



Planning Board
Regular Meeting Agenda
October 9, 2023, 6:30 p.m.

1. Call to Order
2. Approval of September 18, 2023, Meeting Minutes
3. City Council Actions Update
4. Request for a Special Use Permit to allow for a concrete plant on the +/- 5.28-acre parcel located at 920 Mattress Factory Road (GPIN: 9824778854) by VM Development, LLC.
5. Request to rezone a +/- 3.8-acre unaddressed property with frontages on Lake Latham Road and West Holt Street (GPIN: 9815147486), portions of a +/- 27.5-acre property addressed 1268 West Holt Street (GPIN: 9815242044), and portions of a +/- 6.8-acre unaddressed property with frontages on Sun Ray Lane and Lake Latham Road (GPIN: 9815125977) from Heavy Manufacturing and Light Manufacturing to Heavy Manufacturing, Conditional District to allow for a railyard on a +/- 8.03-acre site by Samet Corporation.
6. Updates to the Bylaws and Rules of Procedure of the Mebane Plan
7. New Business
8. Adjournment



The Planning Board meeting was held at the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302 and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=TpqAZWK7Tx0>.

Members Present:

Judy Taylor, Vice Chair
Kurt Pearson
William Chapman
Keith Hoover
Gale Pettiford
David Scott
Susan Semonite

Members Absent:

Edward Tulauskas, Chair

City Staff Present:

Ashley Ownbey, Development Director
Briana Perkins, City Planner
Chad Cross, IT Specialist

1. Call to Order

At 6:30 p.m. Vice-Chair Taylor called the meeting to order.

2. Approval of July 17, 2023, Meeting Minutes

Gale Pettiford made a motion to approve the meeting minutes. Susan Semonite seconded the motion, which passed unanimously.

3. City Council Actions Update

Ashley Ownbey informed the Board that the City Council had approved the rezoning request for Evolve at Mebane Oaks, which was revised after Planning Board. Revisions included: a reduction from 320 apartments to 294; the loss of one single-family lot; the addition of a pocket park with a playground, pickle ball court, pavilion, walking trails, cornhole, and community garden; payment in lieu of outstanding public recreation space; and the loss of a connection to the Arbor Creek subdivision.

4. Request to rezone four properties totaling +/- 27.16 acres located along Mebane Oaks Road and Old Hillsborough Road (GPINs: 9824112921, 9824123324, 9824120532, and 9824124332), from R-20 and B-2 to R-8 (CD) and B-2 (CD) for a development consisting of five commercial parcels and 90 townhomes by Deep River Partners.

Deep River Partners is requesting to rezone four properties totaling +/- 27.16 acres located along Mebane Oaks Road and Old Hillsborough Road (GPINs: 9824112921, 9824123324, 9824120532, and 9824124332), from R-20 and B-2 to R-8 (CD) and B-2 (CD) for a development consisting of five commercial parcels and 90 townhomes. The property is in Alamance County in Mebane's Extra - Territorial Jurisdiction (ETJ) and requires a petition for annexation before connecting to City utilities.



The current use of the property is single-family residential, forested, and vacant. The surrounding uses include the Mebane Fire Station 3, churches, commercial, single-family residential, and The Meadows subdivision. According to the City of Mebane's Comprehensive Land Development Plan, *Mebane by Design*, the property is in the Secondary Growth Strategy Area and Jones Drive and South Mebane Oaks Residential Growth Area, which supports a mix of residential and light commercial uses. The applicant proposed the following conditions as part of the conditional rezoning request:

Requested Conditions

- Minimum 30-foot building separation between townhome buildings, with no side yards.
- An alternative landscaping plan.
- Provide +/- 1.06 acres of private recreation and request to consider townhome backyards to reach the required 2.07 acres.
- Provide a payment in lieu of public recreation to be used for off-site pedestrian improvements.
- Provide commercial lots with driveway access from Wilson Road, cross-access between the lots, and a restriction of commercial uses.
- Provide multi-modal improvements with a 5-foot sidewalk along Mebane Oaks Road and a 10-foot multi-use path along Old Hillsborough Road.

The Technical Review Committee (TRC) reviewed the site plan six times, and the applicant revised the plan to reflect the comments.

The site-specific plan and staff report are provided in the meeting agenda packet available [here](#).

Briana Perkins provided a more detailed overview and PowerPoint presentation of the request.

Tom Boney Jr. asked for the amount of the payment in lieu for public recreation. Ashley Ownbey replied the payment was over \$135,000. Mr. Boney asked what the calculation was to determine the amount. Ms. Ownbey replied that the calculation was based on the current assessed value of the land.

Mike Fix, attorney with Tuggle Duggins and representing Deep River Partners, introduced Steen Spove and Brian Pierce with Deep River Partners, Andrew Christ the civil engineer, and Dionne



Brown the traffic engineer. He highlighted that the site is a mixed-use development with commercial uses along Mebane Oaks Road. He stated that the commercial parcels would be accessed internally via Wilson Road, lessening the impact on Mebane Oaks Road. He said the commercial is complemented by the moderate density residential development of the townhomes which are in high demand. Mr. Fox explained that the site had challenges with wetlands on the back portion of the site and many of the proposed conditions of the site came from the constraints of the property. He also provided that there would be sidewalks throughout the development creating walkability and a 10' wide multi-use path. Mr. Fox reported that Deep River Partners held a neighborhood meeting on August 30, 2023, with about 21 invitations distributed. He said that they had five responses to the invitation and two neighbors who attended the meeting.

Brian Pierce, with Deep River Partners, provided background of Deep River Partners. Mr. Pierce explained that they plan to leverage some of the business connections to attract development to Mebane. He reviewed his experience with residential developments, including one in Swepsonville called Autumn Trace. He remarked that the townhome development was a good transition from the existing residential to the commercial uses on Mebane Oaks Road.

Mike Fox explained some of the constraints of the development and the construction of a portion of Wilson Road. Mr. Fox described how the developers worked closely with NCDOT to consider pedestrian and traffic safety. He explained the market for townhome units and commented on coordination with City staff on the private recreation component. Mr. Fox reviewed that the developer is committed to assisting with flood prevention, stream preservation, and wildlife management as possible, which were concerns of neighbors. He presented townhome inspirations, noting that an exact design had not been decided, and offered the following architectural commitments: façade elevations featuring 25% or more brick or stone; slab on grade construction; single-car garages; 30-year architectural shingles; projected eaves; minimum 1,400 square feet; where vinyl siding is used, differentiation and variety of textures and muted colors.

Tom Boney Jr. asked staff if there was any precedent on using the backyard as part of the private recreation area. Ashley Ownbey responded that the Mebane Unified Development Ordinance (UDO) requires private recreation when the dwelling unit is for rent, and this is one of the first projects staff have encountered with rental townhome units. A prior project proposed in August of 2020 included townhomes for rent, but she was uncertain of the private recreation commitments. Ms. Ownbey explained that this development and others have caused staff to take a closer look at recreation requirements and more research will likely follow.

Don Windsor, 4253 Old Hillsborough Road, asked about the new Wilson Road. Brian Pierce explained that their development would be building another portion of the current Wilson Road. Judy Taylor commented that there was already a portion built behind Wendy's and Chick-fil-A and it would eventually be extended all the way down to Old Hillsborough Road as shown on the Mebane Oaks



Road Small Area Plan. Brian Pierce said that they would have entrances to both Old Hillsborough and Mebane Oaks Road with the Wilson Road eventually being connected all the way to Old Hillsborough.

Don Windsor asked if the bridge on Old Hillsborough would be addressed with the development since it seemed unsafe for heavy truck travel. Mike Fox replied that the NCDOT had only required improvements in the scope of their development and the NCDOT had the bridge improvements on their schedule. Judy Taylor commented that the bridge improvements were not part of the Deep River traffic impact analysis, and the neighbors could present concerns about the bridge to the NCDOT.

Don Windsor then asked if the developer was filling in the floodplain. Brian Pierce replied that a flood study would have to be done and FEMA permits applied for, but they were only impacting a small percentage of the floodplain. Don Windsor asked if it was legal to fill in a floodplain. Brian Pierce replied that they would have to go through the State and proper channels before they could develop.

Robert Workman, 4129 Old Hillsborough Road, asked if the new turn lanes will be on the north end of Old Hillsborough Road or if they were extending the whole road. Brian Pierce responded that he could not fully answer at this time since the design was not complete and Deep River had committed to a turn lane on Old Hillsborough Road. Mr. Workman expanded upon his concerns with additional widening of Old Hillsborough Road.

Don Windsor commented on the commercial building on the corner of Old Hillsborough Road and Mebane Oaks Road, which is owned by his uncle. He noted that if the road is widened on the left side of the road, then the building would lose parking space completely. Mike Fox responded that the development could not take land on the other side of the road and would only follow what the NCDOT required for their development. He said the NCDOT might acquire right-of-way for improvements.

David Scott asked what the estimated rental rates were for the townhomes. Brian Pierce replied that the rates had not been determined. Mr. Scott asked how many bedrooms per unit and if there would be any bedrooms on the lower level. Mr. Pierce replied that all units would have three bedrooms that are upstairs. He said that he would love bedrooms downstairs, but with the constraints of the topography, they were limited in width allowance.

Colin Canell asked to clarify where the backyards were on the site plans. Brian Pierce replied that on the site plan the unit was the shaded area, and the dotted box was the backyard area. Mr. Canell asked if the yards would be separated in any way. Brian Pierce replied that there would be a partition between backyards. The yards would not be enclosed in order to allow for maintenance. Mr. Canell



commented that he had lived in similar townhomes and felt that the natural inclination of renters would be that they would get quiet enjoyment in the partitioned yard. He said that it seemed there was a discrepancy between what would be perceived as their private recreation area and what the UDO was describing as a shared recreation area. Judy Taylor commented that staff had alluded to that discrepancy earlier with the rental townhome development being new to Mebane and how recreation for this type of development differs from what is defined in the UDO, typically for apartments. Mike Fox added that it would be clearly defined in the lease what a renter's area would be.

Colin Canell asked for clarification on what Deep River's plans were for the floodplain since it looked like units 3,4,5, and 6 were within the 100-year floodplain. Andrew Christ, civil engineer for the project, replied that there was a procedure to fill in the floodplain and the slabs of the units would be approximately 20 feet higher than the stream. Mr. Canell asked if that meant that these units would not be required to have flood insurance. Mr. Christ replied that the units would not need flood insurance since the floodplain line would be moved away from the units.

Susan Semonite asked about the commercial properties and if some of the uses would be able to fit on the proposed lots with parking requirements. Brian Pierce replied that as retailers are identified, site plans will be generated and some of the internal lines may have to be adjusted to accommodate requirements. He said moving the internal lines would not affect any of the land use and staff would have to approve those changes. Ms. Semonite explained that she wanted to ask since most of the proposed conditions seemed to be about the constraints of the property and she wanted to make sure that users would not propose more exceptions. Mike Fox replied that most of the proposed exceptions were for the exterior of the lot and that the topography of the site provided most of the development constraints. He said there was a clear transition between the residential and commercial uses with Wilson Road.

Judy Taylor asked about the amount of parking provided since there was minimal overflow parking shown. Brian Pierce replied that there would be a single-car garage with a driveway that could fit one or two cars. Ashley Ownbey stated that there were 47 overflow parking spaces shown on the site plan and the development met parking requirements. Mr. Pierce commented that extra spaces were provided to keep cars off the street.

Tom Boney, Jr. asked if Deep River Partners had any commercial commitments yet. Brian Pierce responded that there had been expressed interest, but the project was premature in the process for any commercial commitments to be made.

Colin Canell discussed some of his concerns with the private recreation including the backyards and suggested the requirement could be met by removing units 23-25. Ashley Ownbey said the intent of the UDO requirement was to address dwelling units that lacked a backyard. She added that the



request was for a conditional zoning district, which allows applicants to craft conditions specific to their project. She clarified that the backyards would be private and a walking trail is shown to access other recreation areas.

David Scott made a motion to approve the *R-8 (CD) and B-2 (CD)* zoning request from Deep River Partners as follows:

Motion to approve the R-8 (CD) and B-2 (CD) zoning as presented.

Motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request:

- *Is for properties within the City's G-4, Secondary Growth Area and G-2, Jones Drive and South Mebane Oaks Road Residential Growth Area and proposes a mix of residential and light commercial uses (Mebane CLP, p. 78).*
- *Encourage a variety of uses in growth strategy areas and in the downtown, promote/encourage a village concept that supports compact and walkable environments, consistent with Growth Management Goal 1.1 (Mebane CLP, p. 17 & 82)*
- *Allows for more commercial development to be pedestrian-friendly supporting walking between different land uses, consistent with Growth Management Goal 1.6 (Mebane CLP, p. 17 & 84)*
- *Improves safety and pedestrian access across major streets such as Mebane Oaks Road, consistent with Public Facilities and Infrastructure Goal 2.1 (Mebane CLP, p. 17 & 84)*

William Chapman seconded the motion. There was a 4-4 vote, with Keith Hoover, Colin Canell, Susan Semonite, and Gale Pettiford in opposition.

David Scott asked why those voting against the motion were concerned. Gale Pettiford described her concerns about the private recreation space.

David Scott provided an example of the a townhome unit he owns in Hawfields Crossing, which is owner-occupied and has a similar setup with backyards owned and maintained by the HOA and separated by a partition. He shared there will likely be restrictions with the proposed development about what can be placed in the backyards to allow for proper maintenance by property management and landscaping. Keith Hoover asked to change his vote considering the new information.

Vice-Chair Taylor called for a new vote to be taken. Kurt Pearson asked if as acting Chair, if the Vice-Chair had a vote. Ashley Ownbey replied that the first motion died, and a new motion would be considered. Tom Boney Jr. asked for clarification on whether the Chairman or Vice-Chairman of the Planning Board could vote, citing that only Mayor is a non-voting member. Ashley Ownbey replied



Mr. Boney is correct and that all Planning Board members, including the Chair, are required to vote.

David Scott made a motion to approve as presented previously. William Chapman seconded the motion, which passed by a vote of 6-2. Susan Semonite and Gale Pettiford voted in opposition.

Vice-Chair Taylor noted that the request will go to the City Council on October 2, 2023, at 6 p.m.

5. New Business

Ashley Ownbey commented that staff had included markup to the “Bylaws and Rules of Procedure” in the Planning Board packet. She requested members of the Planning Board provide comments to staff by Friday, September 29. Staff will compile the comments and discussion will occur at the October meeting of the Planning Board. After the October meeting, staff will discuss the proposed changes with the City Attorney and a final document will be presented at a later meeting.

Kurt Pearson asked what type of comments staff expected. Ashley Ownbey explained the document is outdated and this update allows the Planning Board the opportunity to comment on any changes to meeting procedures. She said staff could provide rules of procedure from other communities.

Judy Taylor asked if it was possible to request developers provide meeting notes from their neighborhood meetings. Ashley Ownbey responded that the UDO does allow Planning Board to make this request.

6. Adjournment

Vice -Chair Taylor adjourned the meeting at approximately 7:34 p.m.



AGENDA ITEM #4

SUP 23-02

Special Use Permit – 920

Mattress Factory Road

Presenter

Briana Perkins, City Planner

Applicant

VM Development, LLC

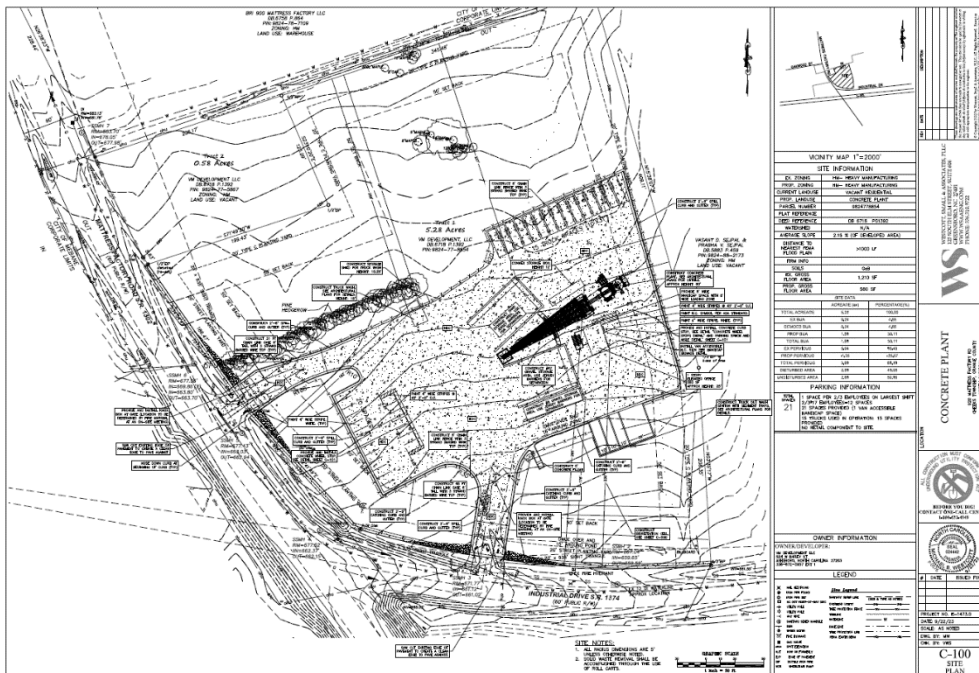
PO Box 984

Asheboro, NC 27204

Public Hearing

Yes No (Quasi-Judicial)

Site Plan



Property

920 Mattress
Factory Road

Orange County
GPIN: 9824778854

Proposed Zoning

N/A

Current Zoning

HM

Size

+/-5.28 acres

Surrounding Zoning

HM

Surrounding Land Uses

Vacant, Industrial,
Commercial

Utilities

Available

Floodplain

No

Watershed

No

City Limits

No

Application Brief

See Planning Project Report for more details.

