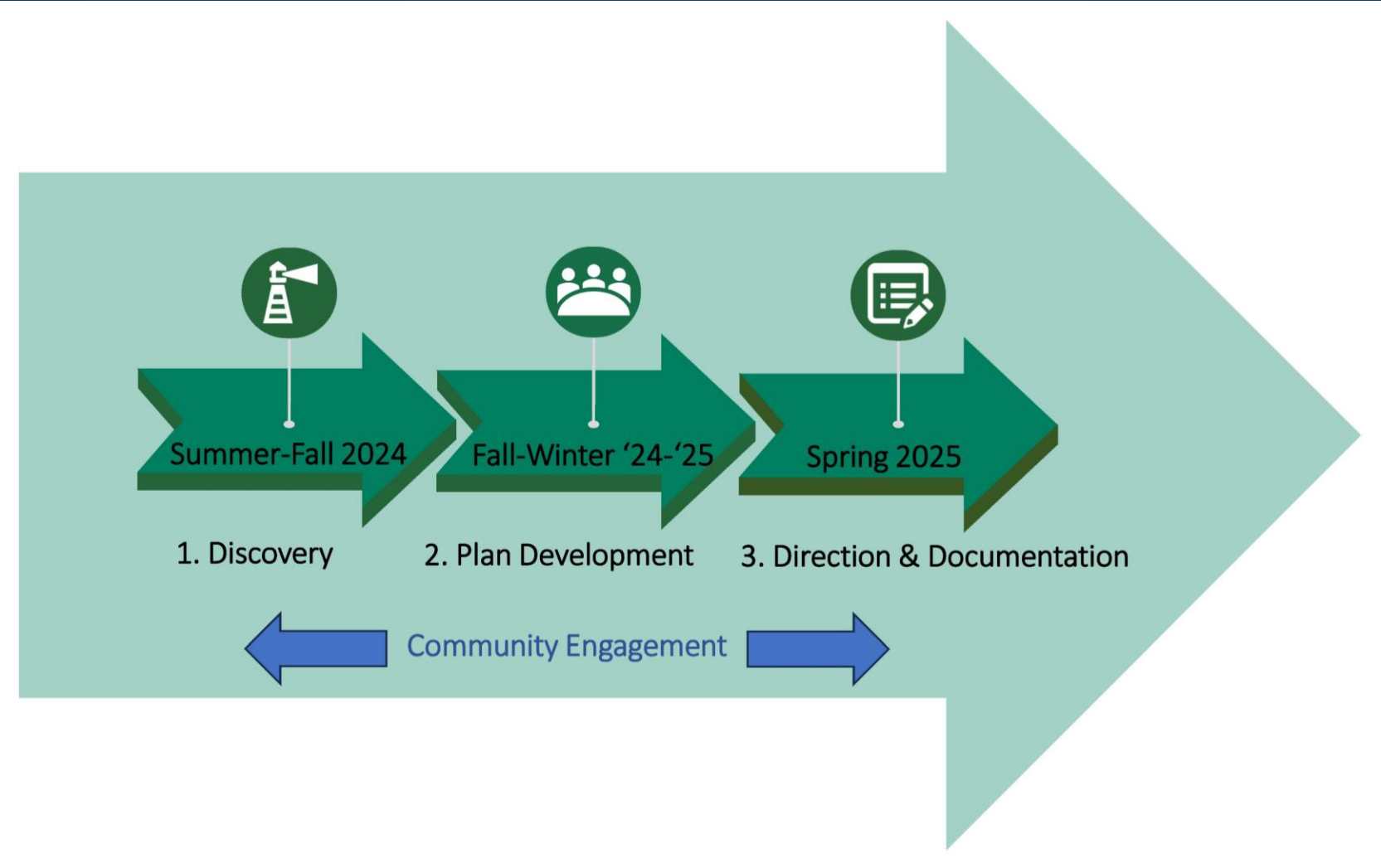
**Kathleen Rose, CCIM, CRE,  
President  
*Rose & Associates***



# Project Team in Action

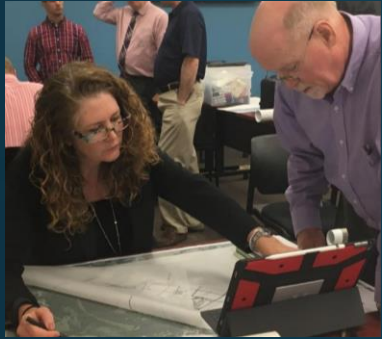


# Project Timeline



# Public Engagement

- Develop customized Community Engagement Plan
- Include:
  - In-person engagement techniques
  - Virtual engagement techniques
- Convene Community Advisory Committee
- Conduct three community engagement workshops
- Use web-based engagement platform from Public Input
- Host project website
- Track involvement to help engage all voices



# Community Advisory Committee

- Ideal Size: 10-12 individuals
- Balance of perspectives
- Seek representation from City advisory and associated boards:
  - BPAC, Planning Board, REAC, RPAC, DMDC
- Open applications for community members to apply to serve on committee.
- Council will make appointments on August 5, 2024.





Questions?





