



# City Council Meeting November 6, 2023





Mayor Hooks

Call to Order





Rev. Jeff Nash, Mebane United Methodist Church

Invocation



# CONGRATULATIONS

## Council Member Sean Ewing



Alamance NAACP  
2023 Presidents Award



# CONGRATULATIONS

Jennifer Livers, MFD Fire & Life Safety Educator



Piedmont North Carolina Firefighters' Association  
**Fire and Life Safety Educator of the Year**



# CONGRATULATIONS

Kirk Montgomery, Mebane IT Director



State Employees Association of North Carolina  
**President**





Mayor Hooks

# Public Comments



# Consent Agenda

- a. 1<sup>st</sup> Quarter Financial Report- July 1, 2023 to September 30, 2023
- b. Approval of Minutes- October 2, 2023 Regular Meeting







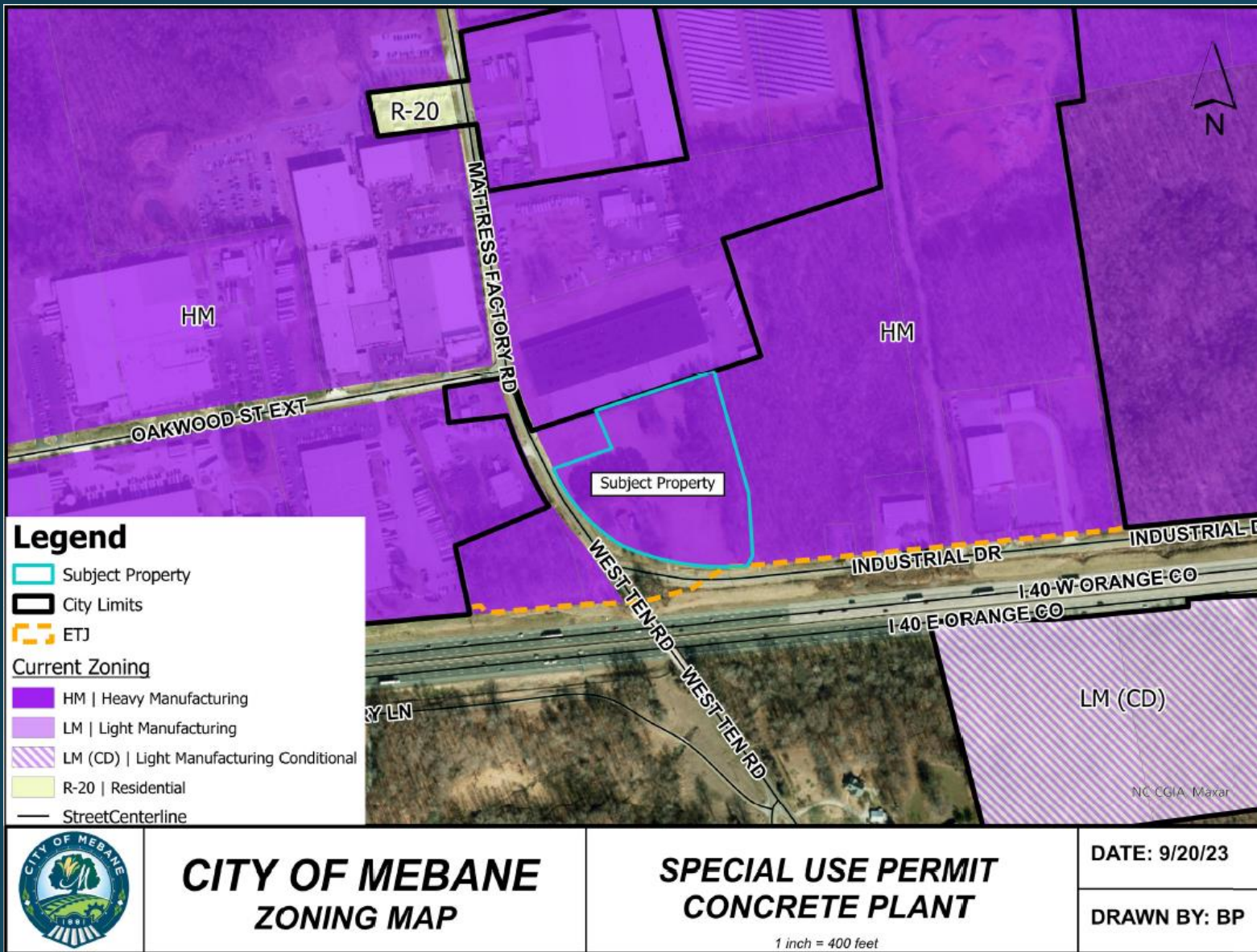
Ashley Ownbey, Development Director

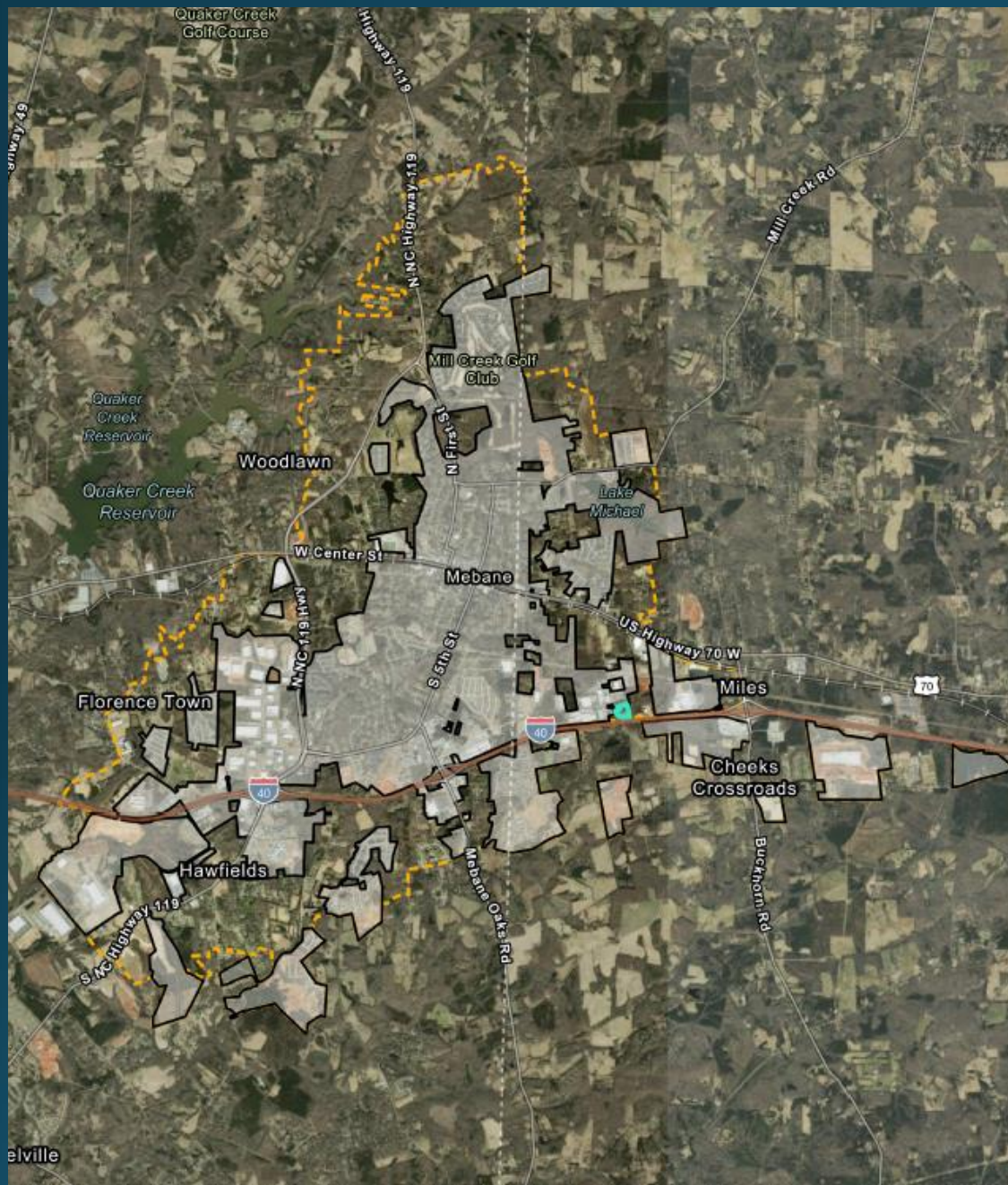
Public Hearing: Request for a Special Use Permit to Allow for a  
Concrete Plant by VM Development, LLC



# Concrete Plant Special Use Request

- Request by VM Development, LLC
- +/- 5.28 Acres
- Existing zoning: HM
- Requested special use: Concrete Plant
- Four findings of special use requests:
  1. Public health or safety
  2. Adjoining property values
  3. Harmony with area
  4. Consistency with long-range plans





# Concrete Plant

## Special Use Request

- Orange County, Mebane ETJ
- Petition for annexation is required before connection to City water and sewer