Recommendations	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the site plan four times and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development of a concrete plant on Mattress Factory Rorad is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan.
Zoning & Land Use Report	
Jurisdiction:	Mebane Extraterritorial Jurisdiction
Proposed Use By-Right (Yes/No):	No
Type of Rezoning Request:	N/A
Special Use Request (Yes/No):	Yes
Consistency with Mebane By Design (Yes/No):	Yes
Utilities Report	
Available Utilities (Yes/No):	Yes
Adequate Stormwater Control (Yes/No):	Yes
Innovative Stormwater Control (Yes/No):	No
Consistency with Long-Range Utility Plan (Yes/No):	Yes
Transportation Report	
Traffic Impact Analysis Required (Yes/No):	No
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

Summary

VM Development, LLC is requesting approval for a Special Use Permit to allow for the development of a concrete plant on a +/- 5.28 -acre parcel located at 920 Mattress Factory Road. The subject property is currently zoned Heavy Manufacturing (HM) and includes a single-family dwelling. The manufacturing of concrete is only allowed in the HM Zoning District with a Special Use Permit. Surrounding uses are largely industrial, with some vacant and underdeveloped land adjacent to the site and a nearby commercial use on Industrial Drive. The property is located in an industrial growth strategy area as identified by *Mebane By Design*, the Mebane Comprehensive Land Development Plan. The site plan has been reviewed for compliance with the Mebane Unified Development Ordinance (UDO).

Financial Impact

The developer will be required to make all of the improvements shown on the site plan at his own expense.

Suggested Motion

1. Motion to approve the Special Use Permit as presented; and,
2. Motion to find that the request is both reasonable and in the public interest because it has been found that the request:
 - a. Will not materially endanger the public health or safety;
 - b. Will not substantially injure the value of adjoining or abutting property;
 - c. Will be in harmony with the area in which it is located; and
 - d. Will be in conformity with the land development plan or other plans officially adopted by the City Council.

OR

1. Motion to **deny** the special use permit as presented due to a failure to satisfy any one of the four criteria required for approval (**NOTE: criterion for failure must be specified**):
 - a. Will materially endanger the public health or safety; or
 - b. Will substantially injure the value of adjoining or abutting property; or
 - c. Will not be in harmony with the area in which it is located; or
 - d. Will not be in conformity with the land development plan or other plans officially adopted by the City Council.

Attachments

1. Preliminary Presentation Slides
2. Special Use Permit Application
3. Site Plan
4. Planning Project Report
5. Technical Memorandum – City Engineering Review



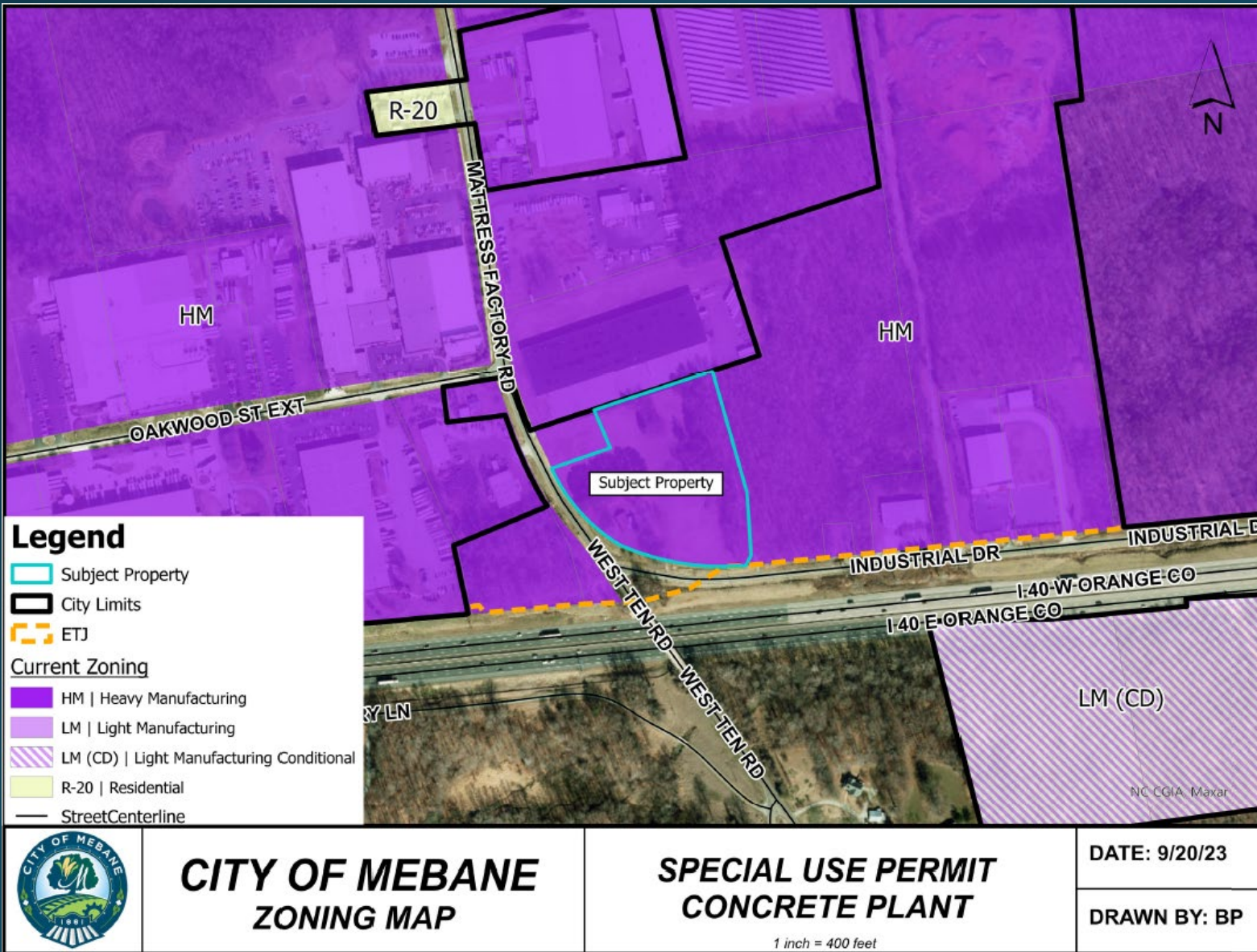
Briana Perkins, City Planner

Request for a Special Use Permit to allow for a Concrete Plant on the +/- 5.28-acre parcel located on 920 Mattress Factory Road (GPIN:9824778854) 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





Concrete Plant

Special Use Request

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



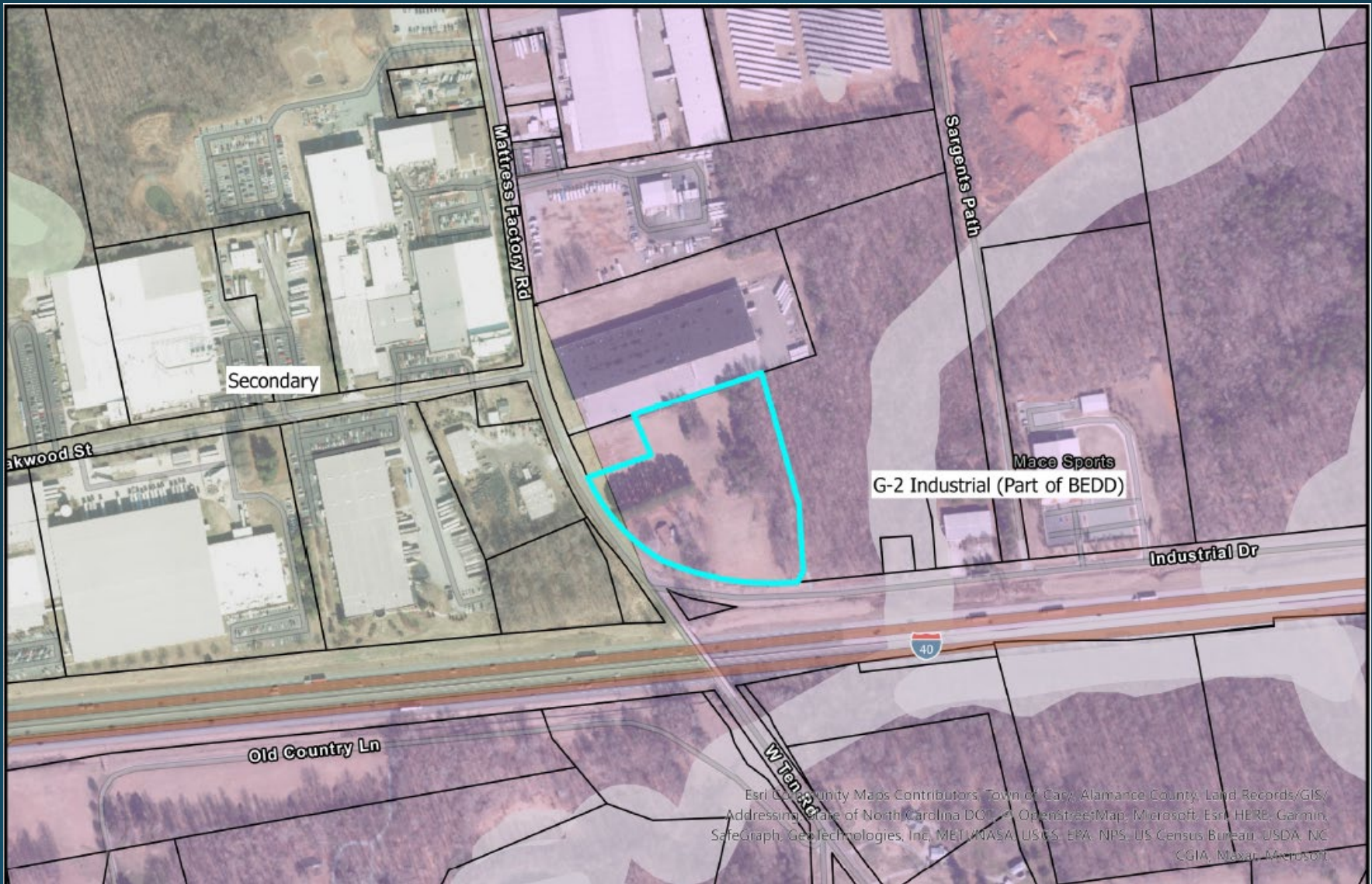


Concrete Plant

Special Use Request

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

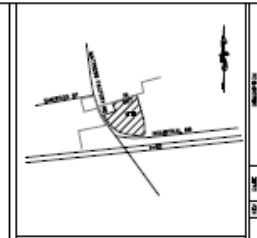
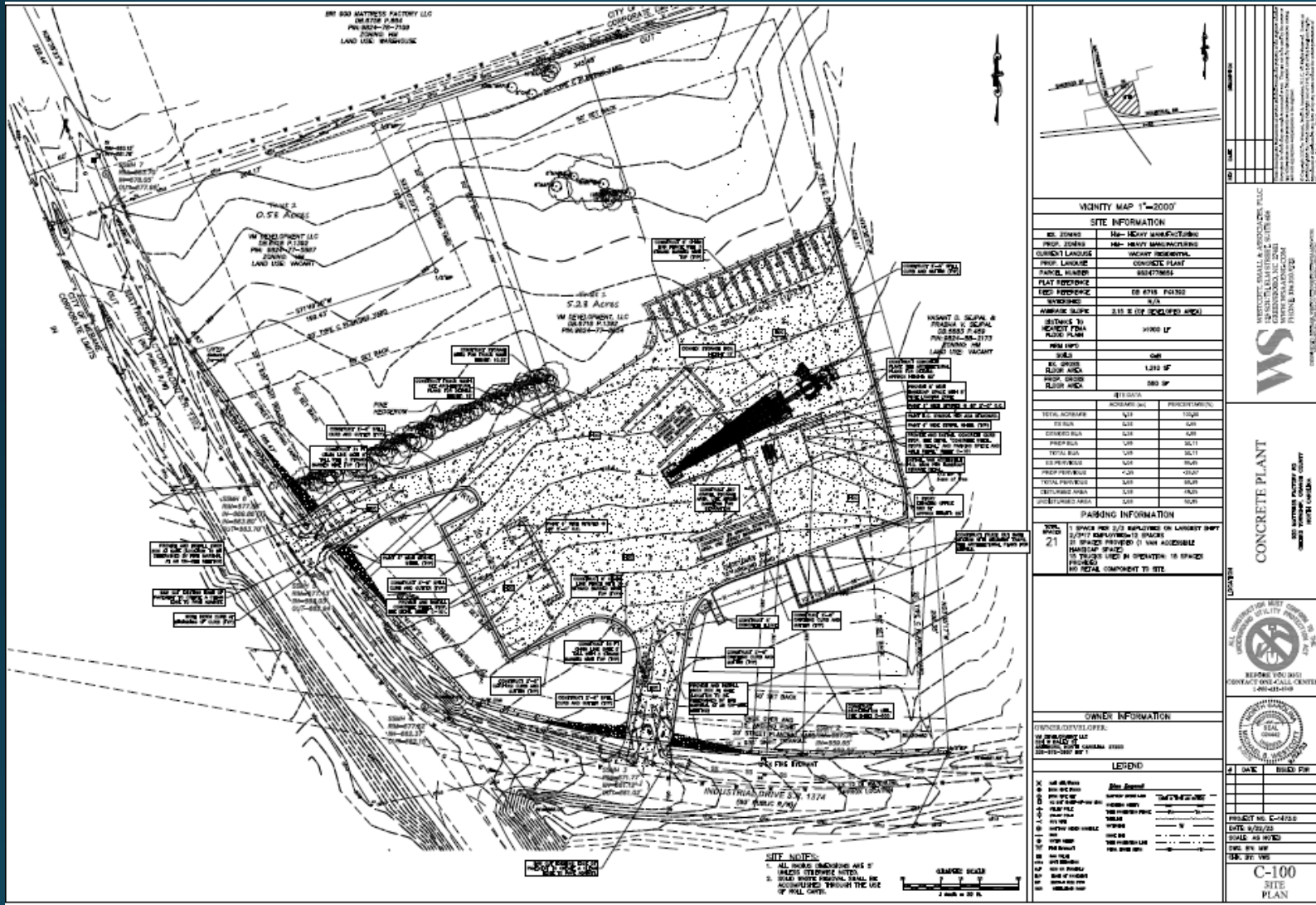




Concrete Plant Special Use Request

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





VICINITY MAP 1"=2000'

SITE INFORMATION

USE ZONING	HS - HEAVY MANUFACTURING
PROJ. ZONING	HS - HEAVY MANUFACTURING
CURRENT LANDUSE	VACANT INDUSTRIAL
PROJ. LANDUSE	CONCRETE PLANT
PARCEL NUMBER	05477961
PLAT REFERENCE	
LOC. REFERENCE	05 479 10300
SYMBOLS	N/A
ADDITIONAL NOTES	SEE SET OF SPECIFICATIONS
STORAGE TO	4000 LF
MIN. WALK	
WALK	5 FT
CEILING HEIGHT	12 FT
WALKWAY WIDTH	10 FT

AREA DATA

AREA TYPE	ACRES	PERCENTAGE
TOTAL AREA	5.11	100%
CONCRETE PLANT	5.11	100%
PAVING	0.00	0.00%
SEWERAGE	0.00	0.00%
WATER	0.00	0.00%
LANDSCAPING	0.00	0.00%
UTILITY	0.00	0.00%
ROADWAY	0.00	0.00%
OTHER	0.00	0.00%

PARKING INFORMATION

NOTE: 1 SPACE PER 275 EMPLOYEES ON LARGEST SHIFT
 27 SPACES PROVIDED (1 VAN ACCESSIBLE)
 15 TRUCKS USED IN OPERATION 10 SPACES
 NO RETAIL COMPONENT TO SITE

WS

WINDYBROOK, SMALL & ASSOCIATES, PLLC
 ARCHITECTS, ENGINEERS, PLANNERS & ENVIRONMENTAL SCIENTISTS
 1100 NORTH AVENUE, SUITE 200
 MEMPHIS, TENNESSEE 38103
 PHONE: 901.754.7500
 FAX: 901.754.7501
 WWW.WINDYBROOK.COM

C-100
 SITE PLAN

PROJECT NO. C-4150
 DATE: 6/29/20
 SCALE: AS SHOWN
 DRAWN BY: WSP
 CHECKED BY: WSP

SEAL OF THE CITY OF MEMPHIS
 BEARING YOUR SEAL CONTACT ONE CALL CENTER 1-800-451-1100

Concrete Plant Special Use Request

- Special Use request to allow for a concrete plant use.
- 5' wide sidewalk along Mattress Factory Road and Industrial Drive.





Applicant Presentation



Mebane Concrete Plan

920 Mattress Factory Road

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

- Bioretention cell

Will not materially endanger the public health or safety

- Requires NCDEQ Air Quality Permit
 - Particulate Control Requirements – 15A NCAC 2D .0515
 - Visible Emissions Control Requirements - 15A NCAC 2D .0521
 - New Source Performance Standards - 15A NCAC 2D .0524
 - Notification Requirements - 15A NCAC 2D .0535
 - Fugitive Dust Control Requirements - 15A NCAC 2D .0540
 - Fabric Filter Requirement - 15A NCAC 2D .0611
 - Records Retention Requirement - 15A NCAC 2D .0605

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.