# **S THIRD STREET ELEVATED STORAGE TANK**

LIGHTING AND LOGO PLACEMENT

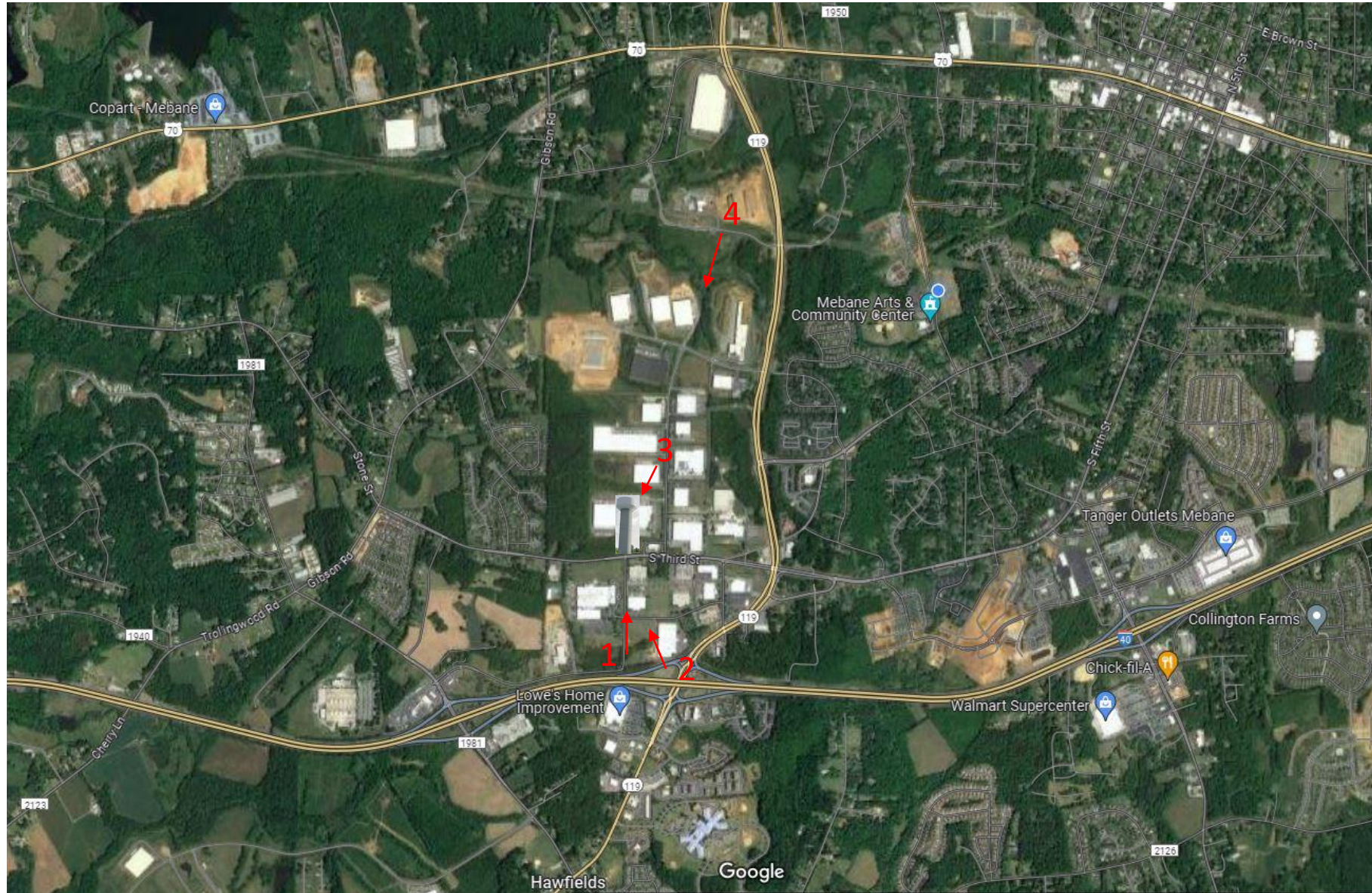
# TANK LIGHTING







# TANK LOGO PLACEMENT





# TANK LOGO PLACEMENT



Photo 1 – Maple Lane Looking North –  
2,100 Feet



Photo 2 – NC 119 Looking North from  
Overpass at I-40 – 2,480 Feet



# TANK LOGO PLACEMENT



Photo 3 – Corporate Park Drive  
Looking South – 1,200 Feet



Photo 4 – Development Center Drive  
Looking South – 1.1 Miles



**QUESTIONS?**



Mr. Brown

NCDOT Property Donation- Conveyance of  
60 +/- acres- Hwy 119 North



# NCDOT Conveyance of 60 +/- acres- Hwy 119 North





Mayor Hooks

Closed Session- New City Manager

Discussion Pursuant to NCGS 143-318.11(a)(6)





Mayor Hooks

# Discussion of Appointing Interim City Manager





# Announcements

- City offices will be closed on Thursday, July 4<sup>th</sup> in observance of Independence Day.
- Alamance County is accepting applications to fill vacancies on the Library Committee- Two Mebane positions are currently vacant. Visit the County website for more details and to apply online.
- Please join us for Mr. Rollins's retirement reception on Monday, July 22<sup>nd</sup>, 2-4 pm at City Hall



The City of Mebane Presents

# 4<sup>th</sup> of July

★ Independence Day ★

## Celebration

Thursday, July 4, 2024  
FAMILY FUN - FIREWORKS - FOOD - MUSIC

**ADMISSION IS FREE**

**MEBANE ARTS & COMMUNITY CENTER**  
633 Corregidor St. (off Third St.)

**Family Fun/Food - 5:30 p.m.**  
**Gary Lowder & Smokin' Hot - 6:30-9:00 p.m.**  
**Fireworks - 9:25 p.m.**

SPECIAL NOTES FOR A FUN AND SAFE 4TH OF JULY:  
Bring lawns chairs and blankets for seating.  
This event is a drug- and alcohol-free environment.  
No pets, sparklers or personal fireworks allowed.  
If fireworks are canceled due to severe weather,  
they will be rescheduled.

 [www.cityofmebanenc.gov](http://www.cityofmebanenc.gov) 

@CityofMebaneRec    #PositivelyCharming

 **RCC** RADIO COMMUNICATIONS COMPANY  **GRACE**  **VENTURE SMARTER**



Mayor Hooks

Adjournment