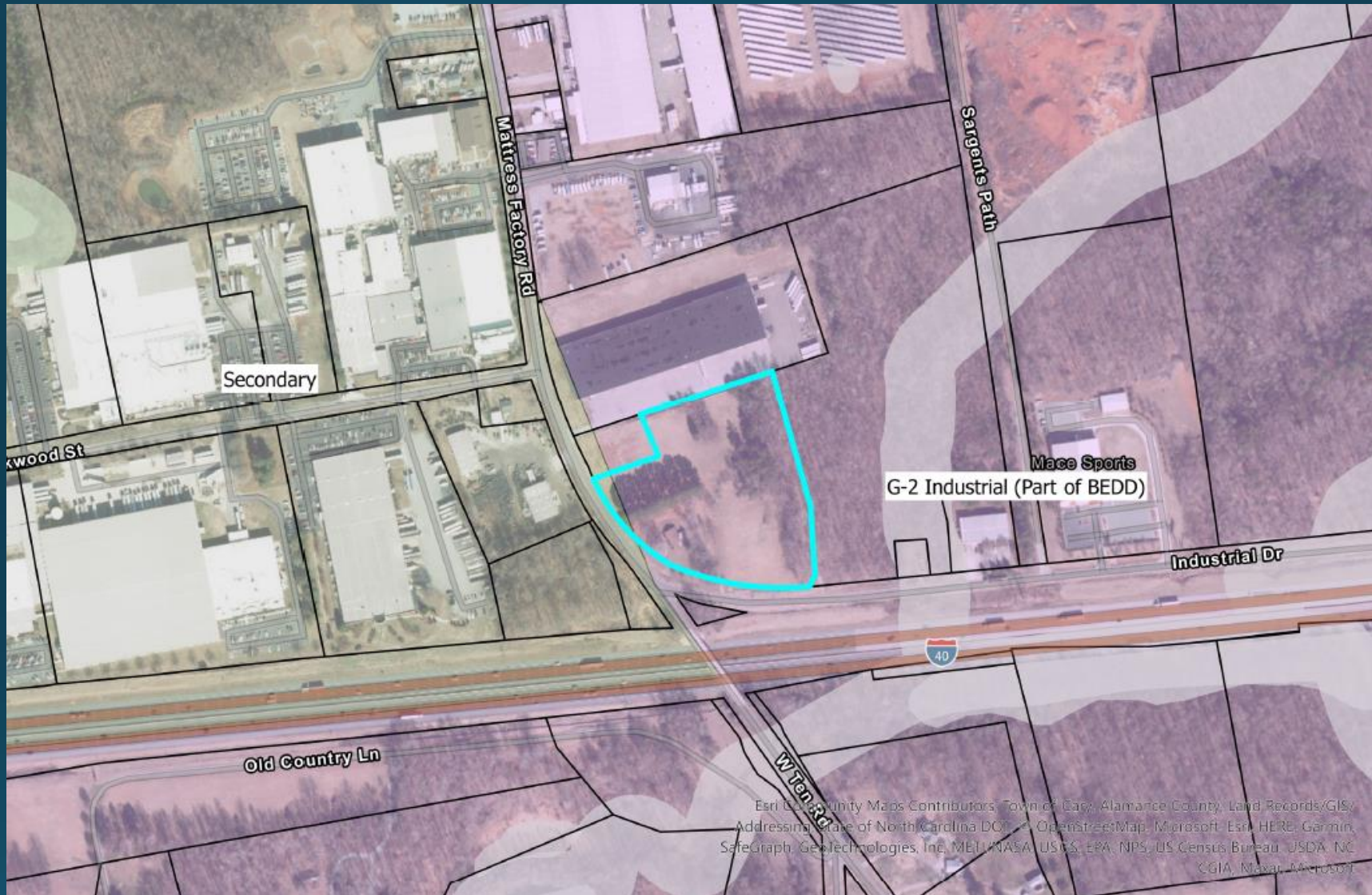


# Concrete Plant

## Special Use Request

- Vacant Single-Family Residential
- Surrounding uses include:
  - Commercial
  - Industrial
  - Vacant
  - Orange County Utility Station





# Concrete Plant Special Use Request

- *Mebane By Design* G-2 Industrial (Part of BEDD)







# Applicant Presentation





**PIEDMONT READY MIX – Mebane, NC**  
**Special Use Request for 920 Mattress Factory Road**



- Company founded in 1979
- Trucks are well maintained with ZERO DOT violations during truck stop inspections
- Safer DOT Rating = 0% (National Industry Average = 22%)
- Zero CGL, equipment, property or umbrella losses in the past 5 years
- Zero environmental spills or hazard violations
- This facility will be adding a minimum of 10 drivers within the first 24 months
- Offer comprehensive benefit package
- Excited to be a member of this community

# VM Development, LLC

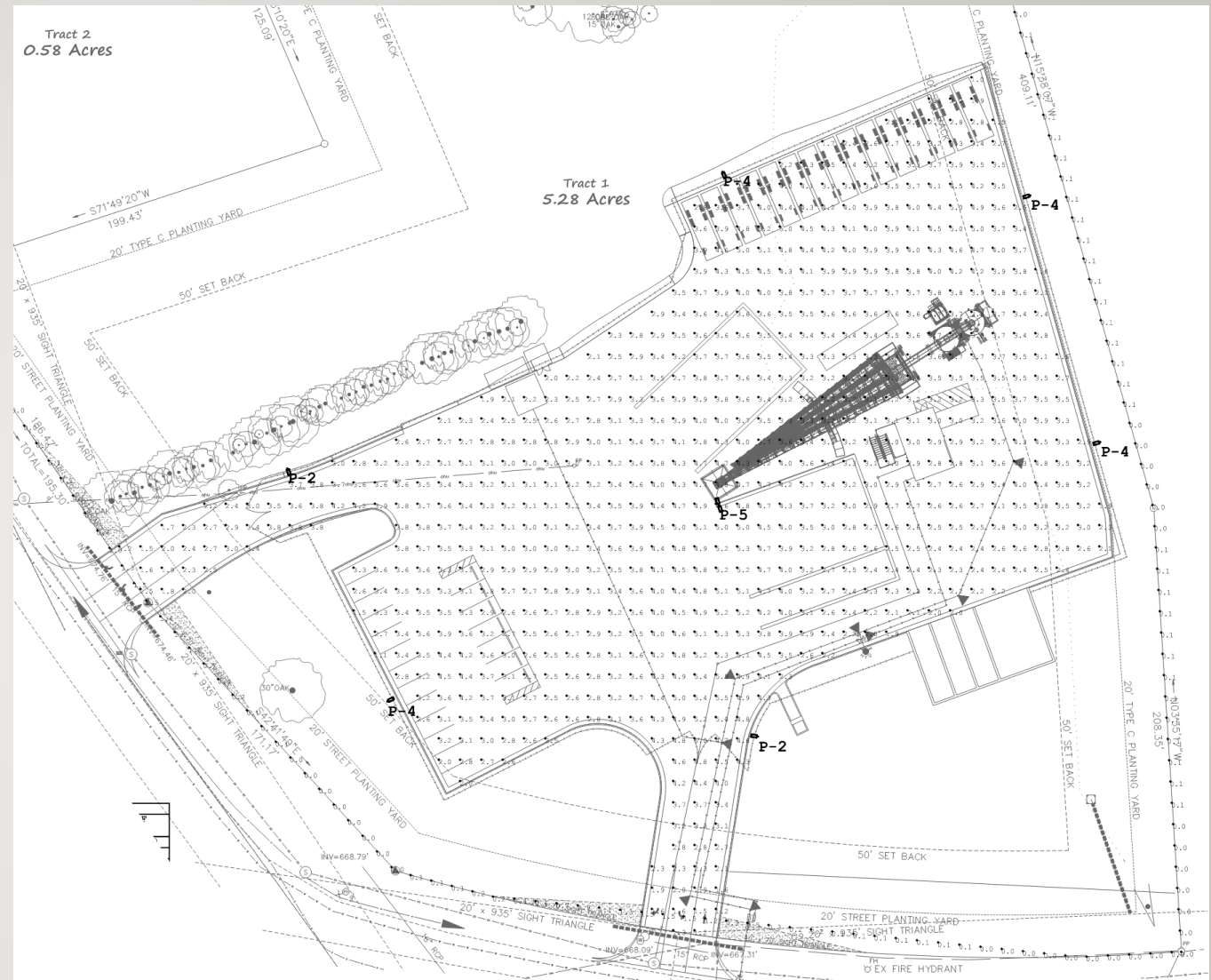


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Project Team



- Fred Gibson – Director of Operations
  - 30+ Years Experience
  - Oversight of safety, personnel, and environmental issues
  - Numerous certifications in the concrete industry
- 10 CY Concrete Batch Plant
- Located on +/- 5.28 Acres
- 920 Mattress Factory Road



## Project Overview



1. Will not materially endanger the public health or safety;
2. Will not substantially injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is to be located;
4. Will be in general conformity with the land use plan or other plans and policies officially adopted by the City Council.

---

## Finding of Facts

# 1. Will not materially endanger the public health or safety;

## Traffic - Addition of approximately 75 trips per day

- Intersection of Mattress Factory Rd and Industrial Dr
  - 2019 traffic count – 2900 (2.59% increase)
- Intersection of Industrial Dr and Buckhorn Rd
  - 2019 traffic count – 3900 (1.92% increase)

## Water Quality –

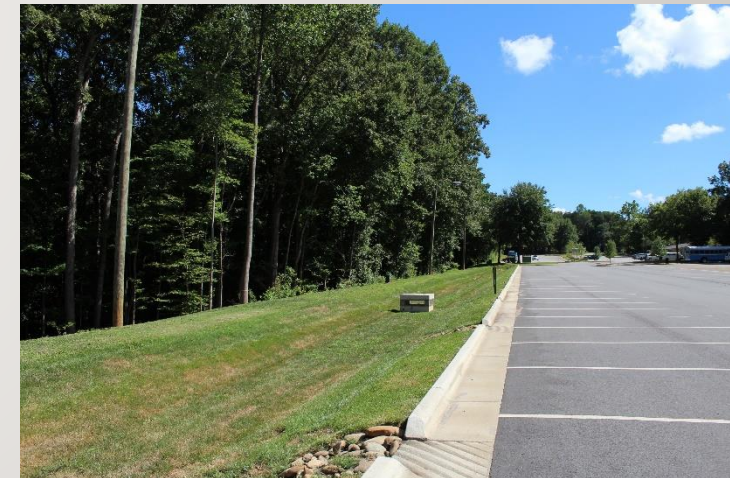
- Pollution Prevention Plan
- Bioretention Cell
- Truck Washout with Sediment Bays

## Air Quality –

- Silo Top Dust Collectors
- Dust Collector Hood




Sample Photos of Truck Washout and Sediment Bays



Sample Bio-Cell

## Finding of Facts

## 2. Will not substantially injure the value of adjoining or abutting property;

  
**PATTERSON**  
APPRAISAL CO., LLC  
*Real Estate Appraisers, Analysts, Consultants*  
**Glenn E. Patterson**  
North Carolina State Certified General Real Estate Appraiser

Notes for City of Mebane  
August 15, 2023

Qualifications- I am a North Carolina state-certified general real estate appraiser, license A2812 as well as a real estate broker, license 120481. I have been performing commercial and residential appraisals since 1989, as well as commercial brokerage. Graduate of Appalachian State University in 1988 with a major in real estate and urban analysis. I am current on all continuing education requirements for both licenses. I have appraised an extensive amount of various type of land, commercial, industrial and multi-family properties, as well as single family residences. My clients include lenders, municipalities and counties, colleges and universities as well as the IRS, the State of North Carolina Historical Preservation Department and the state property department.

-Pertaining the substantially Injure the Value of Adjoining or Abutting Property from the 5.28 acre parcel, located at 920 Mattress Factory Road, Mebane, NC, or Tax ID #9824778854, to be utilized for a concrete plant.

I am here as an unbiased professional, to provide my opinion on the impact of the proposed development to adjoining or abutting properties and neighboring properties.

In searching the market for situations where a commercial or industrial entity, especially a concrete plant, or similar type uses, was constructed after the development around it's immediate neighborhood. Two properties were analyzed in the southeastern United States area, which were discovered to have sold on the open market. There was insufficient data to indicate that any new construction was hindered, or existing uses were hindered, for the use of said sales.