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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

Will be in harmony with the area in which it is to be located

- 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)

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

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



FINAL REPORT

Adopted by Mebane City Council

May 1, 2017



Primary Growth Area (G-2)

These areas have immediate access to most existing municipal infrastructure and services. Additional roadway, sewer or other services may need to be built to fully utilize and serve these areas. Development projects within Primary Growth Areas that serve the plan's guiding principles and the community-at-large should be given encouragement over the next 5-10 years. If additional public utilities or roads are required, policies to fund these cost through the development process should be explored, as has been done in the Town of Kernersville and the City of Graham.

G-2 Industrial (V)

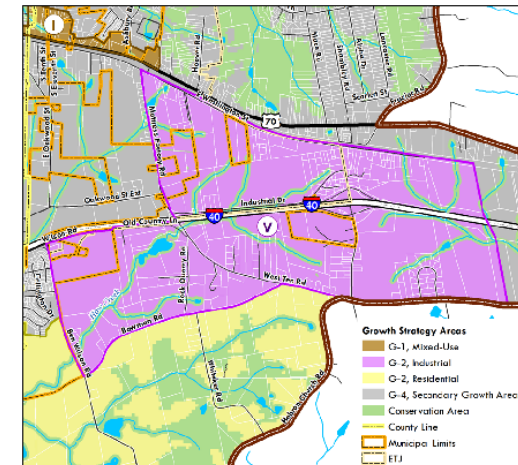
Location: Part of BEDD and North of US-70

Summary: This area encompasses the western portion of the Buckhorn Economic Development District (BEDD) and its existing industrial uses and some existing residential areas. At present, the BEDD is primarily defined by the Moringa America Confectionary production facility. The area is intended for more robust growth, primarily for light industrial purposes. The Mattress Factory Road area north of I-40/85 is also a corridor for light industrial facilities like Kingsdown and AKG. The areas immediately outside of these corridors, though, are rural residential lots.

Uses: Maximize non-residential use and discourage further single family developments. Multi-family or workforce housing in close proximity to the current and future industrial land uses will be encouraged to minimize commuting concerns, especially traffic congestion. Encourage low water user and incentivize the employment of local residents at any new industries developed in this area.

Lot sizes: Provide flexibility on lot sizes depending on land use and necessary buffers with inconsistent land uses. Treed buffers are especially necessary if an industrial lot abuts a residential lot, regardless of the residential lot's density.

Walkability/Natural Resources: As land is developed, require sidewalks and connectivity to industrial and commercial job locations. The eastern half of this growth strategy area is in a critical watershed, draining into the Eno and Neuse River, which is a location for good terrestrial and aquatic habits. Thus, downstream impacts from development should be mitigated as much as possible through the concentration of open space dedication in this area. Almost all of this area is outside present city limits, so partnerships with land trusts and Orange County will be necessary to either acquire these lands or easements on them to preserve these habitats.





APPLICATION FOR A SPECIAL USE PERMIT

Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows:

Name of Applicant: VM Development LLC

Address of Applicant: 524 W. Bailey St., Asheboro, NC 27203

Address and brief description of property: 920 Mattress Factory Rd. 5.28 acres at the intersection of Mattress Factory Rd. and Industrial Dr.

Applicant's interest in property: (Owned, leased or otherwise) Owned

*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?

Yes ___ Explain: _____ No

Type of request: Special Use Permit

Sketch attached: Yes No _____

Reason for the request: Land use as a concrete plant.

Signed: William R Fox Dir of Ops.

Date: 5/22/23

Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

The following items should be included with the application for rezoning when it is returned:

1. Tax Map showing the area that is to be considered.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$400.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2nd Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1st Monday of each month at 6:00 p.m.

Orange County



920 MATTRESS FACTORY RD, ME, NC, 27302

MATTRESS FACTORY RD

May 22, 2023

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

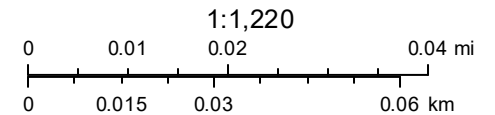
The county and its mapping companies assume no legal responsibility for the information on this map.

PIN: 9824778854

OWNER 1: VM DEVELOPMENT LLC
OWNER 2:
ADDRESS 1: 524 W BAILEY ST
ADDRESS 2:
CITY: ASHEBORO
STATE, ZIP: NC 27203
LEGAL DESC: MAJ P/O 38-46 PO 35-37 & 47-48 BRIGHT

SIZE: 5.28 A
DEED REF: 6718/1392
RATECODE: 03
TOWNSHIP: CHEEKS
BLDG SQFT: 1210
YEAR BUILT: 1942

BUILDING COUNT: 1
LAND VALUE: \$76,600
BLDG_VALUE: \$91,100
USE_VALUE: \$0
TOTAL VALUE: \$167,700
DATE SOLD: 04/21/2021
TAX STAMPS: 800




ORANGE COUNTY
NORTH CAROLINA

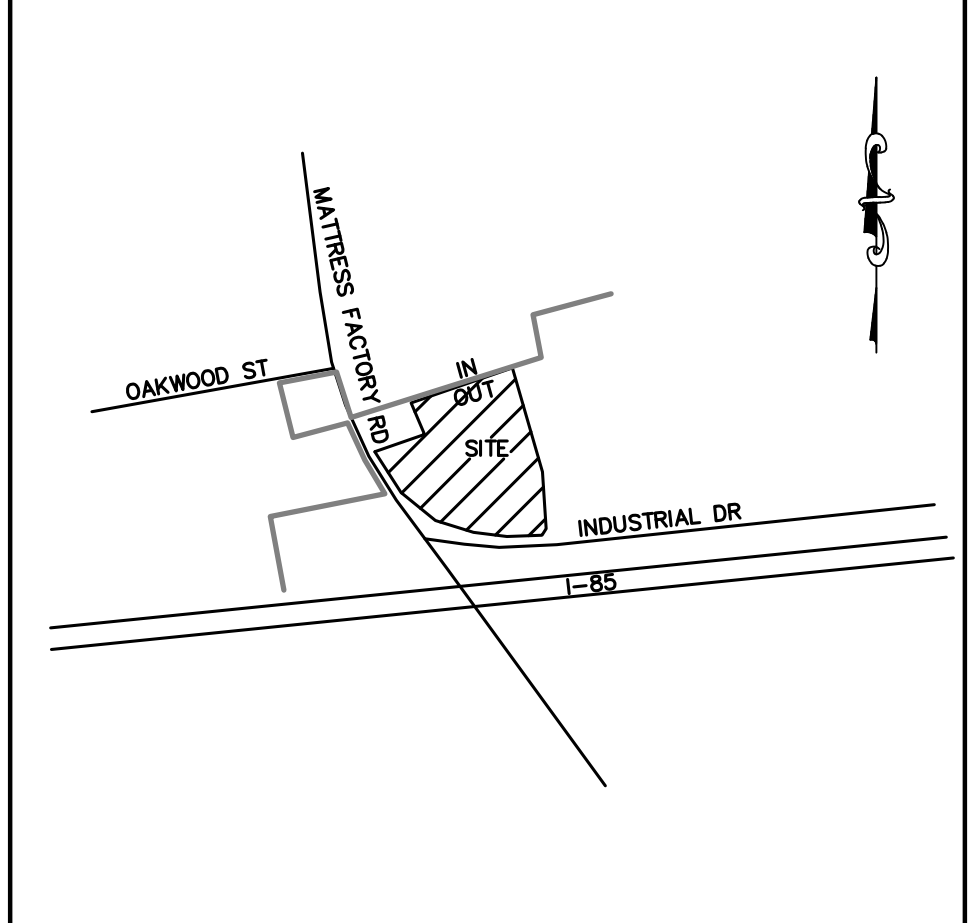
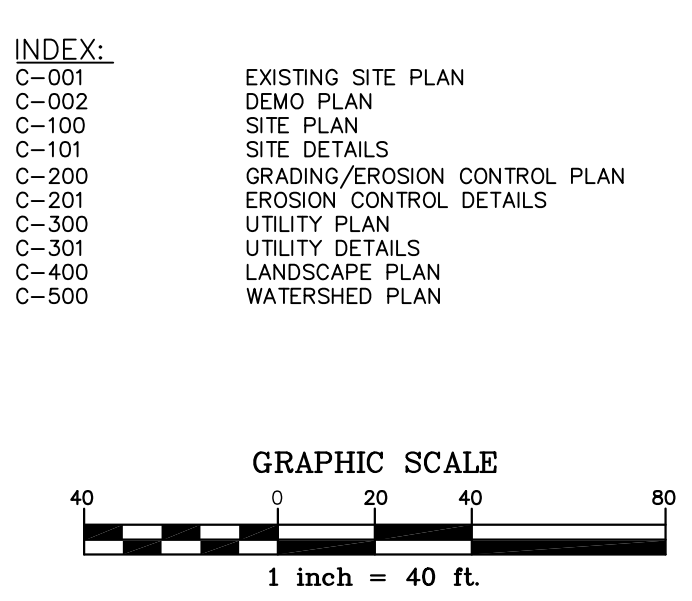


- CITY OF MEBANE GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS, CITY OF MEBANE STANDARD DETAILS AND CONSTRUCTION STANDARDS, STATE CONSTRUCTION STANDARDS, OSHA REGULATIONS AND OTHER APPLICABLE CONTRACT DOCUMENTS.
 - A COPY OF THE CONSTRUCTION DRAWINGS BEARING THE APPROVAL STAMP FROM THE CITY OF MEBANE SHALL ALWAYS BE ON SITE AND AVAILABLE.
 - MATERIAL SUBMITTALS TO BE APPROVED BY THE CITY OF MEBANE PRIOR TO ORDERING MATERIALS.
 - MODIFICATION TO THE APPROVED DRAWINGS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DESIGN ENGINEER AND THE CITY OF MEBANE.
 - PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS TO COMPLETE THE CONSTRUCTION SHOULD BE ACQUIRED AND FOLLOWED.
 - PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF MEBANE, OWNER/REP, PLANNING, EROSION CONTROL, GEOTECHNICAL ENGINEER, ALL SUB-CONTRACTORS, AND ENGINEER/REP.
 - GEOTECHNICAL SPREADSHEET TO BE PROVIDED TO THE CITY PRIOR TO PRE-CONSTRUCTION MEETING FOR REVIEW. SPREADSHEET TO ACCOMPANY GEOTECHNICAL REPORTS.
 - ALL SOIL WITHIN THE RIGHT OF WAY AND PUBLIC EASEMENTS SHALL BE COMPACTED TO CITY OF MEBANE SPECIFICATIONS, CITY REPRESENTATIVE TO BE NOTIFIED 24 HOURS IN ADVANCE AND GIVEN THE OPPORTUNITY TO BE PRESENT DURING GEOTECH TESTING.
 - ALL UTILITY SEPARATIONS SHALL MEET THE REQUIREMENTS AS STATED IN THE CITY OF MEBANE CONSTRUCTION DOCUMENTS CHECKLIST. ALL UTILITY SEPARATIONS TO BE FIELD VERIFIED DURING INSTALLATION AND AS-INSTALLED SEPARATION LABELED ON AS-BUILT DRAWINGS. CONTRACTOR SHALL PROVIDE DESIGN ENGINEER VERIFICATION OF AS-INSTALLED SEPARATIONS TO BE INCLUDED ON AS-BUILT DRAWINGS SUBMITTED TO STATE.
 - ALL WATER MAIN TO INCLUDE TWO FORMS OF RESTRAINT (MEGA-LUGS AND BLOCKING) AND CONFORM TO ALL DISTANCE STANDARDS, IN DETAIL W-26.
 - TESTING PROCEDURES PER CITY OF MEBANE STANDARDS AS FOLLOWS: WATER LINE - PRESSURE TEST, CHLORINATE, BAC-T, SANITARY SEWER - PRESSURE TEST, VACUUM TEST MANHOLES, MANDREL, VIDEO, STORM SEWER - VIDEO, CONCRETE - CYLINDERS EVERY 30 YARDS, ROADWAY - DENSITY AND PROOF ROLL, ASPHALT - CORES FOR BINDER, NUCLEAR DENSITY GAUGE TESTS ON FINAL LIFT.
 - FOR ALL PROJECTS WHERE THE FINAL LIFT OF ASPHALT IS NOT ANTICIPATED PRIOR TO THE ONSET OF WINTER, ALL MANHOLES AND VALVE BOXES ARE TO BE ADJUSTED FLUSH WITH THE BINDER COURSE. THE FINAL ADJUSTMENT TO FINISH GRADE WILL NOT BE DONE UNTIL IMMEDIATELY PRIOR TO THE PLACEMENT OF THE FINAL LIFT OF SURFACE COURSE.
 - CLASS III RCP SHALL HAVE A MINIMUM OF 3" OF COVER WITHIN THE ROW PER NCDOT REQUIREMENTS, WHERE 3" OF COVER IS NOT PROVIDED, CLASS IV RCP.
 - ALL DRAINAGE SWALES SHALL HAVE A MINIMUM OF 18" COVER.
 - ALL THIRD-PARTY UTILITIES TO ACQUIRE AN ENCROACHMENT AGREEMENT WITH THE CITY OF MEBANE PRIOR TO STARTING INSTALLATION.
 - BORROW PIT LOCATIONS TO BE SURVEYED FOR IN FIELD VERIFICATION AND BE IDENTIFIED ON THE PLAN.
 - UNDER ABSOLUTELY NO CIRCUMSTANCES SHALL ANY UNMANNED EXCAVATION BE LEFT OPEN OR UNPROTECTED DURING NON-WORKING HOURS. UTILIZE SIGNS, BARRICADES, ETC. TO ENSURE THE SAFETY OF THE GENERAL PUBLIC.
 - WHEN STAKING WATER LINE, CURB RADIUS POINTS SHOULD ALSO BE STAKED TO ENSURE VALVES ARE PILED OUTSIDE OF CURB LINE AND HANDICAP RAMP TRUNCATED DOMES.
 - CONTRACTOR RESPONSIBLE FOR NOTIFYING THE CITY OF MEBANE AND THE DESIGN ENGINEER PRIOR TO TESTING WATER AND SEWER LINES TO COORDINATE SCHEDULING SINCE DESIGN ENGINEER WILL BE CERTIFYING AND MAY WANT TO WITNESS TESTING.
 - CONTRACTOR TO SCHEDULE PUNCH LIST WALK THROUGH AFTER BINDER LIFT OF ASPHALT HAS BEEN INSTALLED.

- GENERAL SITE NOTES:**
- THE INFORMATION SHOWN HEREIN WAS TAKEN FROM TOPOGRAPHIC SURVEY PROVIDED BY: R.S. JONES & ASSOCIATES, INC. 201 W. CLAY STREET MEBANE, NC 27302 (919)563-3623
 - THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
 - ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
 - ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
 - DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
 - ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND OUTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - COMPACTION AND WITHSTANDING OF PROPER MOISTURE CONTENT OF THE SOIL UNDER PAVED AREAS SHALL BE ACCOMPLISHED TO ACHIEVE 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED IN THE SOIL REPORT (IF AVAILABLE).
 - THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
 - ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
 - THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT NORTH CAROLINA "ONE CALL" AT 1-800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
 - LANDSCAPE PLANTINGS AND SIGN LOCATIONS AT ENTRANCE/EXITS WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREA AND AT ENTRANCES, PER LOCAL STANDARDS.
 - SEEDING TO BE INSTALLED TO NCDOT REQUIREMENT & STANDARD PRACTICES.
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
 - ANY AND ALL UTILITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.

- CONTRACTOR NOTES:**
- NOTE: ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB, OR TO THE CENTER OF STRUCTURES SUCH AS INLETS, SIGN POSTS, ETC., UNLESS OTHERWISE NOTED.
- CONTRACTOR TO:
- VISIT SITE AND BRING TO THE ENGINEER'S ATTENTION IN WRITING ANY PROBLEMS OR DISCREPANCIES WITH SITE OR PROJECT PRIOR TO CONSTRUCTION.
 - COORDINATE WITH THE OWNER FOR PHASING OF CONSTRUCTION, INSURE A HIGH LEVEL OF SAFETY DURING ALL PHASES OF CONSTRUCTION.
 - CHECK ALL DIMENSIONS AND ELEVATIONS NOTED ON PLANS. REPORT ANY DISCREPANCIES TO THE ENGINEER IN WRITING PRIOR TO ANY FURTHER CONSTRUCTION.
 - CONTACT ENGINEER FOR OBSERVATION OF CONSTRUCTION RELATED TO REQUIRED FEDERAL, STATE OR LOCAL CERTIFICATIONS INCLUDING BUT NOT LIMITED TO PROOFROLL AND ASPHALT PLACEMENT. PROVIDE 24 HOUR NOTICE TO ENGINEER FOR REQUIRED CONSTRUCTION OBSERVATION RELATED TO CERTIFICATION OF ROADWAY, WATER SYSTEM, PAVEMENT, ETC.
 - KEEP ALL PLANTING AND GRASS AREAS FREE OF DEBRIS, STONES, CONSTRUCTION MATERIALS, ETC. CONTRACTOR IS RESPONSIBLE FOR NOT DAMAGING EXISTING PLANTING TO REMAIN.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND AVOIDING ALL UNDERGROUND UTILITIES WHETHER SHOWN ON THE SITE PLAN OR NOT. THOSE SHOWN ARE BASED ON THE SURVEY PROVIDED AND MAY NOT BE ALL INCLUSIVE. CONTACT UTILITY LOCATION SERVICE OR OTHER APPROPRIATE UTILITY LOCATION SERVICE FOR UTILITY IDENTIFICATION PRIOR TO ANY WORK. CONTRACTOR TO PROTECT ALL UTILITIES TO REMAIN-TYPICAL. CONTACT ALL UTILITY COMPANIES TO INSURE THE UTILITIES ARE SHUT DOWN PRIOR TO THE START OF ANY DEMOLITION AND/OR SITE WORK.
 - PATCH/REPAIR STREETS, STRUCTURES, ETC. AS NECESSARY AFTER CONNECTION OF PROPOSED UTILITIES.
 - SEE GRADING PLAN FOR PROPOSED GRADES AND EROSION CONTROL.
 - USE CITY OF MEBANE STANDARD CONSTRUCTION DETAILS FOR ALL SITE WORK ITEMS.

CURVE TABLE		CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1402.39'	116.94'	116.91'	S25°35'40"E	4°46'40"
C2	1060.82'	372.72'	370.81'	S84°08'24"E	20°07'52"



VICINITY MAP 1"=2000'

SITE INFORMATION

EX. ZONING	HM - HEAVY MANUFACTURING
PROP. ZONING	HM - HEAVY MANUFACTURING
CURRENT LANDUSE	VACANT RESIDENTIAL
PROP. LANDUSE	CONCRETE PLANT
PARCEL NUMBER	9824778854
PLAT REFERENCE	
DEED REFERENCE	DB 6718 PG1392
WATERSHED	N/A
AVERAGE SLOPE	2.15 % (OF DEVELOPED AREA)
DISTANCE TO NEAREST FEMA FLOOD PLAIN	>1000 LF
FIRM INFO	
SOILS	GeB
EX. GROSS FLOOR AREA	1,210 SF
PROP. GROSS FLOOR AREA	580 SF

SITE DATA

	ACREAGE (ac)	PERCENTAGE(%)
TOTAL ACREAGE	5.28	100.00
EX BUA	0.24	4.55
DEMOED BUA	0.24	4.55
PROP BUA	1.59	30.11
TOTAL BUA	1.59	30.11
EX PERVIOUS	5.04	95.45
PROP PERVIOUS	-1.35	-25.57
TOTAL PERVIOUS	3.69	69.89
DISTURBED AREA	2.59	49.05
UNDISTURBED AREA	2.69	50.95

PARKING INFORMATION

TOTAL SPACES	21
1 SPACE PER 2/3 EMPLOYEES ON LARGEST SHIFT	2/3*17 EMPLOYEES=12 SPACES
21 SPACES PROVIDED (1 VAN ACCESSIBLE HANDICAP SPACE)	
15 TRUCKS USED IN OPERATION: 15 SPACES PROVIDED	
NO RETAIL COMPONENT TO SITE.	

PREVIOUS SUBMITTALS:
11/14/22 FIRST SUBMITTAL
7/19/23 SECOND SUBMITTAL

OWNER INFORMATION

OWNER/DEVELOPER:
VM DEVELOPMENT LLC
524 W BAILEY ST
ASHEBORO, NORTH CAROLINA 27203
336-672-0957 EXT 1

LEGEND

✱	NAIL SET/FOUND	—	Line Legend
○	IRON PIPE FOUND	—	SANITARY SEWER LINE (SIZE & TYPE AS NOTED)
●	IRON PIPE SET	—	OVERHEAD UTILITY
□	NC DOT RIGHT-OF-WAY DISC	—	TREE PROTECTION FENCE
○	UTILITY POLE	—	TREELINE
○	UTILITY POLE	—	WATERLINE
○	GUY WIRE	—	DWME LINE
○	SANITARY SEWER MANHOLE	—	TREE PROTECTION LINE
○	SN	—	PERM. EARTH BERM
○	WATER METER	—	
○	FIRE HYDRANT	—	
○	GAS VALVE	—	
○	SPOT ELEVATION	—	
○	N/W	—	
○	E/P	—	
○	D/P	—	
○	WCR	—	

REV	DATE	DESCRIPTION

WESTCOTT, SMALL & ASSOCIATES, PLLC
125 SOUTH ELM STREET, SUITE 606
GREENSBORO, NC 27401
WWW.WSAAENG.COM
PHONE: 336.310.9722

DESIGNED BY: MICHAEL WESTCOTT@WESTCOTTSMALLASSOCIATES.COM
REVIEWED BY: TORI SMALL@WSAAENG.COM

CONCRETE PLANT

920 MATTRESS FACTORY RD
CHECKS TOWNSHIP, ORANGE COUNTY
NORTH CAROLINA

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

NORTH CAROLINA PROFESSIONAL SEAL
24442
MICHAEL B. WESTCOTT
ENGINEER
7-0516

DATE ISSUED FOR

PROJECT NO. E-1473.0
DATE: 9/22/23
SCALE: AS NOTED
DWG. BY: MW
CHK. BY: VWS

C-001
EXISTING
SITE PLAN



DEMO KEY NOTES:

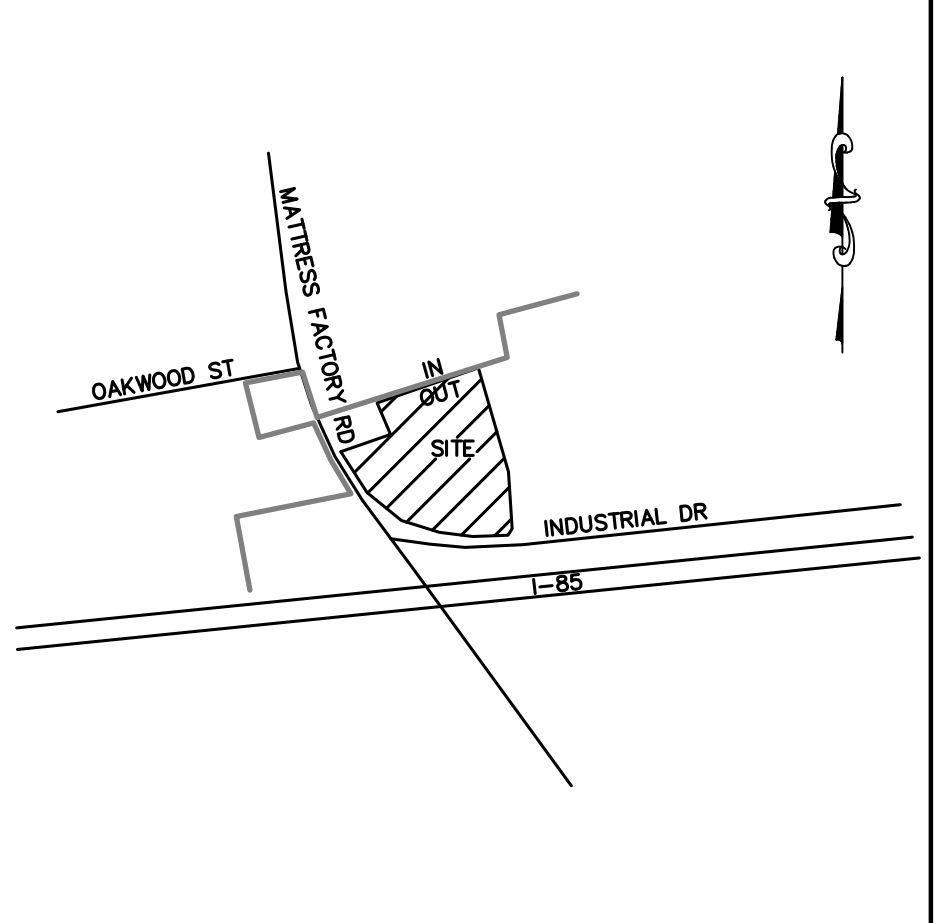
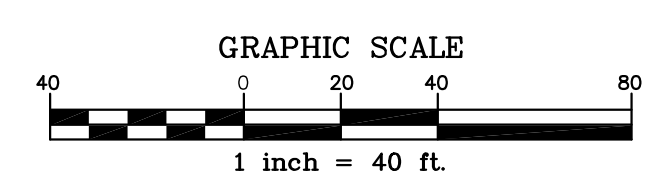
- 1 REMOVE EX BUILDING COMPLETE WITH FOUNDATIONS AND PROPERLY DISPOSE OF OFF SITE.
- 2 REMOVE EX SIDEWALK DOWN TO SUBGRADE AND PROPERLY DISPOSE OF OFF SITE.
- 3 REMOVE EX CONCRETE PAVEMENT DOWN TO SUBGRADE AND PROPERLY DISPOSE OF OFF SITE.
- 4 REMOVE EX GRAVEL DRIVEWAY.
- 5 COORDINATE REMOVAL OF EXISTING GAS SERVICE.
- 6 REMOVE EX WATER AND TERMINATE AT THE MAIN AND PROPERLY DISPOSE OF OFF SITE. REMOVE EX SANITARY SERVICE TO THE TO THE MAIN AND CAP THE WYE CONNECTION. BOTH WATER AND SEWER CAPS SHALL BE INSPECTED BY THE CITY OF MEBANE PRIOR TO BACKFILLING.
- 7 REMOVE EX 15" RCP AND PROPERLY DISPOSE OF OFF SITE.
- 8 CLEAR AND GRUB EX. TREE
- 9 RELOCATE EX POWER POLE FROM PROPOSED DRIVEWAY. NEW LOCATION TO BE DETERMINED BY UTILITY OWNER.
- 10 REMOVE EX OVERHEAD POWER SERVICE.

DEMOLITION NOTES:

- PRIOR TO DEMOLITION, GENERAL CONTRACTOR SHALL:
- OBTAIN A DEMOLITION PERMIT FOR THE WORK OUTLINED.
 - SCHEDULE A PRE-CONSTRUCTION MEETING TO COORDINATE PHASING OF THE PROJECT.
 - VISIT SITE TO FIELD VERIFY EXISTING CONDITIONS. BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES OR ANY DEMOLITION ITEMS TO BE DELETED OR ADDED.
 - STAKE OUT LIMITS OF SAW CUT ON SITE FOR APPROVAL BY ENGINEER.
 - FOLLOW EROSION CONTROL PRACTICES IN ACCORDANCE WITH THESE PLANS AS WELL AS CITY, COUNTY, AND STATE EROSION CONTROL STANDARDS. GENERAL CONTRACTOR SHALL NOT ALLOW SEDIMENT TO LEAVE THE SITE. GENERAL CONTRACTOR IS NOT TO DISTURB MORE THAN ONE ACRE DURING ANY PHASE OF CONSTRUCTION.
 - VERIFY THE RE-USE AND ELEVATIONS OF EXISTING UTILITY TAPS AND TIES-INS.
 - REMOVE ALL SOIL/EXISTING STOCKPILES NOT USED ON THE PROJECT TO A DESIGNATED OFF-SITE LOCATION APPROVED BY THE PROPER AUTHORITY.
 - COORDINATE WITH ENGINEER FOR ANY MODIFICATIONS AND APPROVAL TO PROCEED PRIOR TO ANY OFF-SITE DEMOLITION AND/OR SITE WORK, TYPICAL OF ALL OFF-SITE WORK.

DURING DEMOLITION GENERAL CONTRACTOR SHALL:

- PROTECT EXISTING PAVEMENT TO REMAIN FROM CHIPPING OR BREAKING. PATCH AND REPAIR OF ANY EXISTING ITEMS DAMAGED DURING DEMOLITION/CONSTRUCTION SHALL BE AT NO COST TO THE OWNER.
- PROPERLY CLOSE AND SECURE TRENCHES AT THE END OF EACH WORK DAY. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT.
- CONTACT ALL UTILITY COMPANIES TO INSURE UTILITIES ARE PROPERLY SHUT DOWN PRIOR TO DEMOLITION OF THE BUILDING AND SITE.



VICINITY MAP 1"=2000'

SITE INFORMATION

EX. ZONING	HM - HEAVY MANUFACTURING
PROP. ZONING	HM - HEAVY MANUFACTURING
CURRENT LANDUSE	VACANT RESIDENTIAL
PROP. LANDUSE	CONCRETE PLANT
PARCEL NUMBER	982477854
PLAT REFERENCE	
DEED REFERENCE	DB 6718 PG1392
WATERSHED	N/A
AVERAGE SLOPE	2.15 % (OF DEVELOPED AREA)
DISTANCE TO NEAREST FEMA FLOOD PLAIN	>1000 LF
FIRM INFO	
SOILS	GeB
EX. GROSS FLOOR AREA	1,210 SF
PROP. GROSS FLOOR AREA	580 SF

SITE DATA

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SANITARY SEWER LINE		OVERHEAD UTILITY		TREE PROTECTION FENCE		WATERLINE		DUNE LINE		TREE PROTECTION LINE		PERM. EARTH BERM					
(SIZE & TYPE AS NOTED)		--- TCA --- TCA		--- W --- W													