No empirical data was yielded to support definitive proof that the use of the property in question would have a negative affect on property values to adjoining properties or properties in the neighborhood.

Page 2

The uses of neighboring properties, and within at least ½ mile of the subject on the north side of the Interstate, are over 90% industrial uses. The change of use of these properties is not considered to be logical for the near future. There uses off the southern side of the Interstate, near the subject, include a few residential properties on larger parcels, vacant land, and one residential development just at ½ mile south of the subject, at Bowman Road and Rock Quarry Road. The north area is considered to be established with the south in a transitional state to residential and potentially industrial uses. These uses are reported to show the distance of uses in case there were a perceived noise issue with the proposed use of the subject. In discussion with owners and operators of this type of property, noise is considered minimal and dust issues mainly limited to the property onsite. This is typically due to the size of the site required for this use. Given the subject is mainly surrounded by industrial uses, with the Interstate to it's south, logically, most any use industrially would not be a detriment, or enhancement, to neighboring properties.

It is my opinion pertaining the proposed use of the property in question, the market does not appear to present any empirical data which would indicate that a use of the subject property for a concrete plant would have a negative, affect on the value of adjoining properties or properties in the neighborhood.



Glenn E. Patterson

# Finding of Facts

### 3. Will be in harmony with the area in which it is to be located;

Existing Zoning = HM (Heavy Manufacturing)

Location = Orange County, Mebane ETJ

Neighboring Properties –

- Armacell LLC Distribution Center (1300 ft West)
- Kingsdown Mattress Factory (642 ft West)
- Whites Tire Service (Across Mattress Factory Rd)
- Dealers Supply Warehouse (North)
- AKG Thermal Systems (644 ft)
- Penske Mebane Service (1000 ft)
- Vacant Land (East)

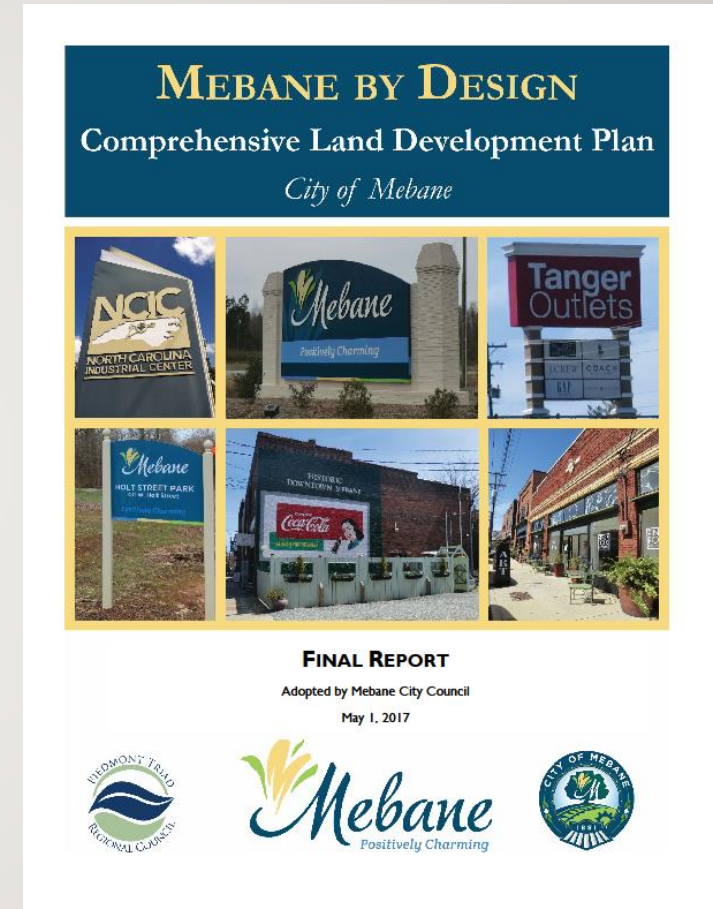
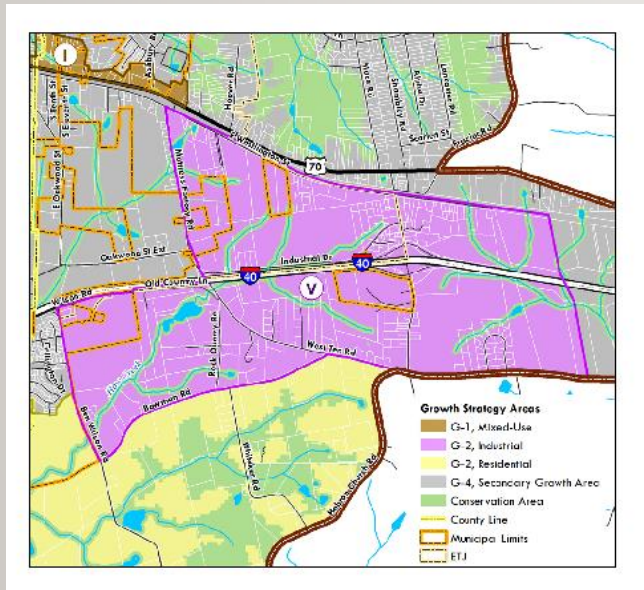
4. Will be in general conformity with the land use plan or other plans and policies officially adopted by the City Council.

Technical Review Committee (TRC) –

- Completed and Approved

Land Use Plan –

- In conformance with G2 – Industrial Growth Area



# Finding of Facts



Thank you and are there any questions?



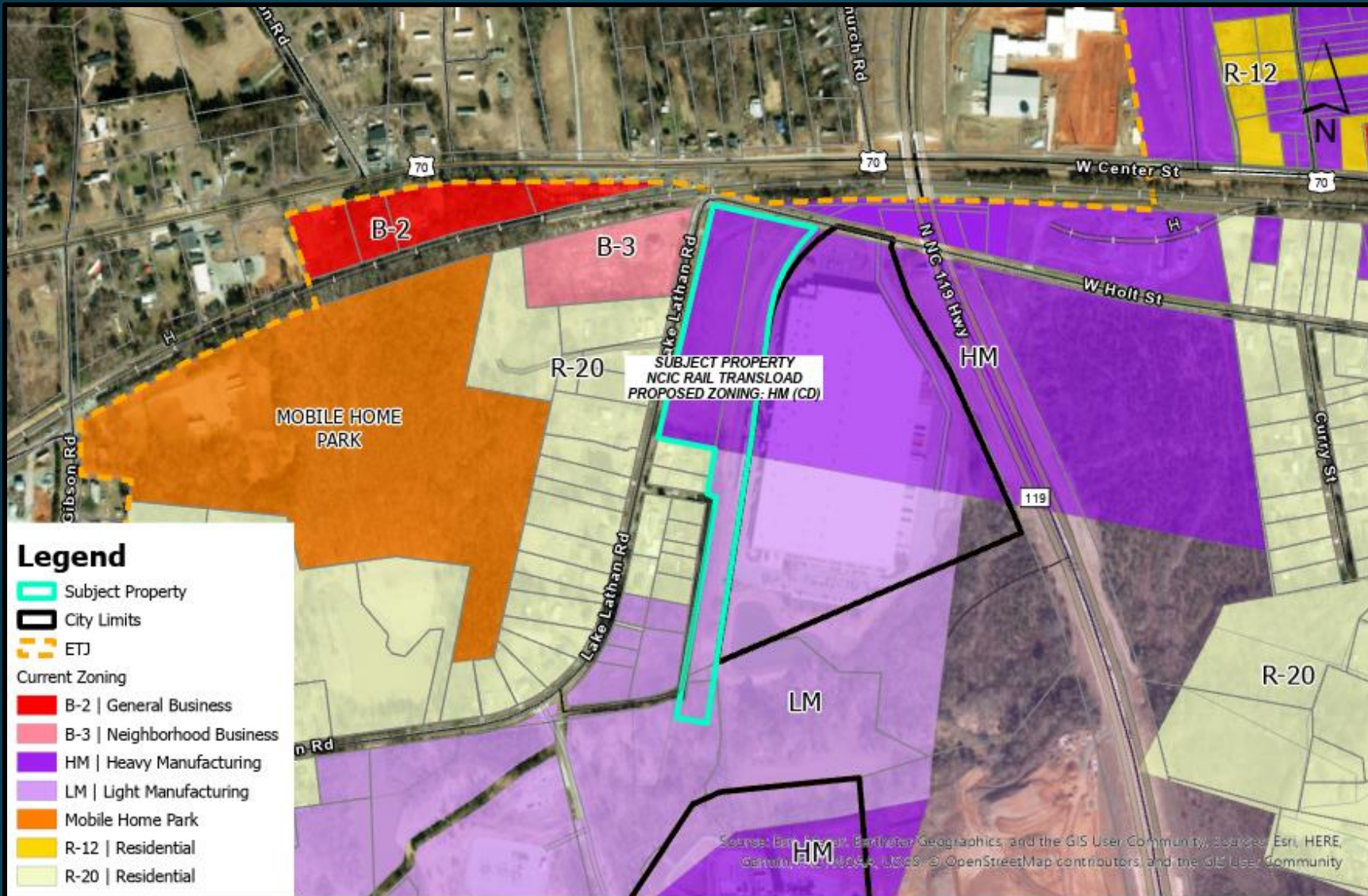
Ashley Ownbey, Development Director

Public Hearing: Rezoning Request: HM & LM to HM (CD)  
by Samet Corporation



# NCIC Rail Transload Conditional Rezoning

- Request by Samet Corporation
- +/- 8.03 acres
- Existing zoning: HM, LM
- Requested zoning: HM (CD)