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 NORTH CAROLINA

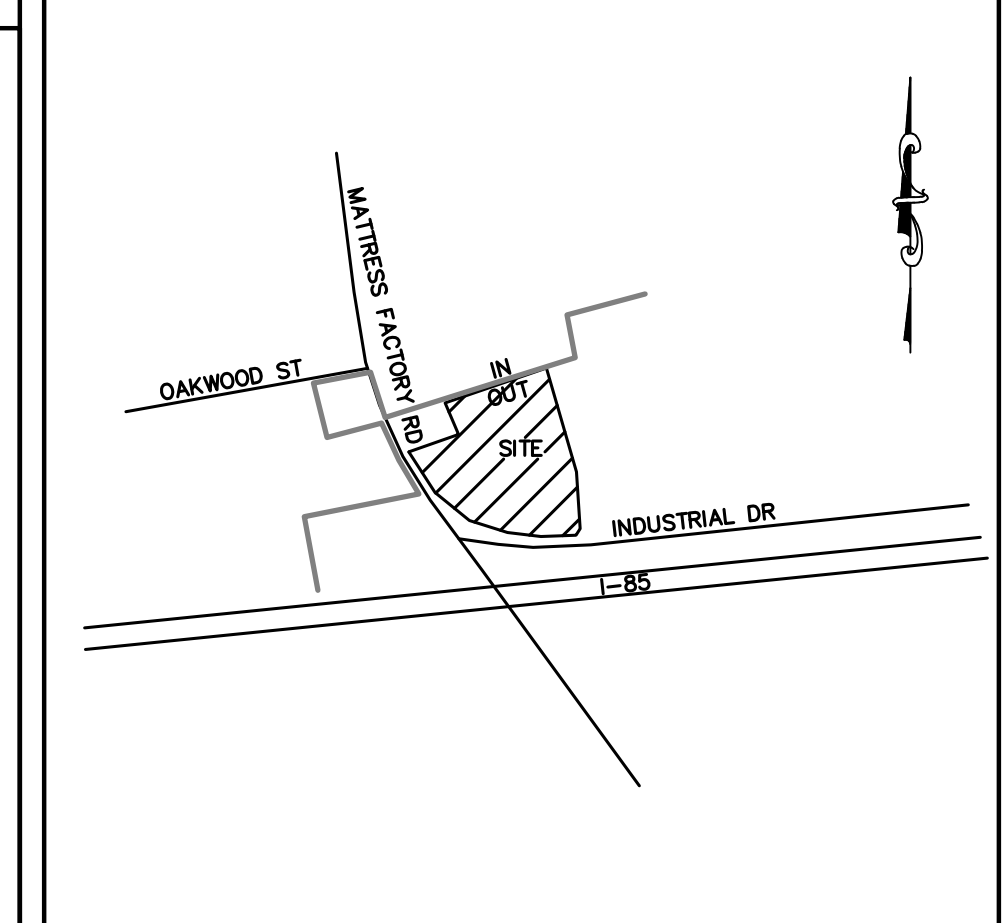
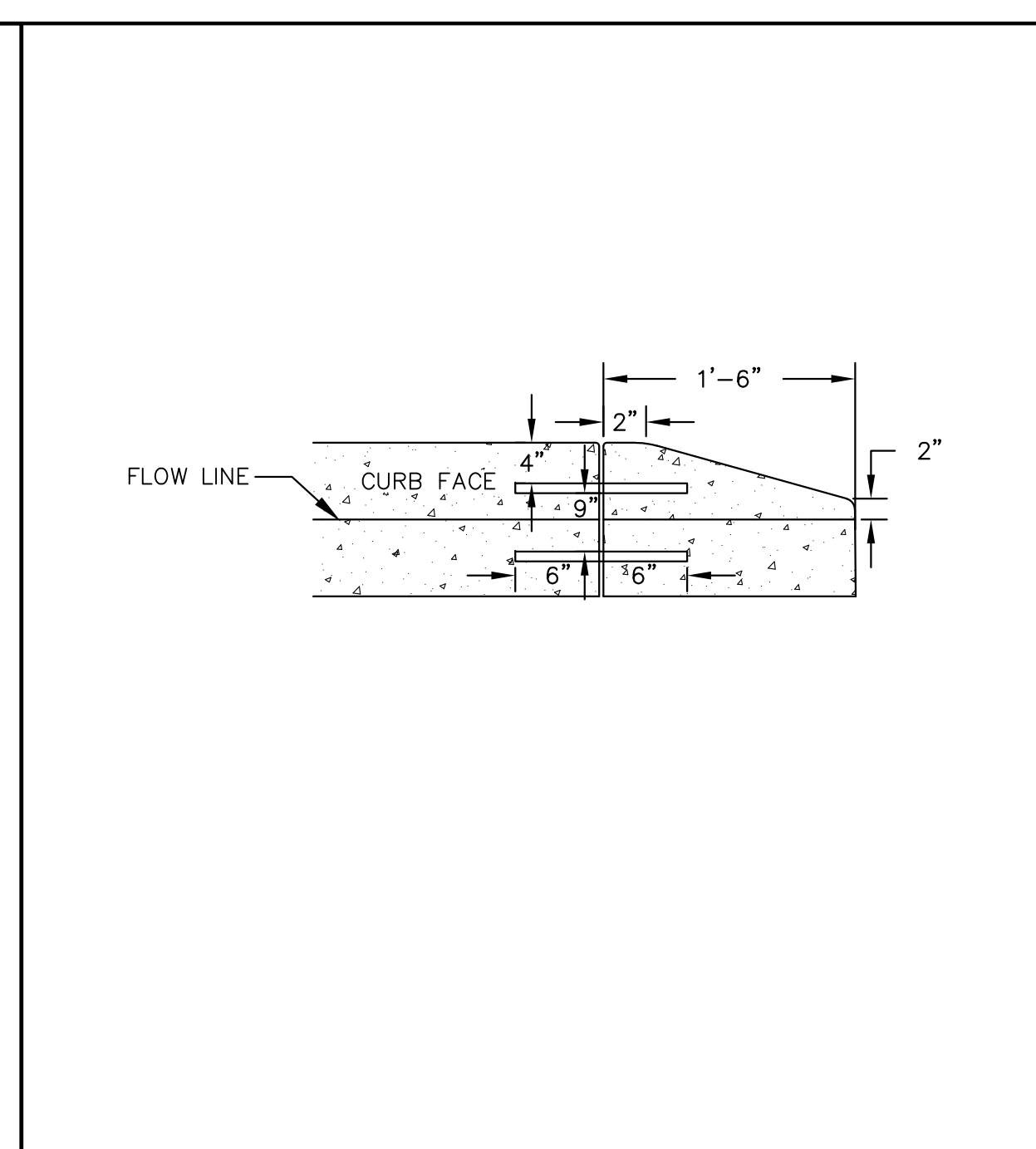
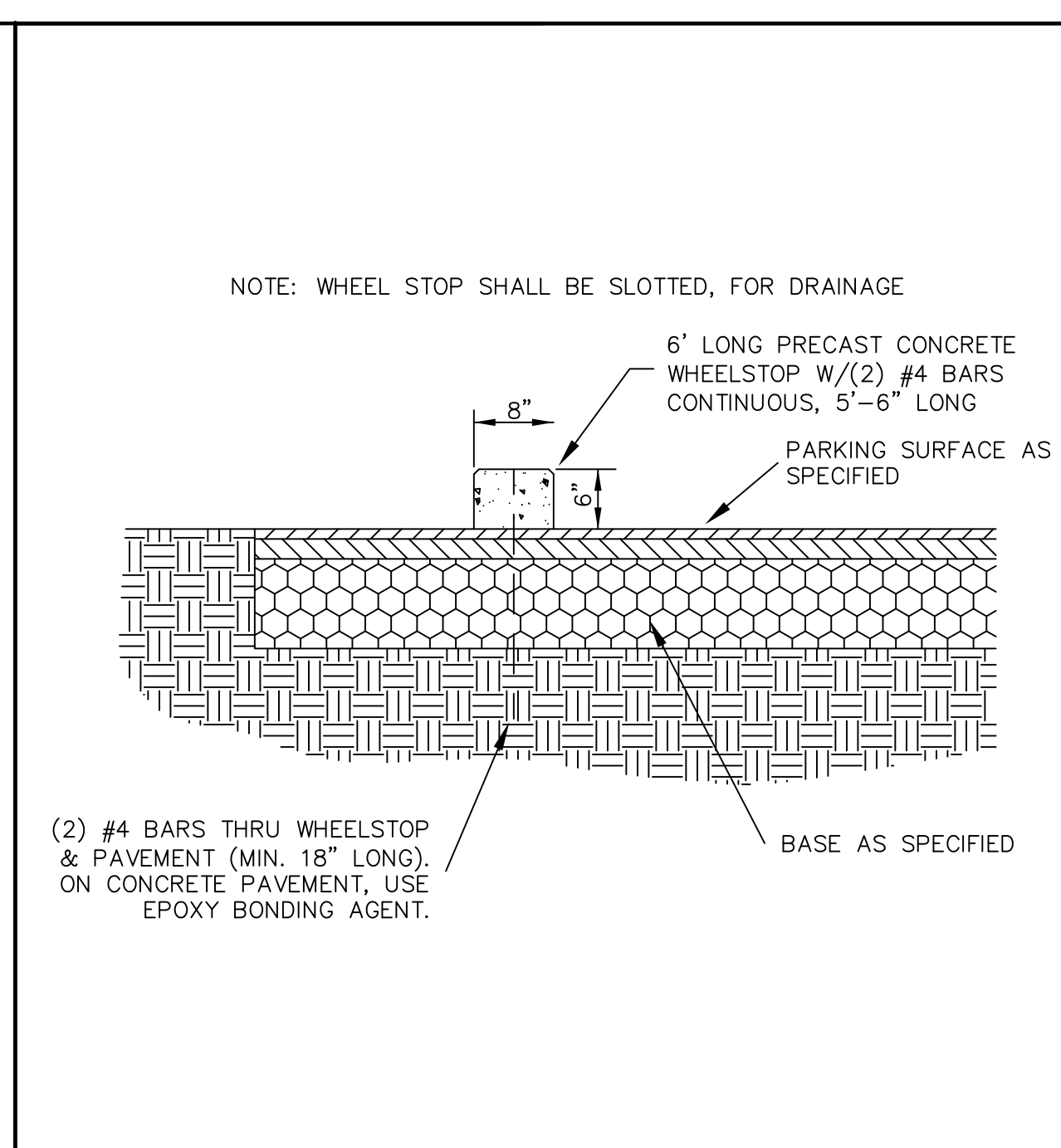
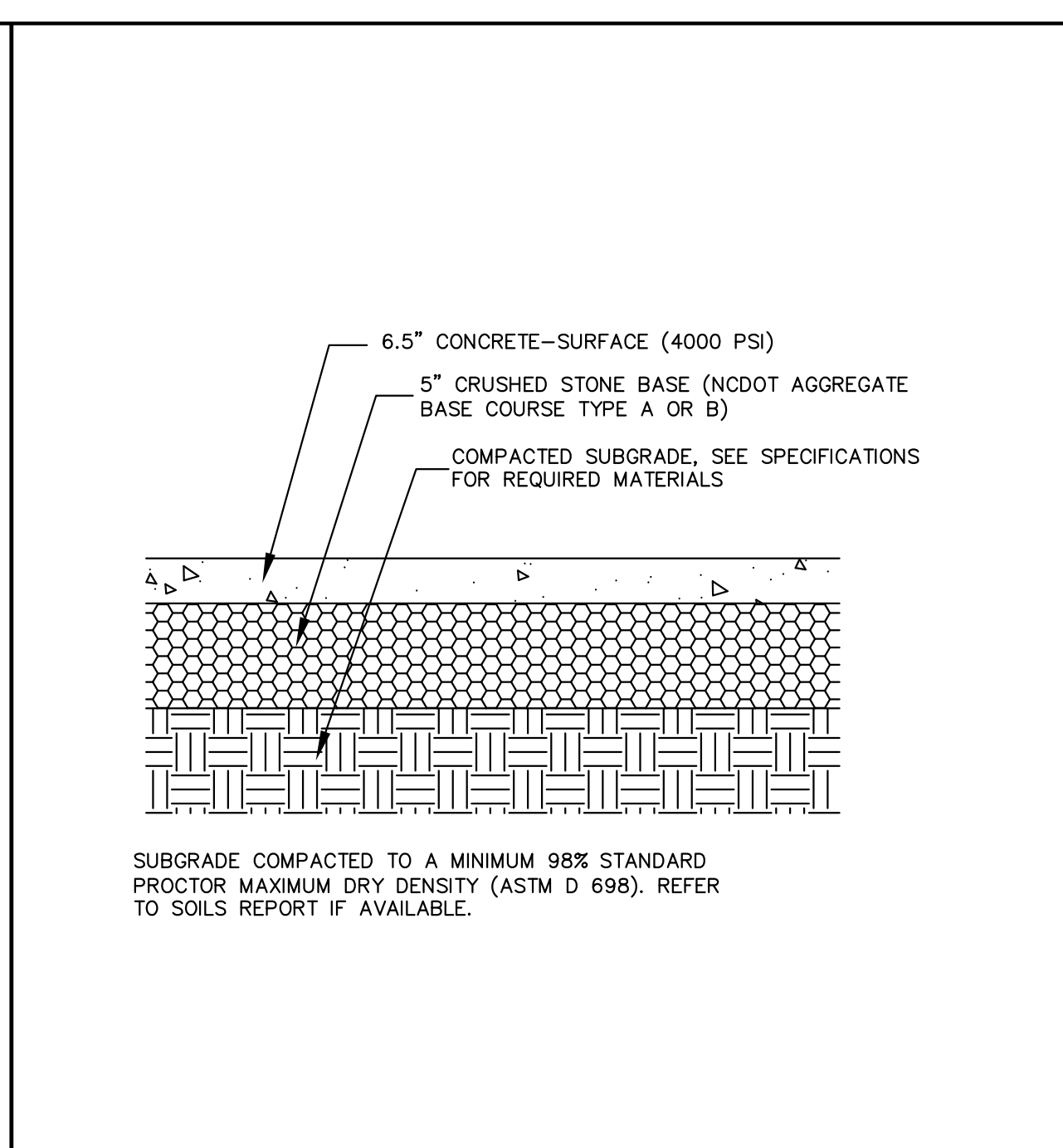
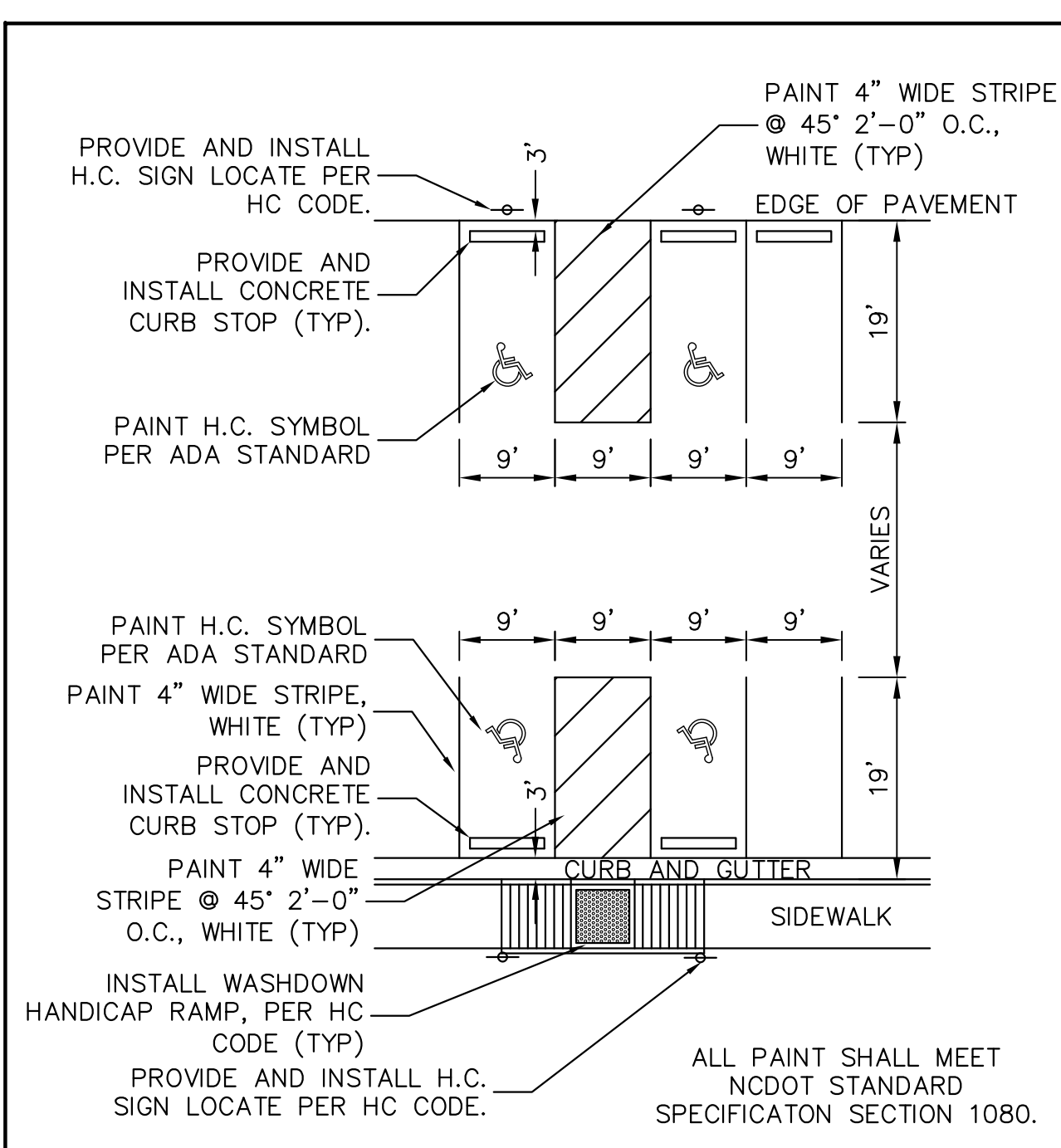
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PROFESSIONAL SEAL
 MICHAEL B. WESTCOTT
 ENGINEER
 1-0516

PROJECT NO. E-1473.0
 DATE: 9/22/23
 SCALE: AS NOTED
 DWG. BY: MW
 CHK. BY: VWS

C-002
 DEMO
 PLAN



VICINITY MAP 1"=2000'

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PARKING INFORMATION

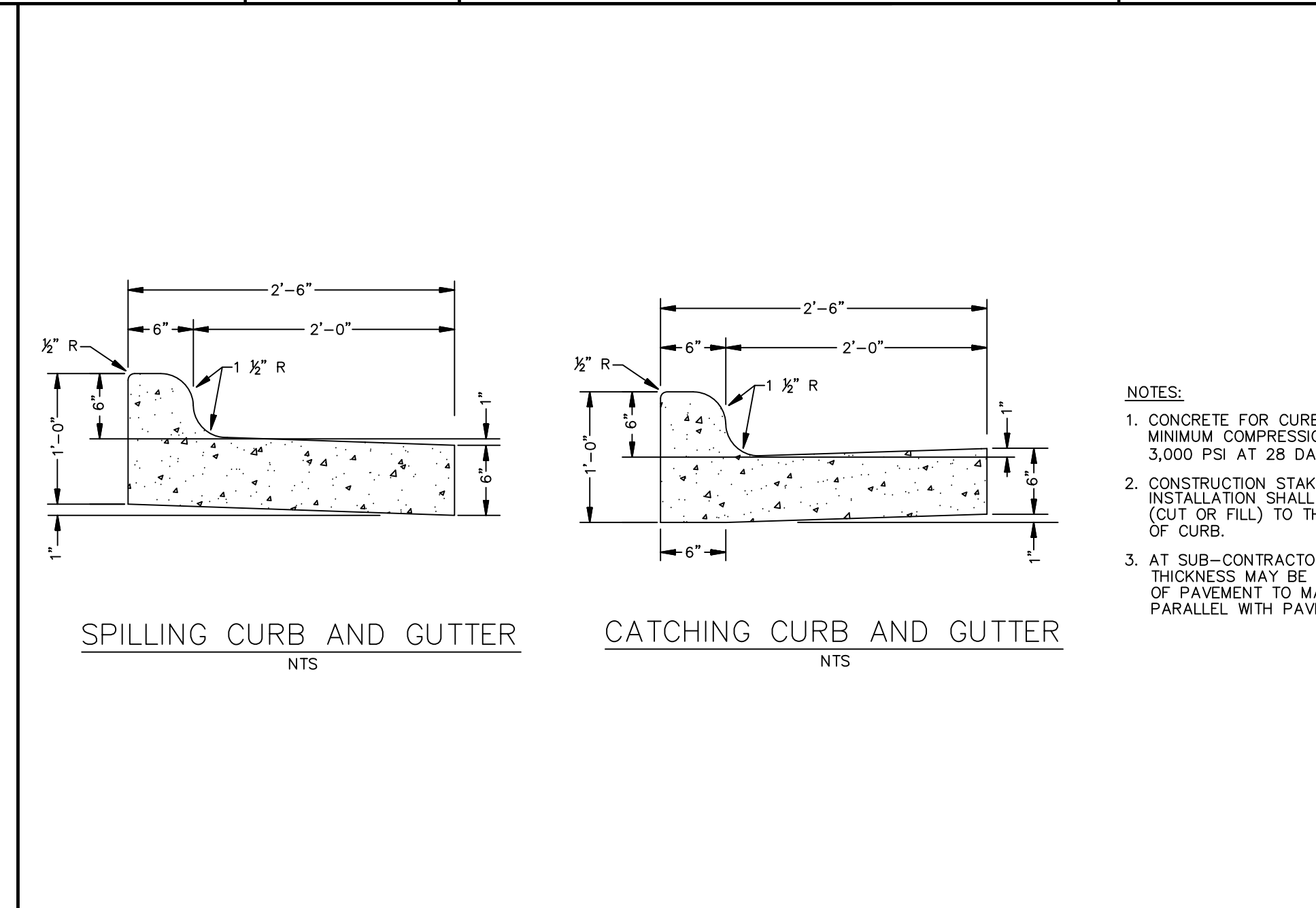
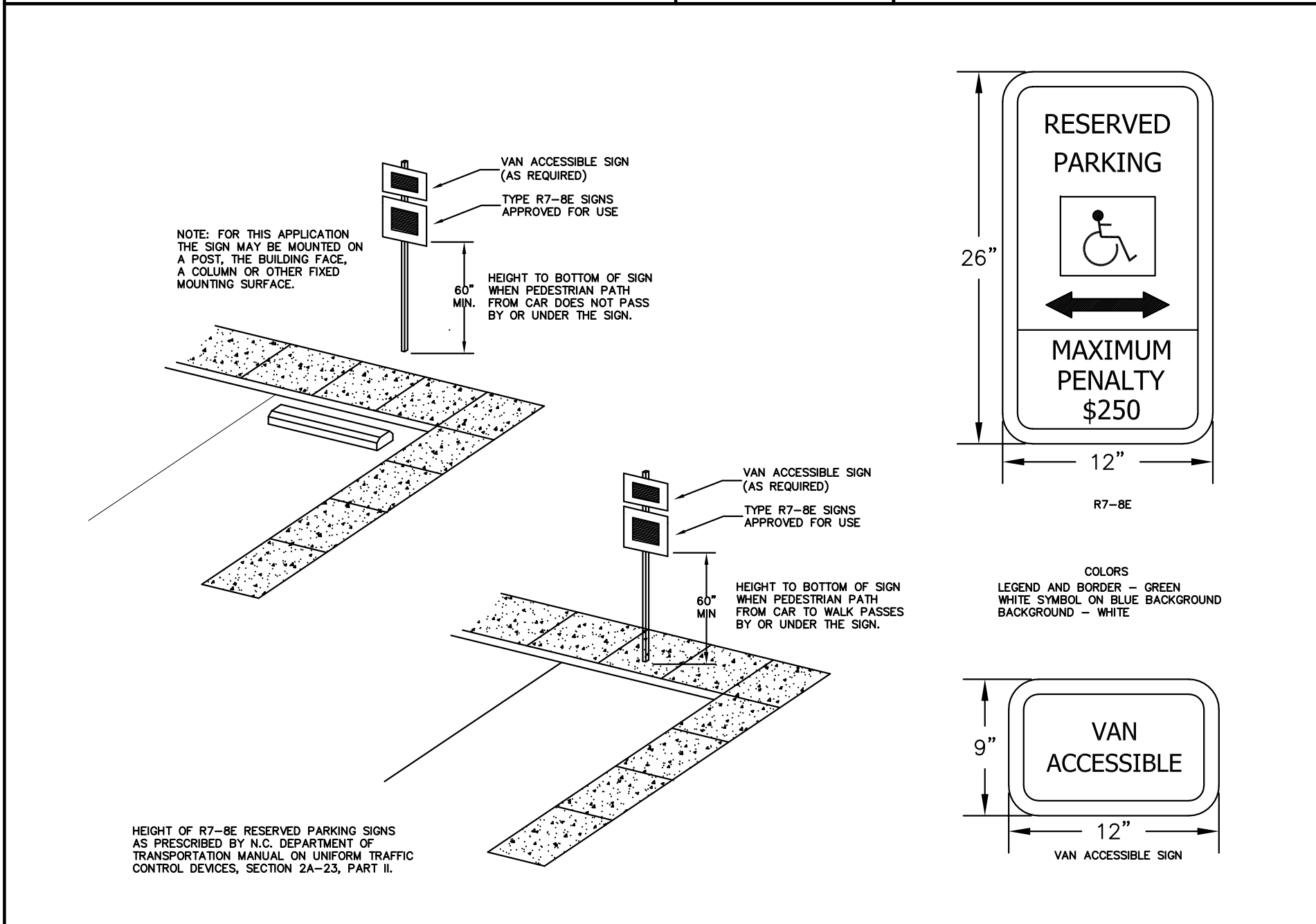
TOTAL SPACES	21
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2/3*17 EMPLOYEES=12 SPACES	
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15 TRUCKS USED IN OPERATION: 15 SPACES PROVIDED	
NO RETAIL COMPONENT TO SITE.	