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

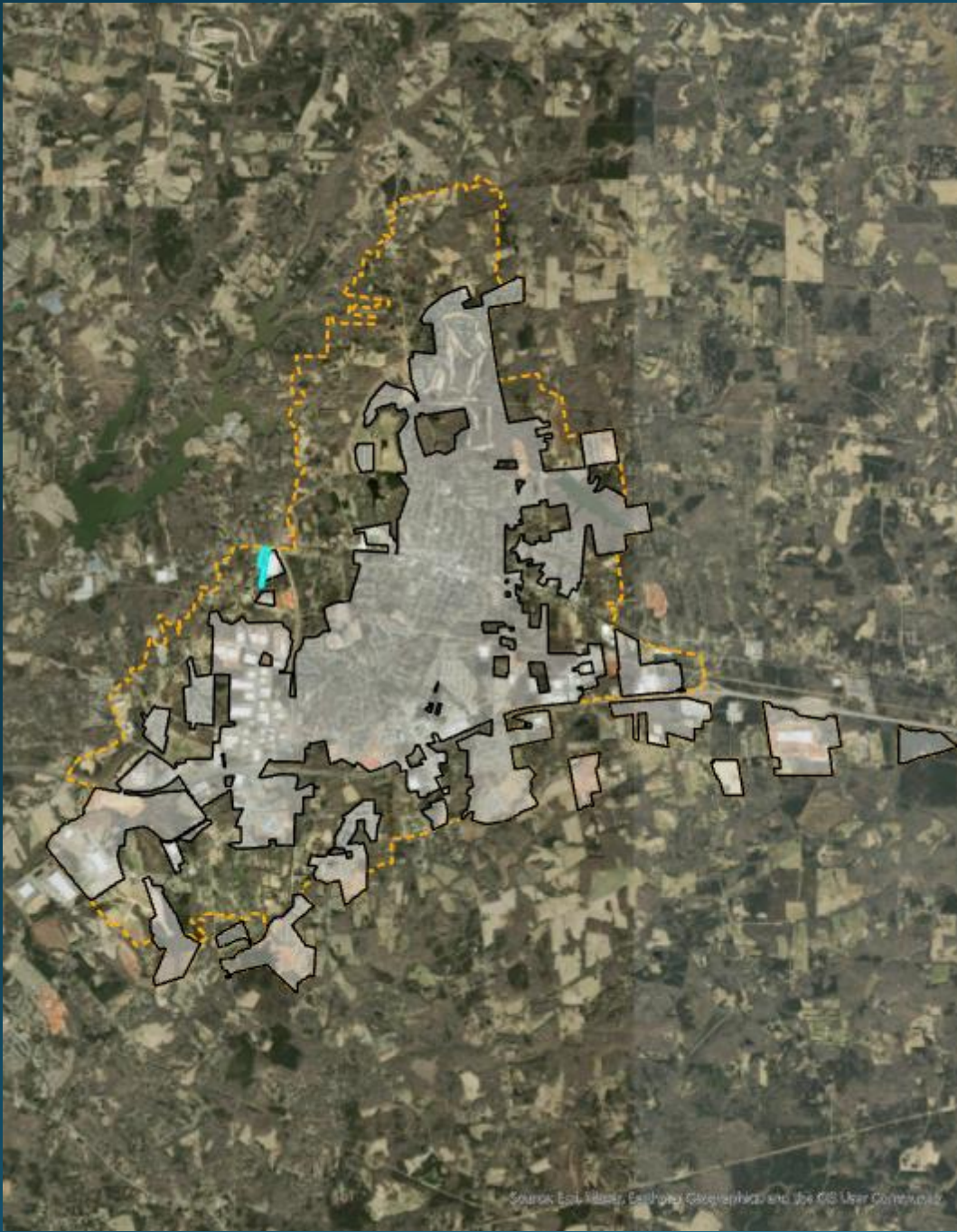
**CONDITIONAL REZONING**  
**NCIC RAIL TRANSLOAD**

1 inch = 500 feet

DATE: 10/4/23

DRAWN BY: BP





# NCIC Rail Transload Conditional Rezoning

- Alamance County, Mebane ETJ
- Applicant has committed to petition for annexation



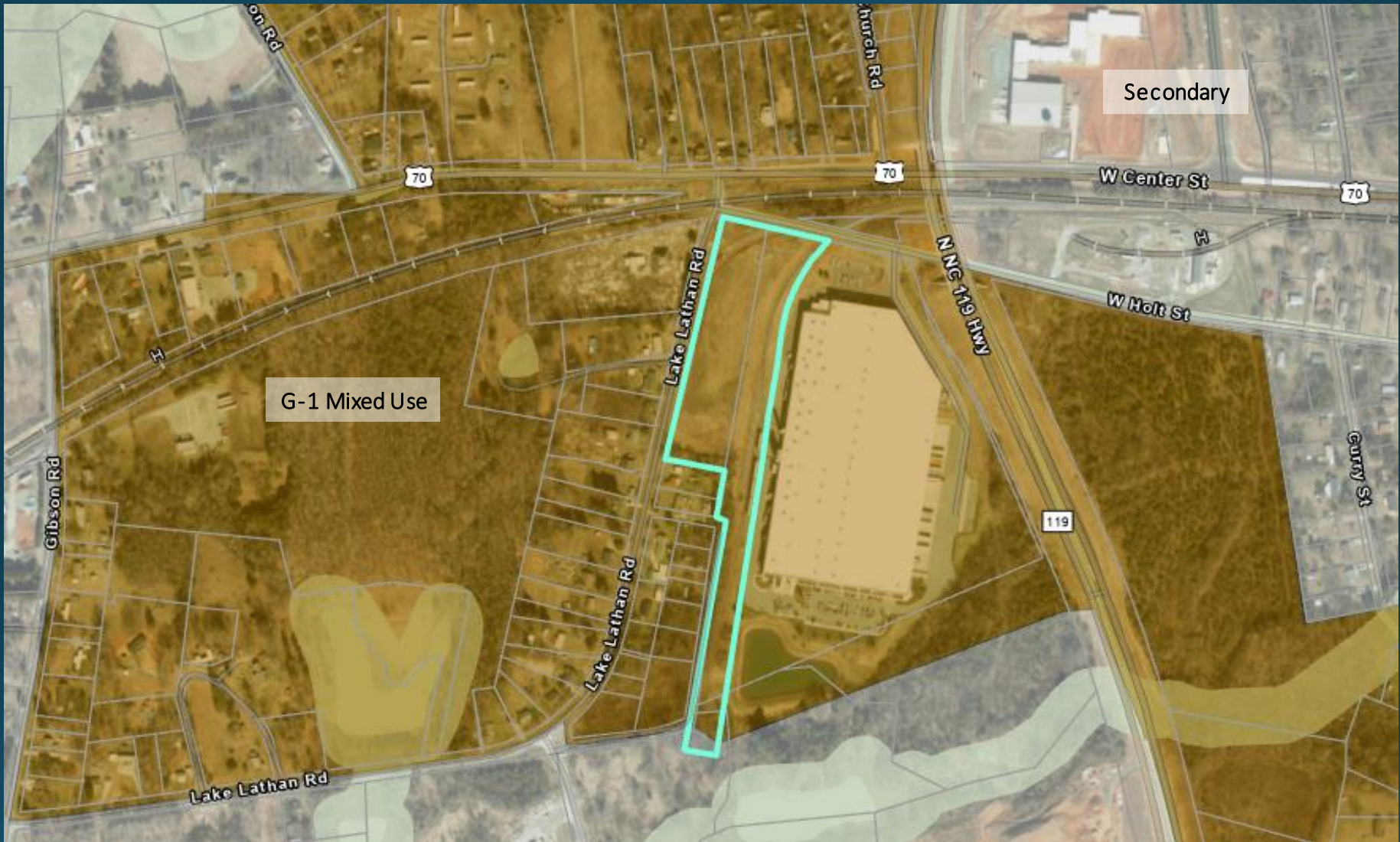


# NCIC Rail Transload

## Conditional Rezoning

- Vacant, Rail Spur
- Surrounding uses include:
  - Industrial, NCIC
  - Residential
  - Railroad

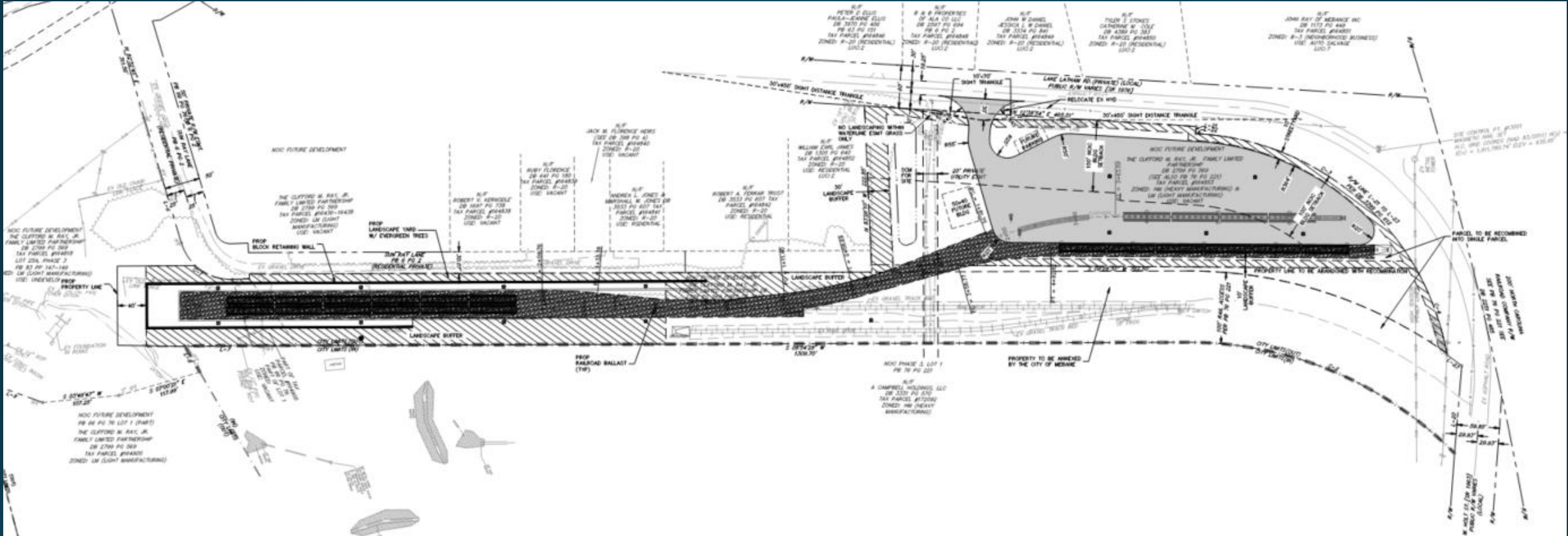




# NCIC Rail Transload Conditional Rezoning

- *Mebane By Design* G-1 Mixed Use (NC 119 Bypass & US 70)