DETAIL TITLE: PARKING SPACE AND AISLE DETAIL SCALE: NTS

DETAIL TITLE: (HDC) CONCRETE PAVEMENT DETAIL SCALE: NTS

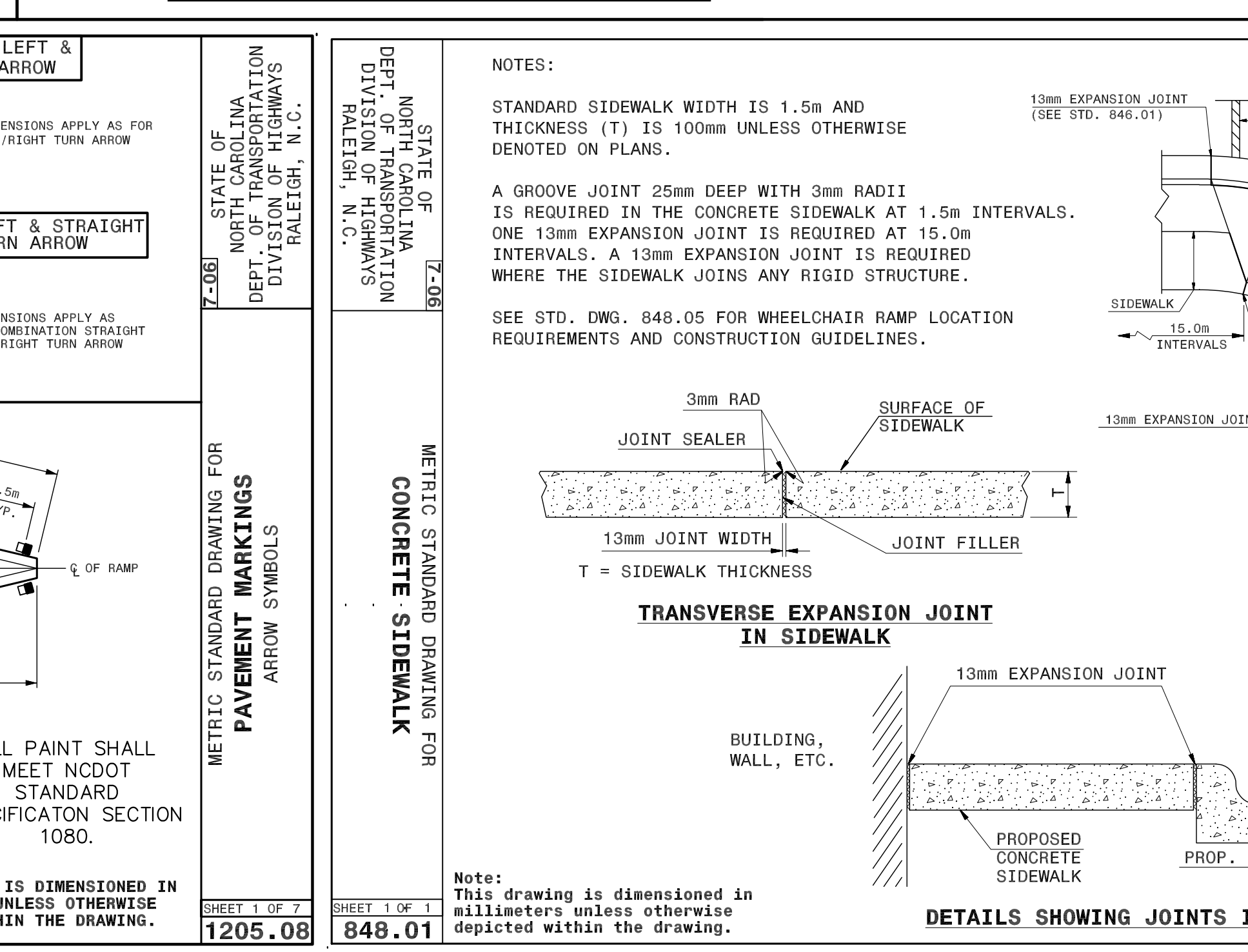
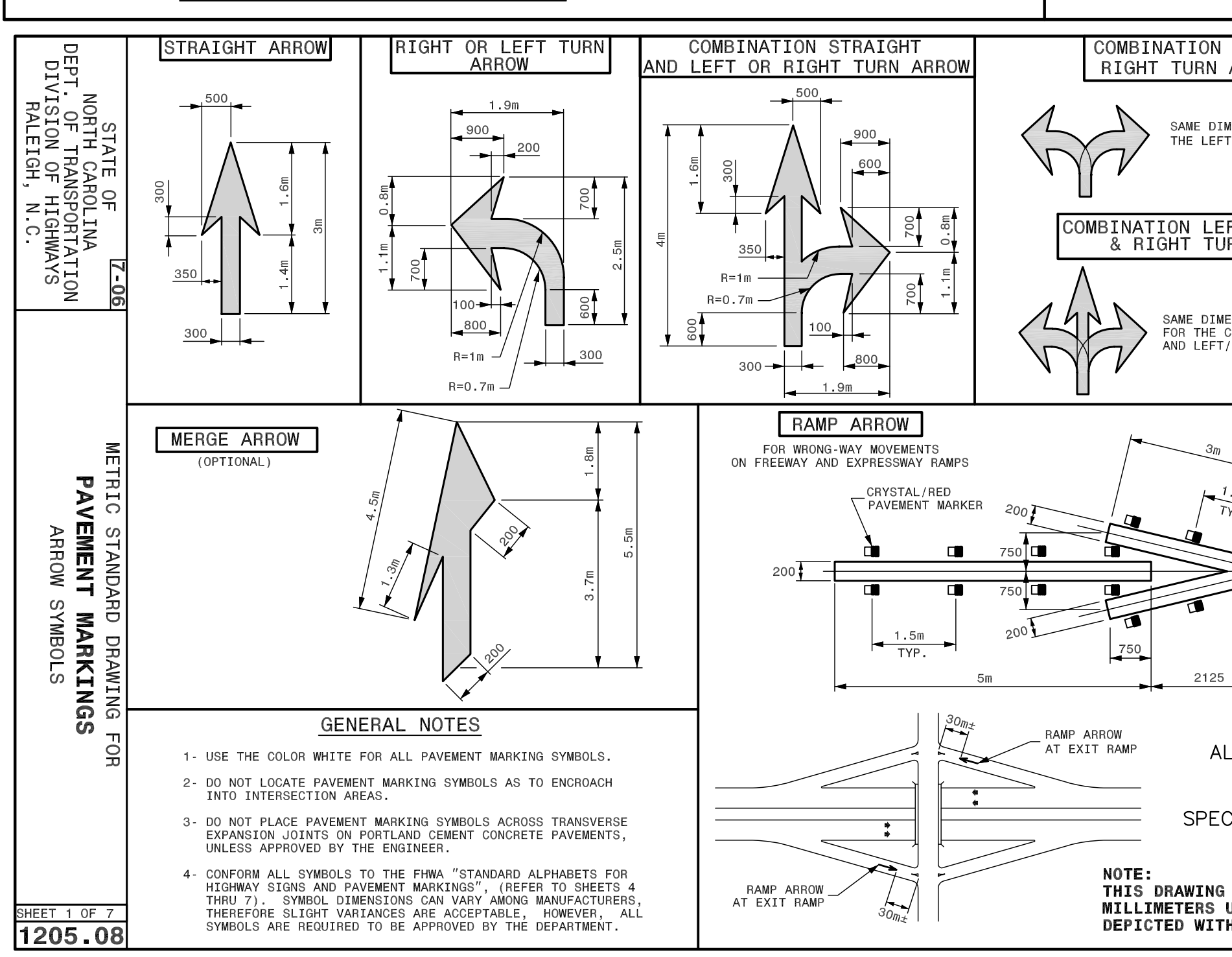
DETAIL TITLE: CONCRETE WHEEL STOPS DETAIL SCALE: NTS

DETAIL TITLE: NOSE DOWN CURB DETAIL SCALE: NTS



DETAIL TITLE: HANDICAP SIGNAGE DETAIL SCALE: NTS

DETAIL TITLE: CONCRETE CURB AND GUTTER DETAIL SCALE: NTS



SHEET 1 OF 7 1205.08

SHEET 1 OF 7 1205.08

SHEET 1 OF 1 848.01



OWNER INFORMATION

OWNER/DEVELOPER: VM DEVELOPMENT LLC

524 W BAILEY ST ASHBORO, NORTH CAROLINA 27203

336-672-0957 EXT 1

LEGEND

⊗	NAIL SET/FOUND	—	Line Legend
⊙	IRON PIPE FOUND	—	SANITARY SEWER LINE (SIZE & TYPE AS NOTED)
⊖	IRON PIPE SET	—	OVERHEAD UTILITY
⊕	NC DOT RIGHT-OF-WAY DISC	—	TREE PROTECTION FENCE
⊗	UTILITY POLE	—	TREELINE
⊗	UTILITY POLE	—	WATERLINE
⊗	GUY WIRE	—	DMU LINE
⊗	SANITARY SEWER MANHOLE	—	TREE PROTECTION LINE
⊗	SN	—	PERM. EARTH BEAM
⊗	WATER METER	—	
⊗	FIRE HYDRANT	—	
⊗	GAS VALVE	—	
H&A	SPOT ELEVATION	—	
N/F	NOW OR FORMERLY	—	
E/P	EDGE OF PAVEMENT	—	
D/P	DUCTILE IRON PIPE	—	
WCR	WHEELCHAIR RAMP	—	

PROJECT NO. E-1473.0

DATE: 9/22/23

SCALE: AS NOTED

DWG. BY: MW

CHK. BY: VWS

C-101 SITE DETAILS

DESCRIPTION

REV DATE

WESTCOTT, SMALL & ASSOCIATES, PLLC
125 SOUTH ELM STREET, SUITE 606
GREENSBORO NC 27401
WWW.WSAAENG.COM
PHONE: 336.310.9722

DESIGNED BY: MICHAEL WESTCOTT@WSAAENG.COM
REVIEWED BY: TORI SMALL@WSAAENG.COM

CONCRETE PLANT

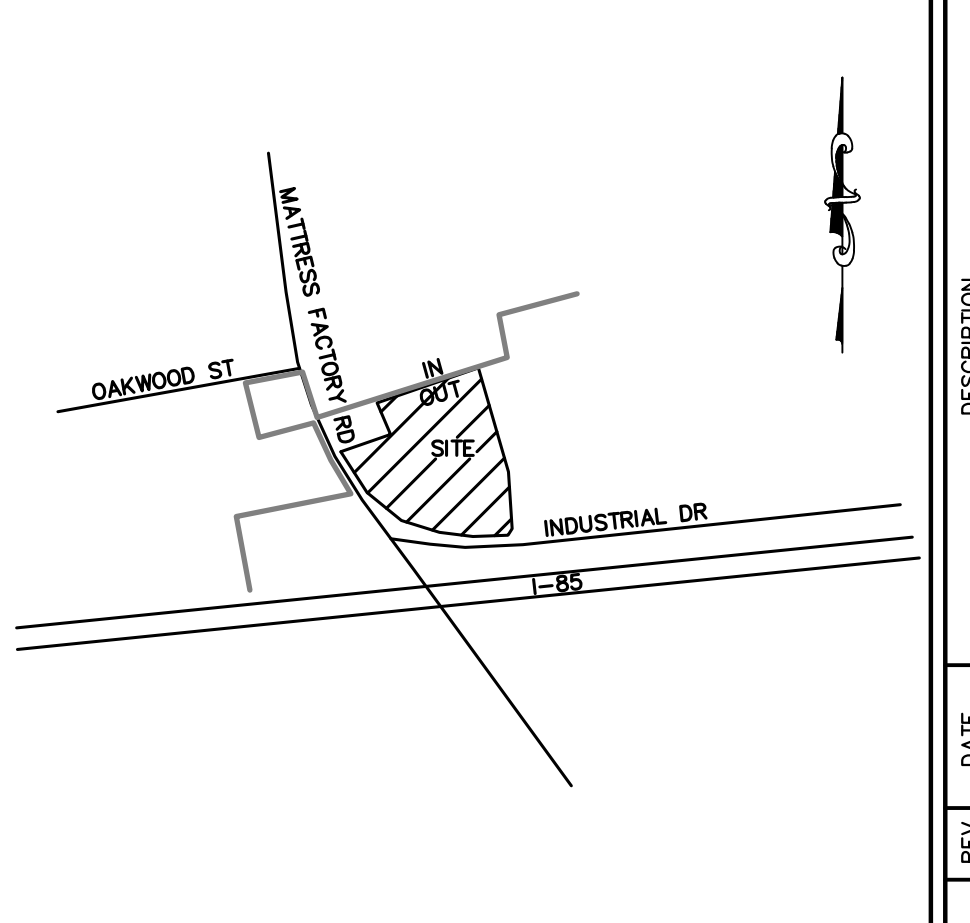
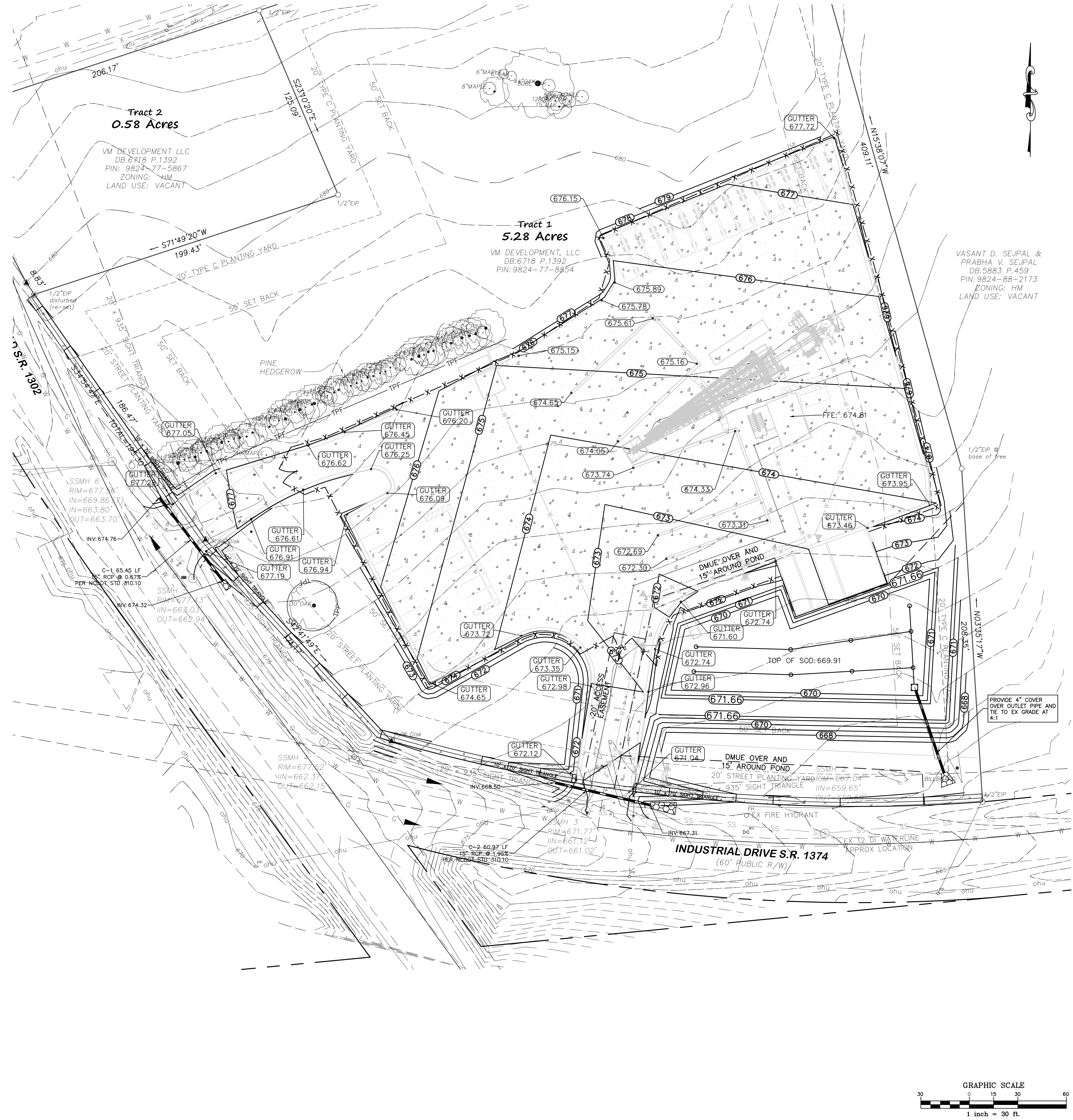
920 MATTHEW FACTORY RD
CHECKS TOWNSHIP, ORANGE COUNTY
NORTH CAROLINA