# NCIC Rail Transload Conditional Rezoning

- Site-specific plan
- Setbacks and landscaping consistent with NCIC





# Applicant Presentation





# North Carolina Industrial Center (NCIC)

## Transload Rail Facility

MONDAY, NOVEMBER 6, 2023

BRIAN HALL

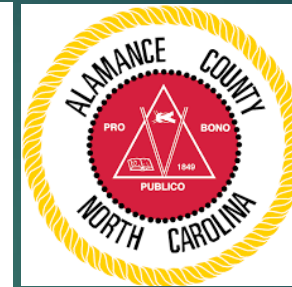
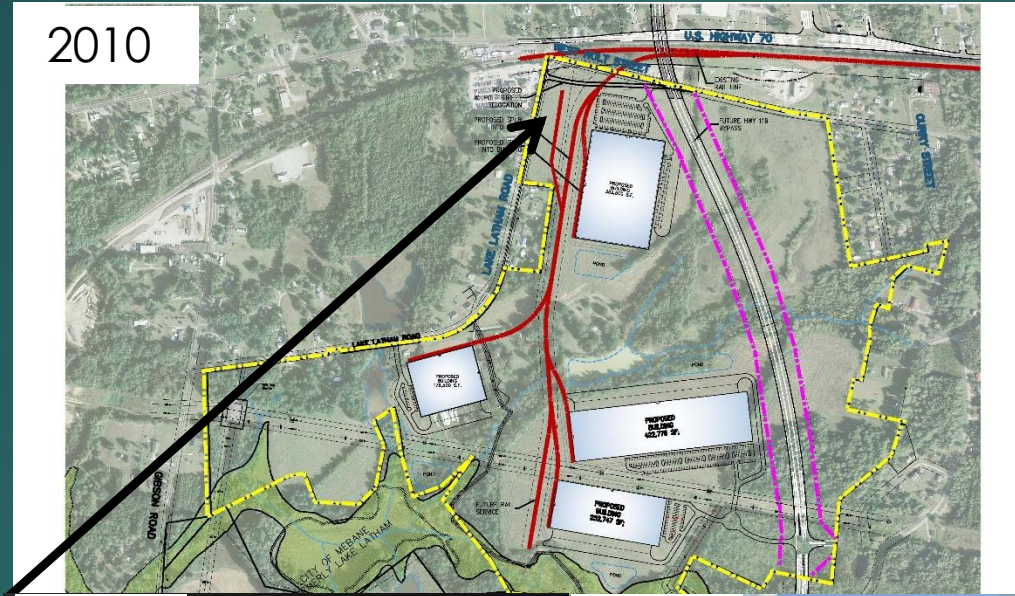
[BHALL@SAMETCORP.COM](mailto:BHALL@SAMETCORP.COM)

HUNTER NICHOLS

[HNICHOLS@SAMETCORP.COM](mailto:HNICHOLS@SAMETCORP.COM)



# Transload – A Long Time in the Making



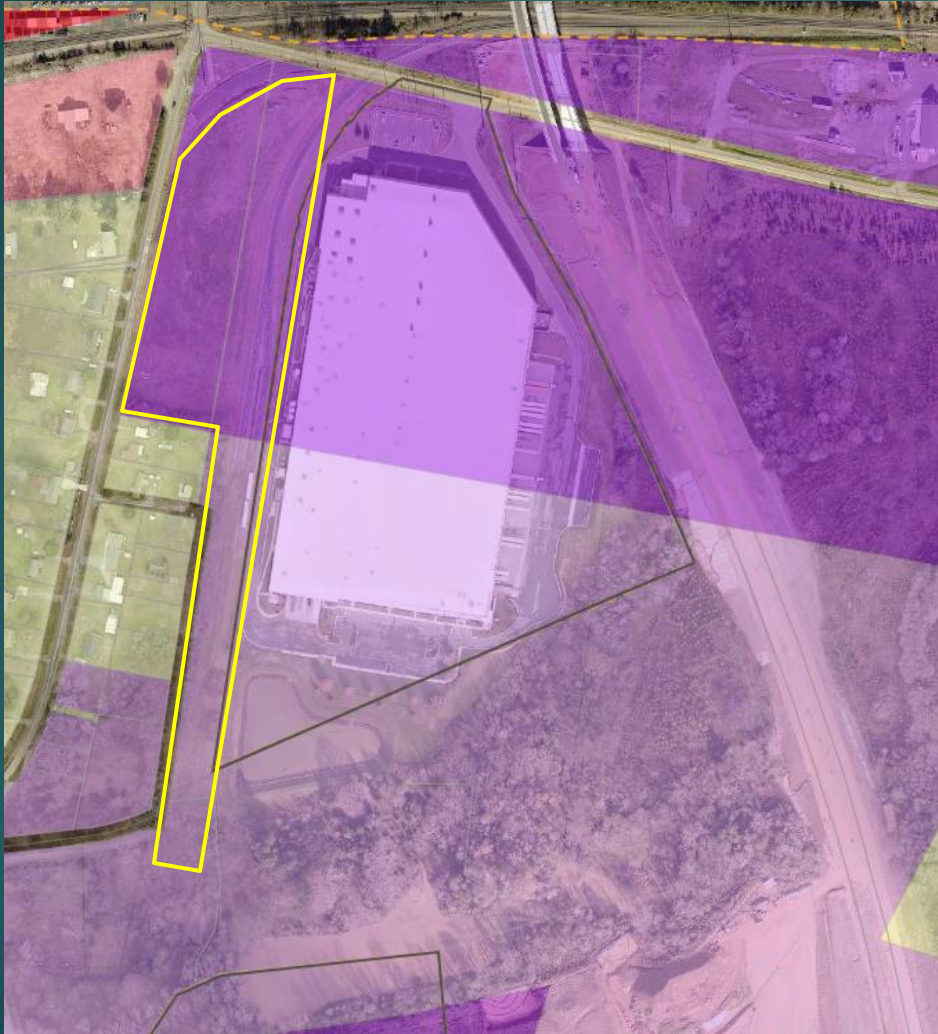
Rail Spur / Rail Access

# Transload Rail Key Points

- ▶ Planning began 2001
- ▶ Managed by a non-profit that will own, operate, and maintain the facility.
- ▶ Keep costs low to enhance access and utilization
- ▶ Add to Mebane & Alamance's competitive advantage for industry growth
- ▶ Continuation of Existing Usage of Rail by Cambro and extend current rail further to allow for on site storage
- ▶ Site to accommodate (10) Rail Cars
- ▶ No hazardous materials to be allowed to be transported via Transload Facility



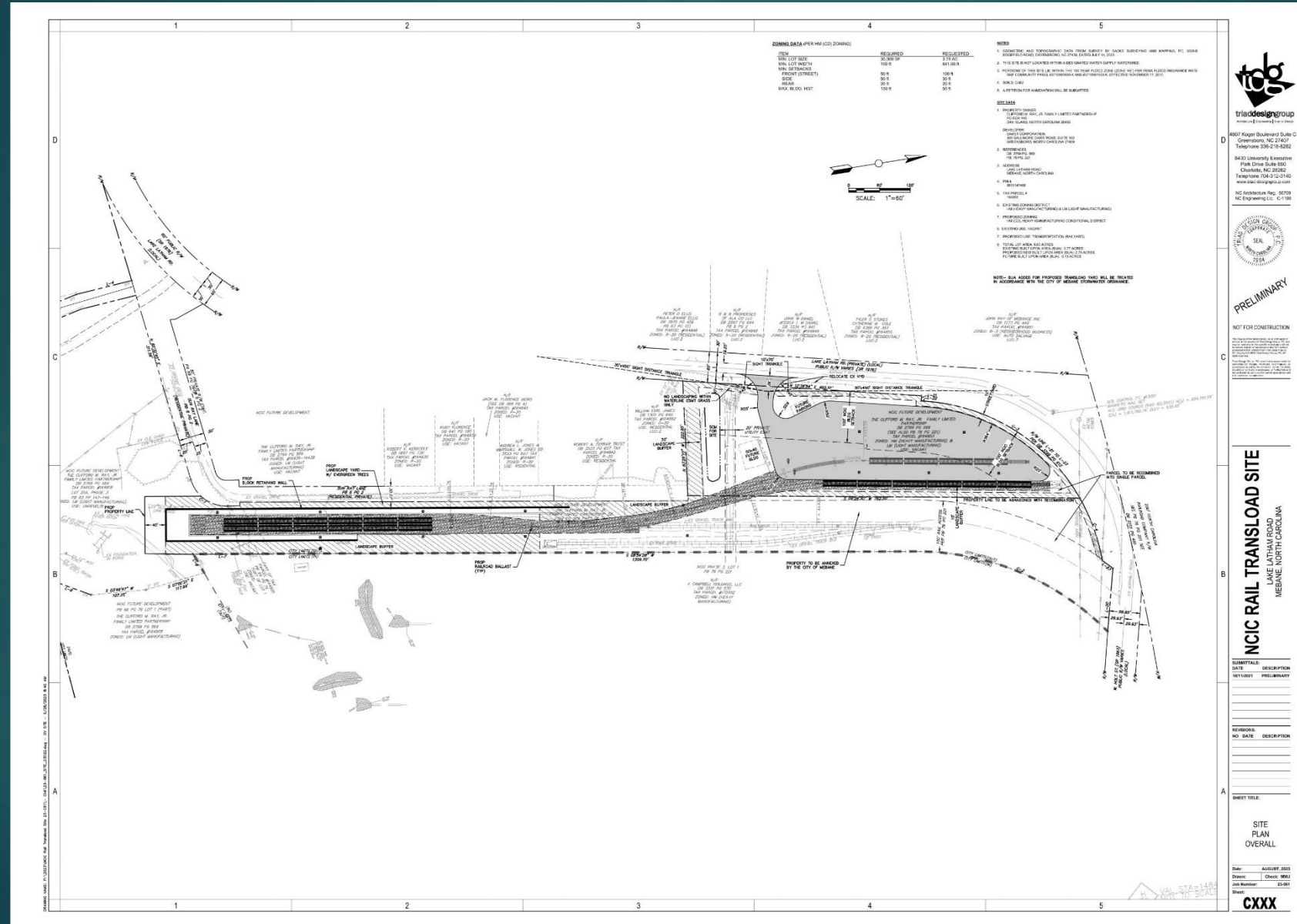
# Current Zoning



	B-1   Central Business
	B-1 (CD)   Central Business Conditional
	B-2   General Business
	B-2 & LM   Gen. Business & Light Manufacturing
	B-2 (CD)   General Business Conditional
	B-3   Neighborhood Business
	HM   Heavy Manufacturing
	HM (CD)   Heavy Manufacturing Conditional
	LM   Light Manufacturing
	LM (CD)   Light Manufacturing Conditional
	Mobile Home Park
	O&I   Office & Institutional
	O&I (CD)   Office & Institutional Conditional
	R-6   Residential
	R-6 (CD)   Residential Conditional
	R-8   Residential
	R-8 (CD)   Residential Conditional
	R-10   Residential
	R-10 (CD)   Residential Conditional
	R-12   Residential
	R-12 (CD)   Residential Conditional
	R-15   Residential
	R-20   Residential

Proposed

# Transload Site Plan



ZONING DATA PER MAY (2010) ZONING		
ITEM	REQUIREMENT	REQUIREMENT
MIN. LOT SIZE	20,000 SQ FT	77,640 SQ FT
MIN. LOT WIDTH	100 FT	341.6 FT
MIN. BACKYARD SETBACK	30 FT	50 FT
FRONT (STREET) SETBACK	20 FT	20 FT
MIN. SIDE SETBACK	20 FT	20 FT
MAX. BLDG. HGT	20 FT	50 FT

- NOTES:**
- EXISTING AND PROPOSED DATA FROM SURVEY BY TACKER SURVEYING AND MAPPING, PC, 2009.
  - EXISTING AND PROPOSED DATA FROM SURVEY BY TACKER SURVEYING AND MAPPING, PC, 2009.
  - THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION.
  - PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF MEBANE, NORTH CAROLINA.
  - A PERMIT FOR SUBDIVISION SHALL BE SUBMITTED.
- LEGEND:**
- EXISTING DEVELOPMENT
  - PROPOSED DEVELOPMENT
  - EXISTING EASEMENTS
  - PROPOSED EASEMENTS
  - EXISTING UTILITIES
  - PROPOSED UTILITIES
  - EXISTING FENCES
  - PROPOSED FENCES
  - EXISTING TREES
  - PROPOSED TREES
  - EXISTING LIGHTING
  - PROPOSED LIGHTING
  - EXISTING PAVEMENT
  - PROPOSED PAVEMENT
  - EXISTING SIDEWALKS
  - PROPOSED SIDEWALKS
  - EXISTING DRIVEWAYS
  - PROPOSED DRIVEWAYS
  - EXISTING STAIRS
  - PROPOSED STAIRS
  - EXISTING CURBS
  - PROPOSED CURBS
  - EXISTING DRAINAGE
  - PROPOSED DRAINAGE
  - EXISTING SIGNAGE
  - PROPOSED SIGNAGE
  - EXISTING LANDSCAPE
  - PROPOSED LANDSCAPE
  - EXISTING UTILITIES
  - PROPOSED UTILITIES
  - EXISTING FENCES
  - PROPOSED FENCES
  - EXISTING TREES
  - PROPOSED TREES
  - EXISTING LIGHTING
  - PROPOSED LIGHTING
  - EXISTING PAVEMENT
  - PROPOSED PAVEMENT
  - EXISTING SIDEWALKS
  - PROPOSED SIDEWALKS
  - EXISTING DRIVEWAYS
  - PROPOSED DRIVEWAYS
  - EXISTING STAIRS
  - PROPOSED STAIRS
  - EXISTING CURBS
  - PROPOSED CURBS
  - EXISTING DRAINAGE
  - PROPOSED DRAINAGE
  - EXISTING SIGNAGE
  - PROPOSED SIGNAGE
  - EXISTING LANDSCAPE
  - PROPOSED LANDSCAPE

4607 Roger Boulevard Suite C  
Greensboro, NC 27407  
Telephone 336-276-8262

8422 Lineberry & Associates  
Park Drive Suite 190  
Chapel Hill, NC 27512  
Telephone 336-937-2140  
www.triaddesigngroup.com

NC Architectural Reg. 50728  
NC Engineering Lic. C-1166

PRELIMINARY

NOT FOR CONSTRUCTION

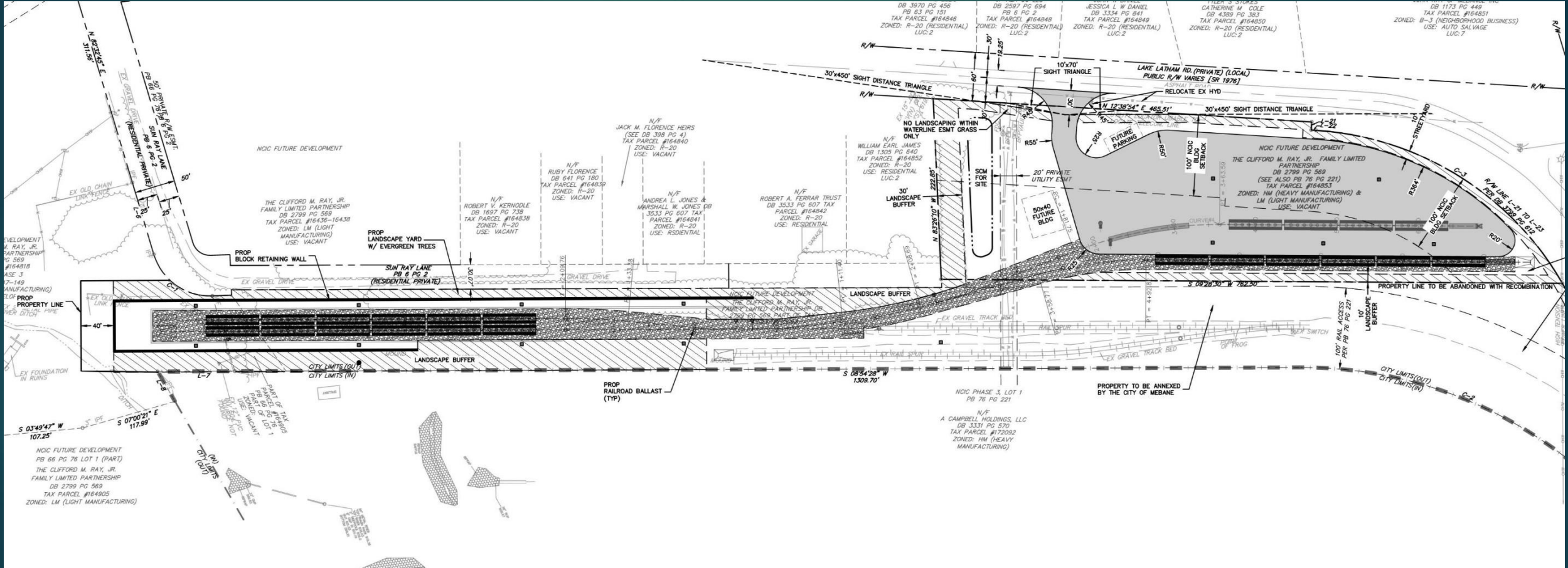
**NCIC RAIL TRANSLOAD SITE**  
LAKE LATHAM ROAD  
MEBANE, NORTH CAROLINA

DATE	DESCRIPTION
8/13/2013	PRELIMINARY

REVISIONS:  
NO DATE DESCRIPTION

DATE: AUGUST 2013  
DRAWN: CHEEY, MWU  
JOB NUMBER: 23-0141  
SHEET: CXXX

# Transload Site Plan



# Neighborhood Meeting

- ▶ Neighborhood Meeting was held at noon on Tuesday, October 3, 2023
- ▶ Notes:
  - ▶ Invite sent out to the 42 property owners within the notification radius
  - ▶ Attended by Ellis Family
  - ▶ Overview of history of NCIC and our proposed project
  - ▶ Ellis Family had no concerns with the project

# Transload Rail Facility Action Requested

- Action Items:
  - Rezoning of site from Heavy Manufacturing to Heavy Manufacturing, Conditional District





Lawson Brown, City Attorney

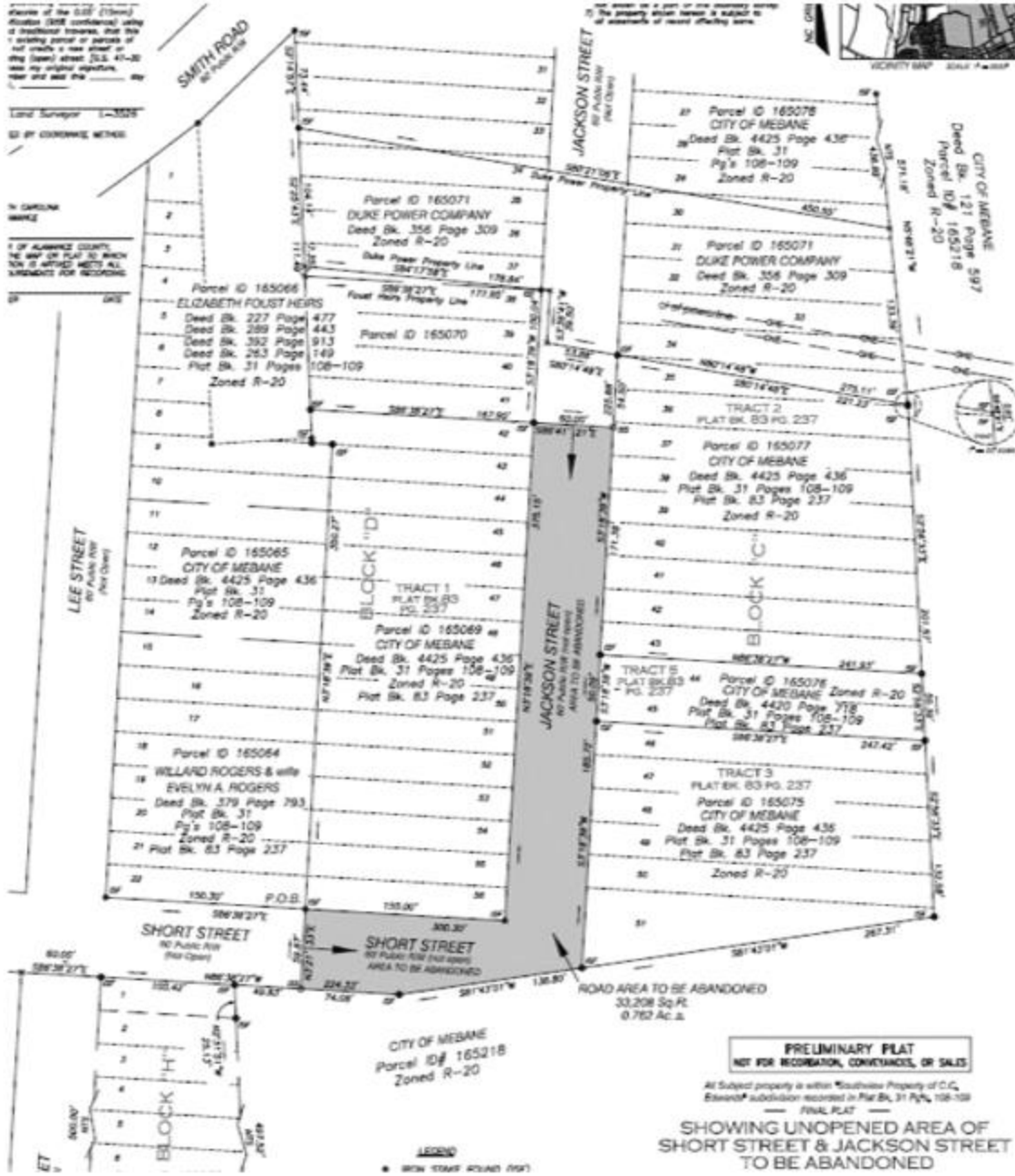
Public Hearing: Street Closing Resolution and Order-  
Portions of Jackson Street and Short Street



Plat of the City of Mebane  
 (Revised 1978) containing  
 a portion of the City of Mebane  
 showing the location of the  
 proposed plat. The plat is  
 shown in red ink on the  
 original map. The plat is  
 shown in red ink on the  
 original map.