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG! CONTACT ONE-CALL CENTER 1-800-632-4949

NORTH CAROLINA PROFESSIONAL SEAL 024442 MICHAEL B. WESTCOTT 7-0516

DATE ISSUED FOR



VICINITY MAP 1"=2000'

SITE INFORMATION

EX. ZONING	HM - HEAVY MANUFACTURING
PROP. ZONING	HM - HEAVY MANUFACTURING
CURRENT LANDUSE	VACANT RESIDENTIAL
PROP. LANDUSE	CONCRETE PLANT
PARCEL NUMBER	982477854
PLAT REFERENCE	
DEED REFERENCE	DB 6718 PG1392
WATERSHED	N/A
AVERAGE SLOPE	2.15 % (OF DEVELOPED AREA)
DISTANCE TO NEAREST FEMA FLOOD PLAIN	>1000 LF
FIRM INFO	
SOILS	GeB
EX. GROSS FLOOR AREA	1,210 SF
PROP. GROSS FLOOR AREA	580 SF

SITE DATA

	ACREAGE (ac)	PERCENTAGE(%)
TOTAL ACREAGE	5.28	100.00
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DEMOED BUA	0.24	4.55
PROP BUA	1.59	30.11
TOTAL BUA	1.59	30.11
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PROP PERVIOUS	-1.35	-25.57
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NO RETAIL COMPONENT TO SITE.	

OWNER INFORMATION

OWNER/DEVELOPER:
 VM DEVELOPMENT LLC
 524 W BAILEY ST
 ASHEBORO, NORTH CAROLINA 27203
 336-672-0957 EXT 1

LEGEND

✕	NAIL SET/FOUND	—	SANITARY SEWER LINE (SIZE & TYPE AS NOTED)
○	IRON PIPE SET	—	OVERHEAD UTILITY (SIZE & TYPE AS NOTED)
○	NC DOT RIGHT-OF-WAY DISC	—	TREE PROTECTION FENCE
○	UTILITY POLE	—	TREELINE
○	UTILITY POLE	—	WATERLINE
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○	SANITARY SEWER MANHOLE	—	TREE PROTECTION LINE
○	SNON	—	PERM. EARTH BERM
○	WATER METER	—	
○	FIRE HYDRANT	—	
○	GAS VALVE	—	
○	SPOT ELEVATION	—	
○	N/F NOW OR FORMERLY	—	
○	E/P EDGE OF PAVEMENT	—	
○	DIP DUCTILE IRON PIPE	—	
○	WCR WHEELCHAIR RAMP	—	

CONCRETE PLANT

920 MATRESS FACTORY RD
 CHEEK'S TOWNSHIP, ORANGE COUNTY
 NORTH CAROLINA

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG!
 CONTACT ONE-CALL CENTER
 1-800-632-4949

PROFESSIONAL SEAL
 MICHAEL B. WESTCOTT
 ENGINEER
 1-0516

PROJECT NO. E-1473.0
 DATE: 9/22/23
 SCALE: AS NOTED
 DWG. BY: MW
 CHK. BY: VWS

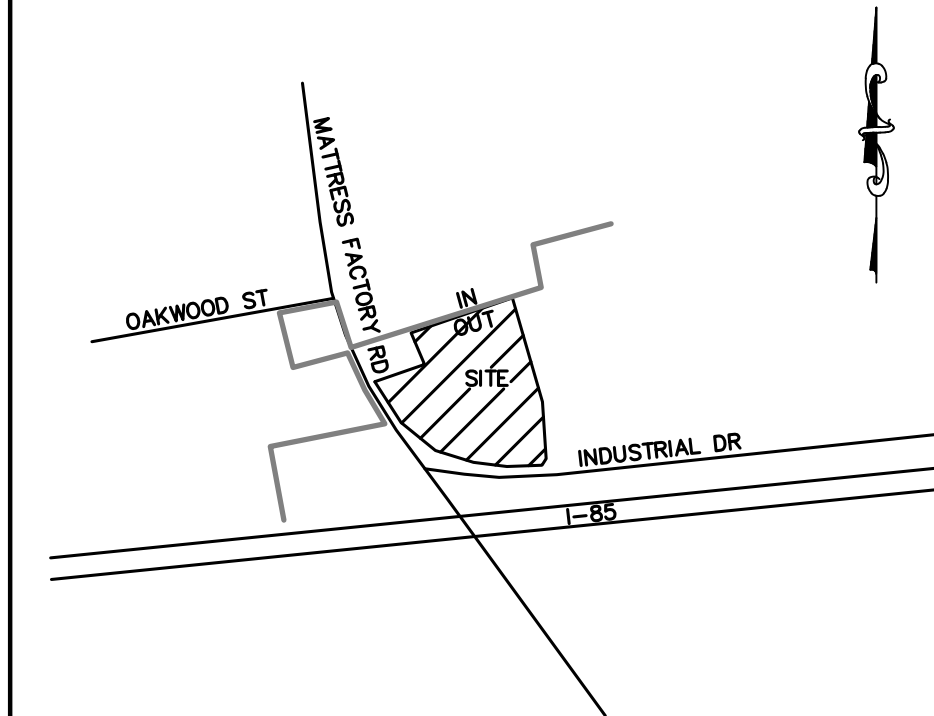
C-200
 GRADING
 PLAN

DESCRIPTION

REV	DATE	DESCRIPTION

WESTCOTT, SMALL & ASSOCIATES, PLLC
 125 SOUTH ELM STREET, SUITE 606
 GREENSBORO NC 27401
 WWW.WSAAENG.COM
 PHONE: 336.310.9722

DESIGNED BY: MICHAEL WESTCOTT@WSAAENG.COM
 REVIEWED BY: TORI SMALL@WSAAENG.COM



VICINITY MAP 1"=2000'

SITE INFORMATION

EX. ZONING	HM - HEAVY MANUFACTURING
PROP. ZONING	HM - HEAVY MANUFACTURING
CURRENT LANDUSE	VACANT RESIDENTIAL
PROP. LANDUSE	CONCRETE PLANT
PARCEL NUMBER	9824778854
PLAT REFERENCE	
DEED REFERENCE	DB 6718 PG1392
WATERSHED	N/A
AVERAGE SLOPE	2.15 % (OF DEVELOPED AREA)
DISTANCE TO NEAREST FEMA FLOOD PLAIN	>1000 LF
FIRM INFO	
SOILS	GeB
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 524 W BAILEY ST
 ASHEBORO, NORTH CAROLINA 27203
 336-672-0957 EXT 1

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○	IRON PIPE FOUND	SANITARY SEWER LINE	(SIZE & TYPE AS NOTED)
○	IRON PIPE SET	OVERHEAD UTILITY	—OW— OW
□	NC DOT RIGHT-OF-WAY DISC	TREE PROTECTION FENCE	—TCA— TCA
○	UTILITY POLE	TREELINE	-----
○	UTILITY POLE	WATERLINE	----- W -----
○	GUY WIRE	DMUJ LINE	----- DMUJ -----
○	SANITARY SEWER MANHOLE	TREE PROTECTION LINE	----- PER ----- PER
○	SN	PERM. EARTH BERM	----- PER ----- PER
○	WATER METER		
○	FIRE HYDRANT		
○	GAS VALVE		
○	SPOT ELEVATION		
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CONCRETE PLANT

920 MATTRESS FACTORY RD
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 NORTH CAROLINA

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

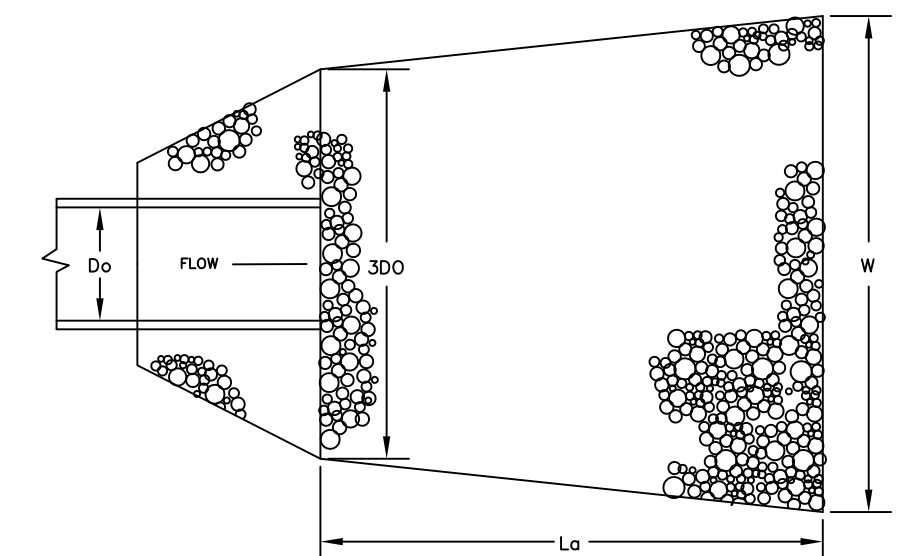
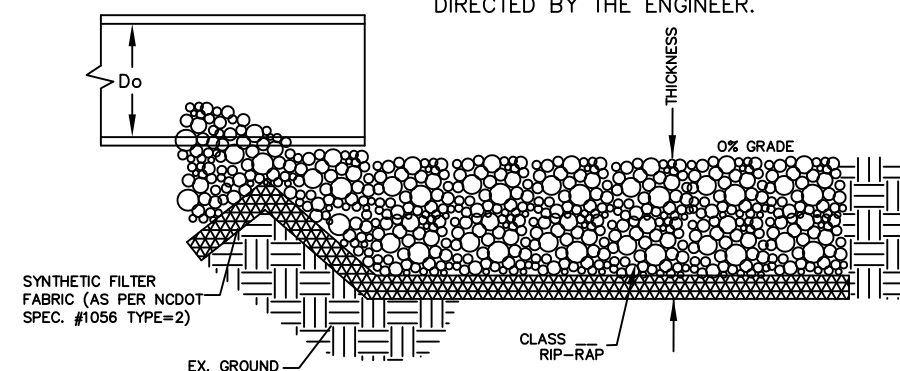
BEFORE YOU DIG!
 CONTACT ONE-CALL CENTER
 1-800-632-4949

#	DATE	ISSUED FOR

PROJECT NO. E-1473.0
 DATE: 9/22/23
 SCALE: AS NOTED
 DWG. BY: MW
 CHK. BY: VWS

C-201
 EROSION CONTROL
 DETAILS

NOTES:
 PLACE RIP-RAP AROUND PIPE AS DIRECTED BY THE ENGINEER.



PIPE NUMBER	Do (IN)	3Do (FT)	Ld (FT)	W (FT)	RIP-RAP CLASS	MIN. PAD THICKNESS
C-1	15	3.75	6	3.75	II	9"
C-2	15	3.75	16	8	II	9"
BIOCELL	15	3.75	8	9.25	II	9"

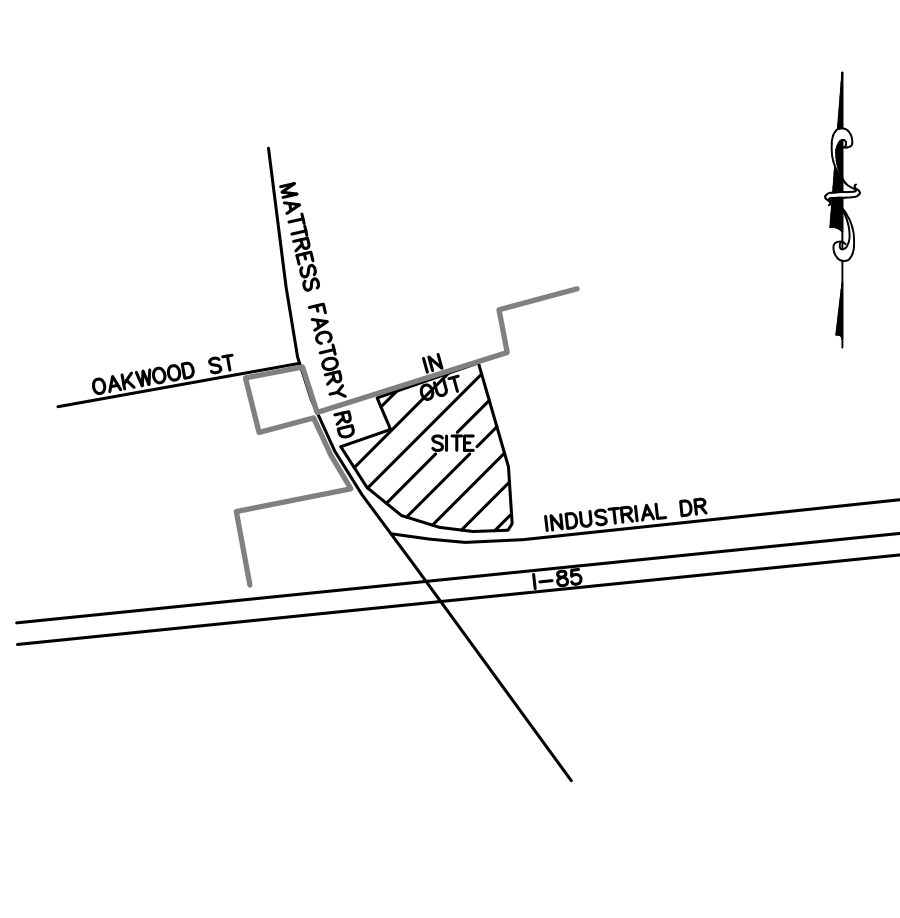
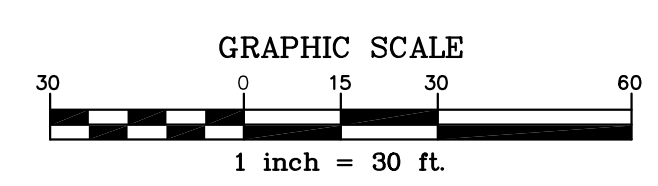
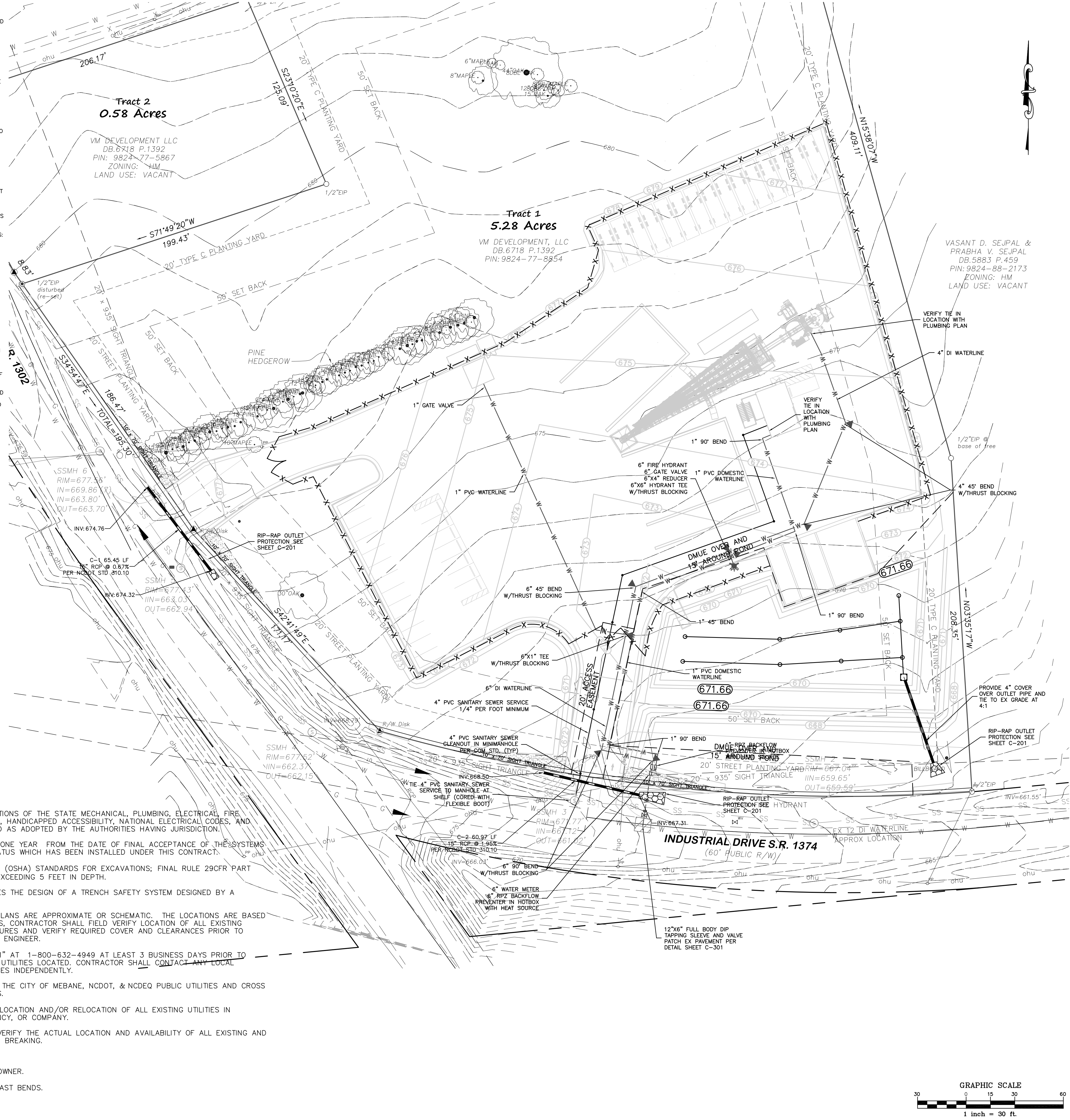
RIP-RAP OUTLET PROTECTION DETAIL
 NTS