Land Surveyor L-12025  
 ID BY CONFORMING METHOD

N. CAROLINA  
 MAPS  
 1 OF ALAMANCE COUNTY  
 THE WAY OF PLAT TO WHICH  
 THIS IS REFERRED MEETS ALL  
 REQUIREMENTS FOR RECORDING

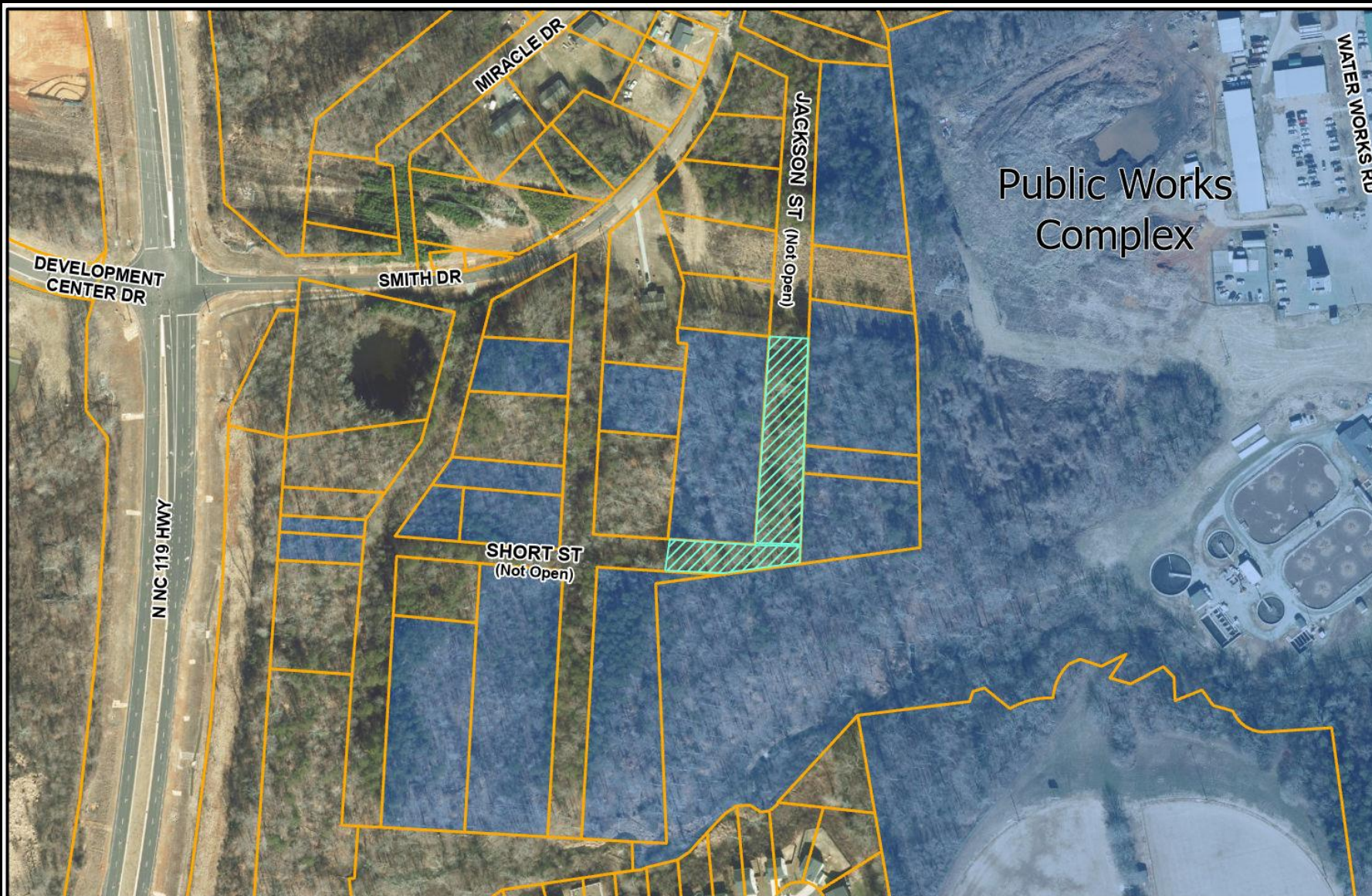


**PRELIMINARY PLAT**  
 NOT FOR RECORDATION, CONVEYANCES, OR SALES

All Subject property is within "Meadowdale Property of C.G. Edwards" subdivision recorded in Plat Bk. 31 Pg. 108-109

— FINAL PLAT —  
**SHOWING UNOPENED AREA OF  
 SHORT STREET & JACKSON STREET  
 TO BE ABANDONED**





Public Works  
Complex






**CITY OF MEBANE**  
**CLOSING OF A PORTION OF  
JACKSON STREET AND SHORT STREET**

**DATE: 11/6/2023**

**DRAWN BY: RG**

**SCALE: 1 IN = 250 FT**

-  Alamance Parcels
-  City Owned Properties
-  Right-of-Way to be Closed





Beatrice Hunter, HR Director and REAC Liaison

# Racial Equity Advisory Committee (REAC) Appointments



The REAC currently has three (3) openings; one 4-year term seat and two 2-year term seats. These open positions were advertised.

Five (5) applications were received:

- Brenda Buchanon-
- Dr. Gradesa Lockhart
- Christopher Norwood
- Jason Gaskin
- Christopher Dixon





Aaron Davis, Recreation and Parks Director

# Recreation and Parks Advisory Commission (RPAC) Appointments



RPAC Appointments for 2024- Two members to be appointed, both for three-year terms.

Eight (8) applications were received:

- Sherri Seagroves (Current member seeking reappointment)
- Jesse Alston
- Michael Brown
- Lisa Nellis
- Terry Tolliver
- Tyler Whitley
- Guy Loranger
- Roy Schoolfield





Lawson Brown, City Attorney

Purchase of Vacant Lot- Ruffin Street and N. Fourth Street





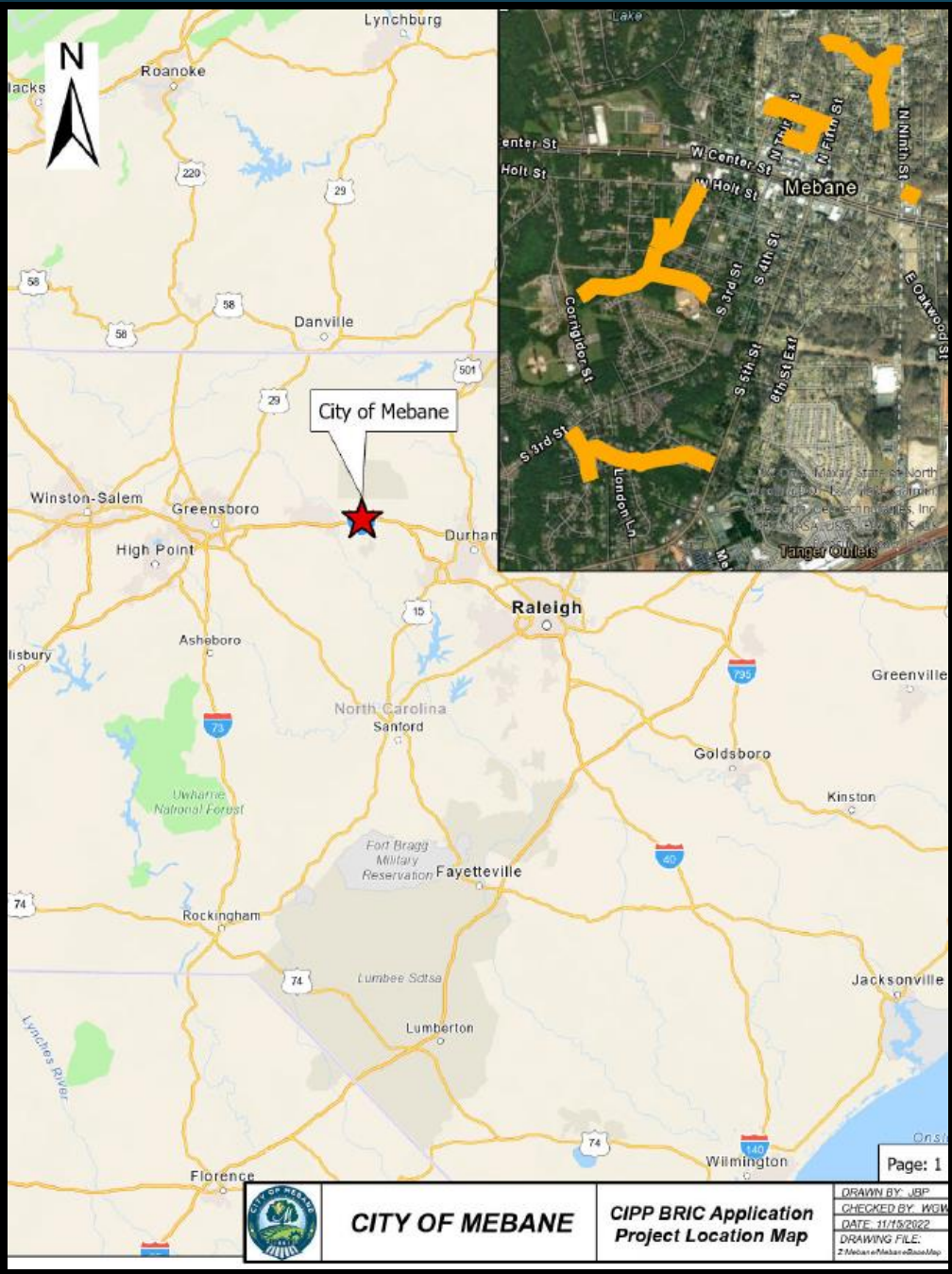


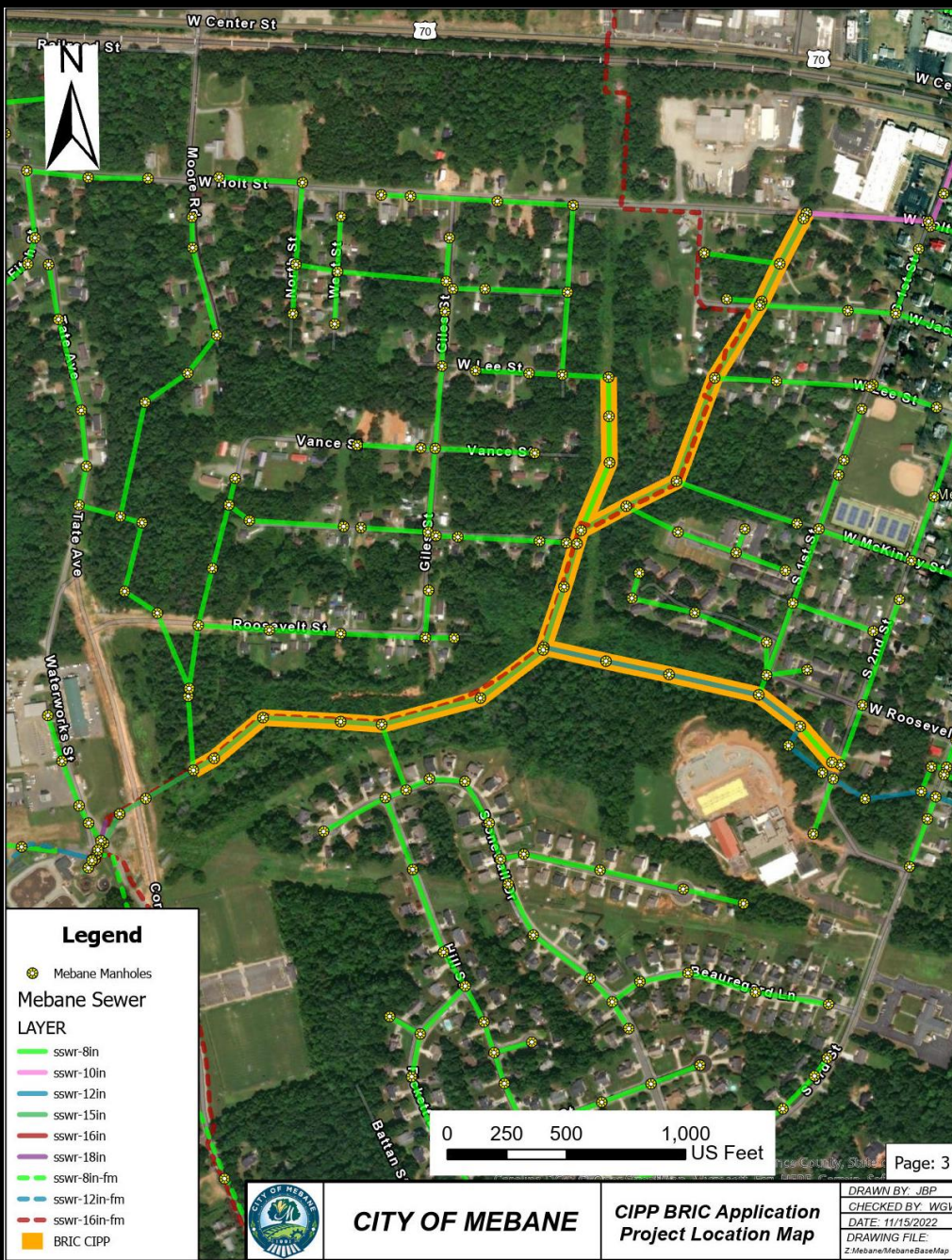


Kyle Smith, Utilities Director

FEMA BRIC Grant Application Sewer Rehab







**Legend**

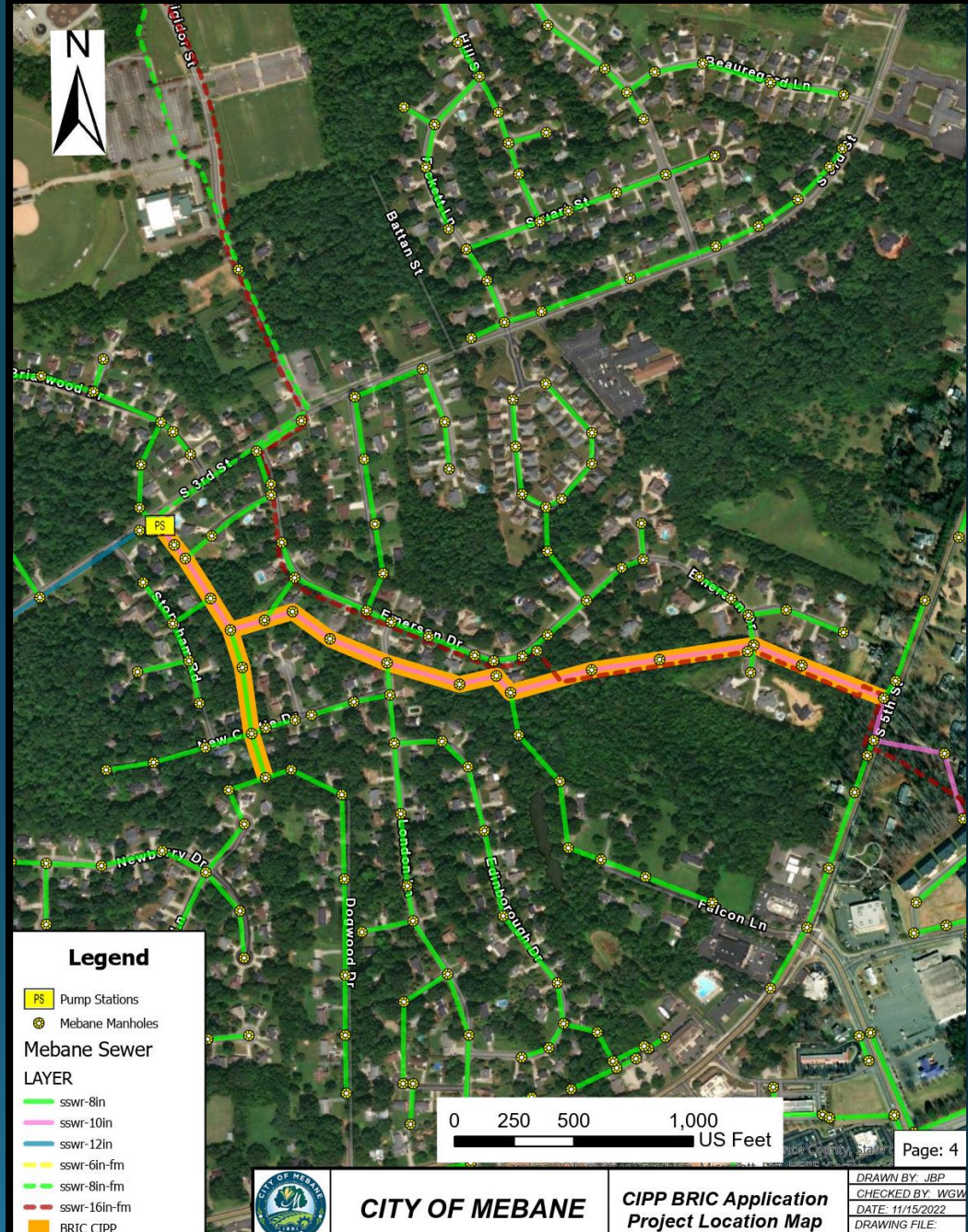
- Mebane Manholes
- Mebane Sewer LAYER**
- sswr-8in
- sswr-10in
- sswr-12in
- sswr-15in
- sswr-16in
- sswr-18in
- sswr-8in-fm
- sswr-12in-fm
- sswr-16in-fm
- BRIC CIPP



**CITY OF MEBANE**

**CIPP BRIC Application Project Location Map**

DRAWN BY: JBP  
 CHECKED BY: WGW  
 DATE: 11/15/2022  
 DRAWING FILE:  
 Z:\Mebane\MebaneBaseMap



**Legend**

- PS Pump Stations
- Mebane Manholes
- Mebane Sewer LAYER**
- sswr-8in
- sswr-10in
- sswr-12in
- sswr-6in-fm
- sswr-8in-fm
- sswr-16in-fm
- BRIC CIPP



**CITY OF MEBANE**

**CIPP BRIC Application Project Location Map**

DRAWN BY: JBP  
 CHECKED BY: WGW  
 DATE: 11/15/2022  
 DRAWING FILE:  
 Z:\Mebane\MebaneBaseMap



# Proposed 2024 Meeting Calendar

## City of Mebane

### 2024 Regular Meetings and FY 2024-2025 Budget Calendar

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Monday, January 8, 2024	Regular Meeting
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Monday, February 5, 2024	Regular Meeting
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Monday, March 4, 2024	Regular Meeting
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Monday, March 13, 2024	Budget Workshop
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Tuesday, March 21, 2024	Budget Workshop
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Monday, April 8, 2024	Regular Meeting
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Thursday, April 11, 2024	Budget Workshop
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Monday, May 6, 2024	Regular Meeting
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Monday, May 6, 2024	Manager's Recommended Budget
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Monday, June 3, 2024	Regular Meeting
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Monday, June 3, 2024	Public Hearing for Budget
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Monday, July 1, 2024	Regular Meeting
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Monday, August 5, 2024	Regular Meeting
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Monday, September 9, 2024	Regular Meeting
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Monday, October 7, 2024	Regular Meeting
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Monday, November 4, 2024	Regular Meeting
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Monday, December 2, 2024	Regular Meeting
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# Announcements:

- Tuesday, Nov. 7<sup>th</sup>- Election Day
- Thursday, Nov. 9<sup>th</sup>- Citizens Academy- School Board and Superintendent
- Friday, Nov. 10<sup>th</sup>- City offices Closed in observance of Veterans Day
- Thursday & Friday, Nov. 23<sup>rd</sup> & 24<sup>th</sup>- City Offices closed in observance of Thanksgiving



# Upcoming Special Events

NOV.

18

WINTER  
WONDERLAND

CRAFT SHOW  
9 A.M. - 3 P.M. AT THE MACC

SANTA'S ARRIVAL  
IN MEBANE  
11 A.M. - 3 P.M. AT THE MACC



Destination Downtown Mebane's  
Hometown Holiday  
Celebration  
featuring Movie & Tree Lighting  
3 - 8 P.M. in Downtown Mebane

DEC.

2



It's Snowing  
in Mebane

11 A.M. - 2 P.M. at the  
Downtown Mebane  
Pocket Park

DEC.

9



It's Snowing  
in Mebane

11 A.M. - 2 P.M. at the  
Downtown Mebane  
Pocket Park

NOV.

25

Shop Small  
Saturday  
IN DOWNTOWN MEBANE



DEC.

16



REINDEER RUN 5K

8 A.M.  
Downtown Mebane

DEC.

1

It's Snowing  
in Mebane

4 - 7 P.M. at the  
Downtown Mebane  
Pocket Park



Mebane  
CHRISTMAS  
Parade

7 P.M. IN DOWNTOWN MEBANE



It's Snowing  
in Mebane

11 A.M. - 2 P.M. at the  
Downtown Mebane  
Pocket Park



Mayor Hooks

Adjournment