CITY OF MEBANE GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS, CITY OF MEBANE STANDARD DETAILS AND CONSTRUCTION STANDARDS, STATE CONSTRUCTION STANDARDS, OSHA REGULATIONS AND OTHER APPLICABLE CONTRACT DOCUMENTS.
- A COPY OF THE CONSTRUCTION DRAWINGS BEARING THE APPROVAL STAMP FROM THE CITY OF MEBANE SHALL ALWAYS BE ON SITE AND AVAILABLE.
- MATERIAL SUBMITTALS TO BE APPROVED BY THE CITY OF MEBANE PRIOR TO ORDERING MATERIAL.
- MODIFICATION TO THE APPROVED DRAWINGS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DESIGN ENGINEER AND THE CITY OF MEBANE.
- PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS TO COMPLETE THE CONSTRUCTION SHOULD BE ACQUIRED AND FOLLOWED.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF MEBANE, OWNER/REP, PLANNING, EROSION CONTROL, GEOTECHNICAL ENGINEER, ALL SUB-CONTRACTORS, AND ENGINEER/REP.
- GEOTECHNICAL SPREADSHEET TO BE PROVIDED TO THE CITY PRIOR TO PRE-CONSTRUCTION MEETING FOR REVIEW. SPREADSHEET TO ACCOMPANY GEOTECHNICAL REPORTS.
- ALL SOIL WITHIN THE RIGHT OF WAY AND PUBLIC EASEMENTS SHALL BE COMPACTED TO CITY OF MEBANE SPECIFICATIONS. CITY REPRESENTATIVE TO BE NOTIFIED 24 HOURS IN ADVANCE AND GIVEN THE OPPORTUNITY TO BE PRESENT DURING GEOTECH TESTING.
- ALL UTILITY SEPARATIONS SHALL MEET THE REQUIREMENTS AS STATED IN THE CITY OF MEBANE CONSTRUCTION DOCUMENTS CHECKLIST. ALL UTILITY SEPARATIONS TO BE FIELD VERIFIED DURING INSTALLATION AND AS-INSTALLED SEPARATIONS LABELED ON AS-BUILT DRAWINGS. CONTRACTOR SHALL PROVIDE DESIGN ENGINEER VERIFICATION OF AS-INSTALLED SEPARATIONS TO BE INCLUDED ON AS-BUILT DRAWINGS SUBMITTED TO STATE.
- ALL WATER MAIN TO INCLUDE TWO FORMS OF RESTRAINT (MEGA-LUGS AND BLOCKING) AND CONFORM TO THE DISTANCES STATED IN DETAIL W-26.
- TESTING PROCEDURES PER CITY OF MEBANE STANDARDS AS FOLLOWS: WATER LINE - PRESSURE TEST, CHLORINATE, BAC-T, SANITARY SEWER - PRESSURE TEST, VACUUM TEST MANHOLES, MANDREL VIDEO, STORM SEWER - VIDEO, CONCRETE - CYLINDERS EVERY 30 YARDS, ROADWAY - DENSITY AND PROOF ROLL, ASPHALT - CORES FOR BINDER, NUCLEAR DENSITY GAUGE TESTS ON FINAL LIFT.
- FOR ALL PROJECTS WHERE THE FINAL LIFT OF ASPHALT IS NOT ANTICIPATED PRIOR TO THE ONSET OF WINTER, ALL MANHOLES AND VALVE BOXES ARE TO BE ADJUSTED FLUSH WITH THE BINDER COURSE. THE FINAL ADJUSTMENT TO FINISH GRADE WILL NOT BE DONE UNTIL IMMEDIATELY PRIOR TO THE PLACEMENT OF THE FINAL LIFT OF SURFACE COURSE.
- CLASS III RCP SHALL HAVE A MINIMUM OF 3" OF COVER WITHIN THE ROW PER NCDOT REQUIREMENTS, WHERE 3" OF COVER IS NOT PROVIDED, CLASS IV RCP.
- ALL DRAINAGE SWALES SHALL HAVE A MINIMUM OF 1% SLOPE.
- ALL THIRD-PARTY UTILITIES TO ACQUIRE AN ENCROACHMENT AGREEMENT WITH THE CITY OF MEBANE PRIOR TO STARTING INSTALLATION.
- BORROW PIT LOCATIONS TO BE SURVEYED FOR IN FIELD VERIFICATION AND BE IDENTIFIED ON THE PLAT.
- UNDER ABSOLUTELY NO CIRCUMSTANCES SHALL ANY UNMANNED EXCAVATION BE LEFT OPEN OR UNPROTECTED DURING NON-WORKING HOURS. UTILIZE SIGNS, BARRICADES, ETC. TO ENSURE THE SAFETY OF THE GENERAL PUBLIC.
- WHEN STAKING WATER LINE, CURB RADIUS POINTS SHOULD ALSO BE STAKED TO ENSURE VALVES ARE PLACED OUTSIDE OF CURB LINE AND HANDICAP RAMP TRUNCATED DOMES.
- CONTRACTOR RESPONSIBLE FOR NOTIFYING THE CITY OF MEBANE AND THE DESIGN ENGINEER PRIOR TO TESTING WATER AND SEWER LINES TO COORDINATE SCHEDULING SINCE DESIGN ENGINEER WILL BE CERTIFYING AND MAY WANT TO WITNESS TESTING.
- CONTRACTOR TO SCHEDULE PUNCH LIST WALK THROUGH AFTER BINDER LIFT OF ASPHALT HAS BEEN INSTALLED.

UTILITY NOTES:

- ALL WORK SHALL BE GOVERNED BY THE LATEST EDITIONS OF THE STATE MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, BUILDING CODE, ENERGY CONSERVATION, HANDICAPPED ACCESSIBILITY, NATIONAL ELECTRICAL CODES, AND NATIONAL FIRE PROTECTION ASSOCIATION CODES AND AS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL GUARANTEE, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE SYSTEMS BY THE OWNER, EACH AND EVERY PIECE OF APPARATUS WHICH HAS BEEN INSTALLED UNDER THIS CONTRACT.
- OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING 5 FEET IN DEPTH.
- EXCAVATIONS EXCEEDING 20 FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE OR SCHEMATIC. THE LOCATIONS ARE BASED ON ACTUAL FIELD SURVEYS AND AVAILABLE RECORDS, CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND UNDERGROUND STRUCTURES AND VERIFY REQUIRED COVER AND CLEARANCES PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE ENGINEER.
- CONTRACTOR SHALL NOTIFY NORTH CAROLINA "NC811" AT 1-800-632-4949 AT LEAST 3 BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENTLY.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MEBANE, NCDOT, & NCDEQ PUBLIC UTILITIES AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
- REFER TO DETAIL SHEET FOR PIPE BEDDING.
- ALL ONSITE PRIVATE WATER TO BE MAINTAINED BY OWNER.
- ALL WATERLINE TO BE RESTRAINED JOINT FOR 20' PAST BENDS.



VICINITY MAP 1"=2000'

SITE INFORMATION

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 524 W BAILEY ST
 ASHEBORO, NORTH CAROLINA 27203
 336-672-0957 EXT 1

LEGEND

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○	SON	—	
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○	FIRE HYDRANT	—	
○	GAS VALVE	—	
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H/S	NOW OR FORMERLY	—	
E/P	EDGE OF PAVEMENT	—	
DIP	DUCTILE IRON PIPE	—	
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CONCRETE PLANT

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 NORTH CAROLINA

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PROFESSIONAL ENGINEER SEAL
 MICHAEL B. WESTCOTT
 024442
 7-0516

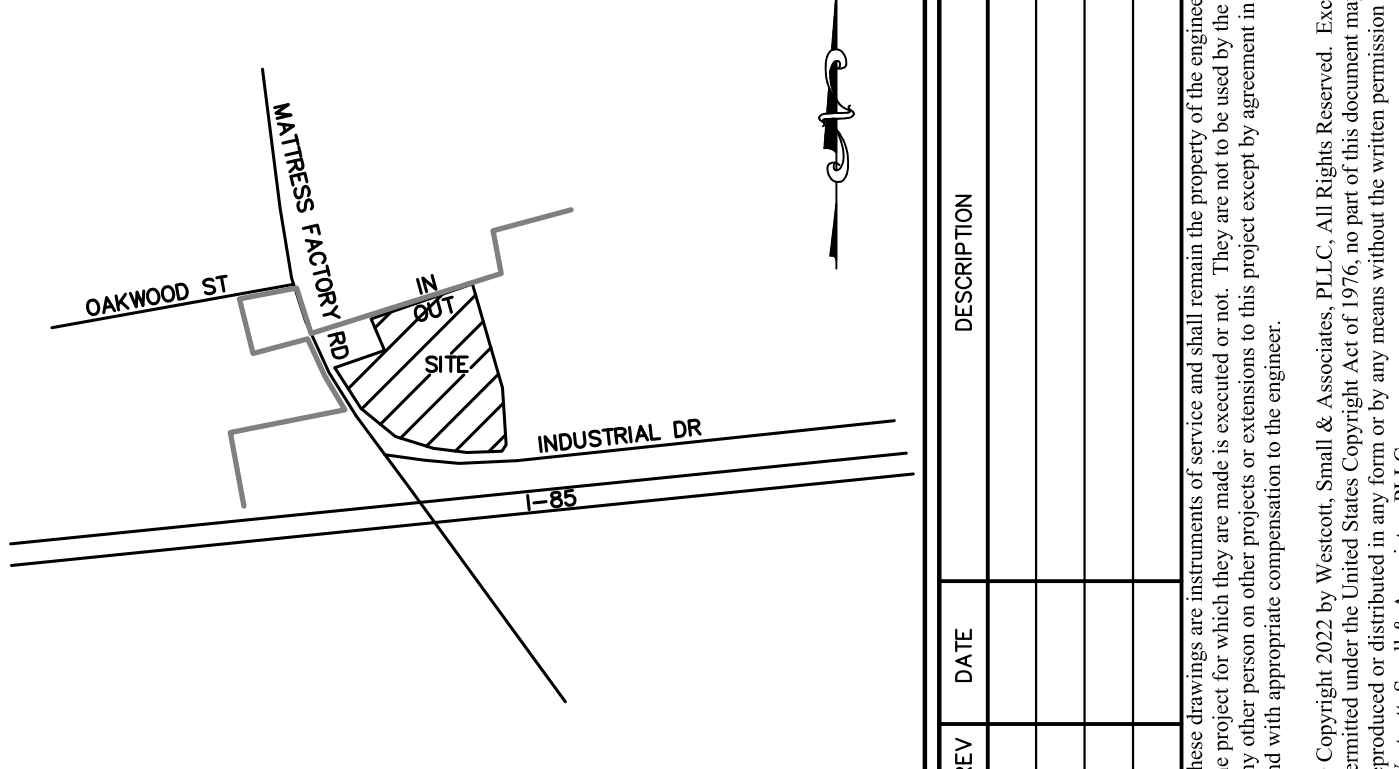
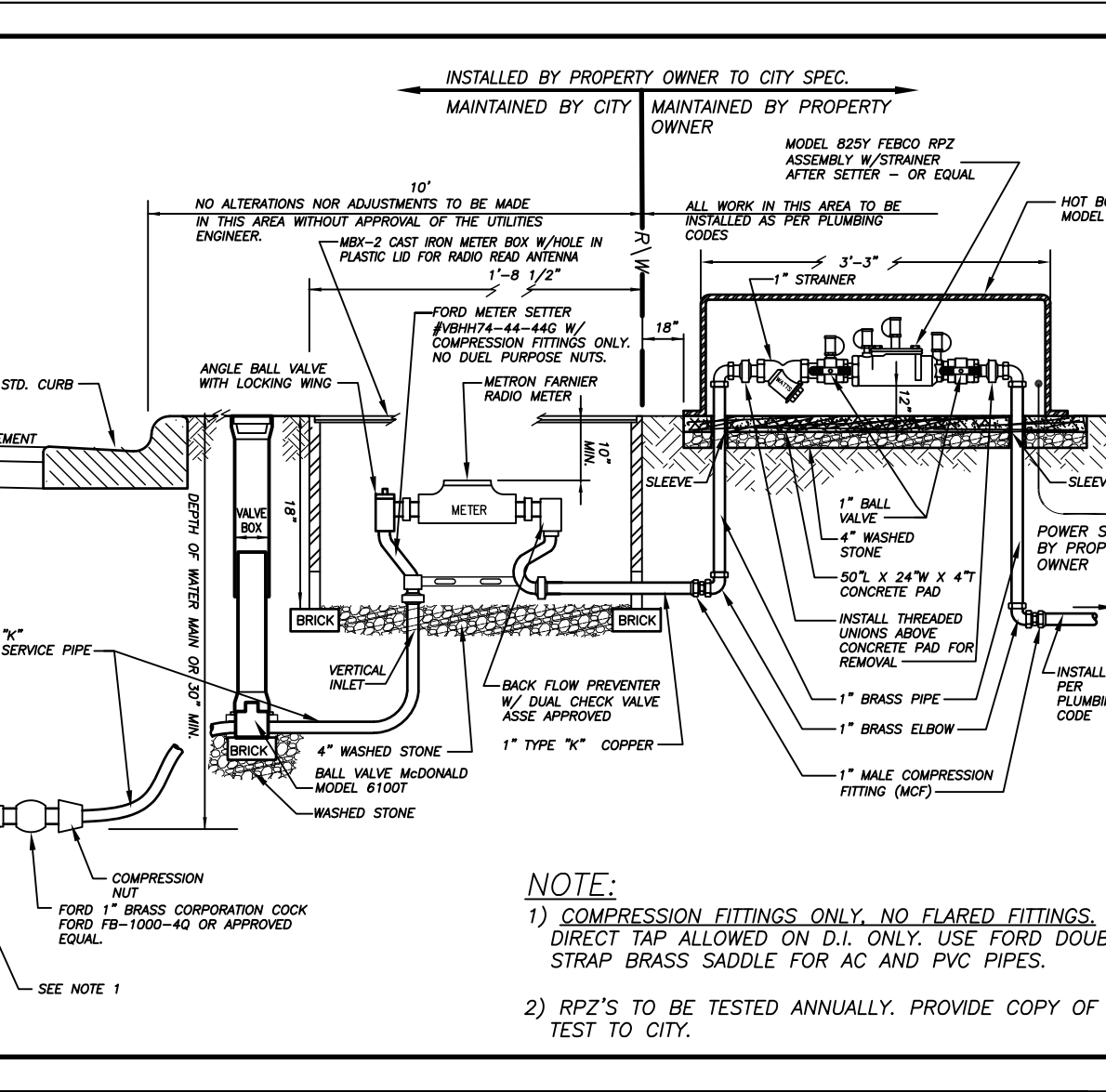
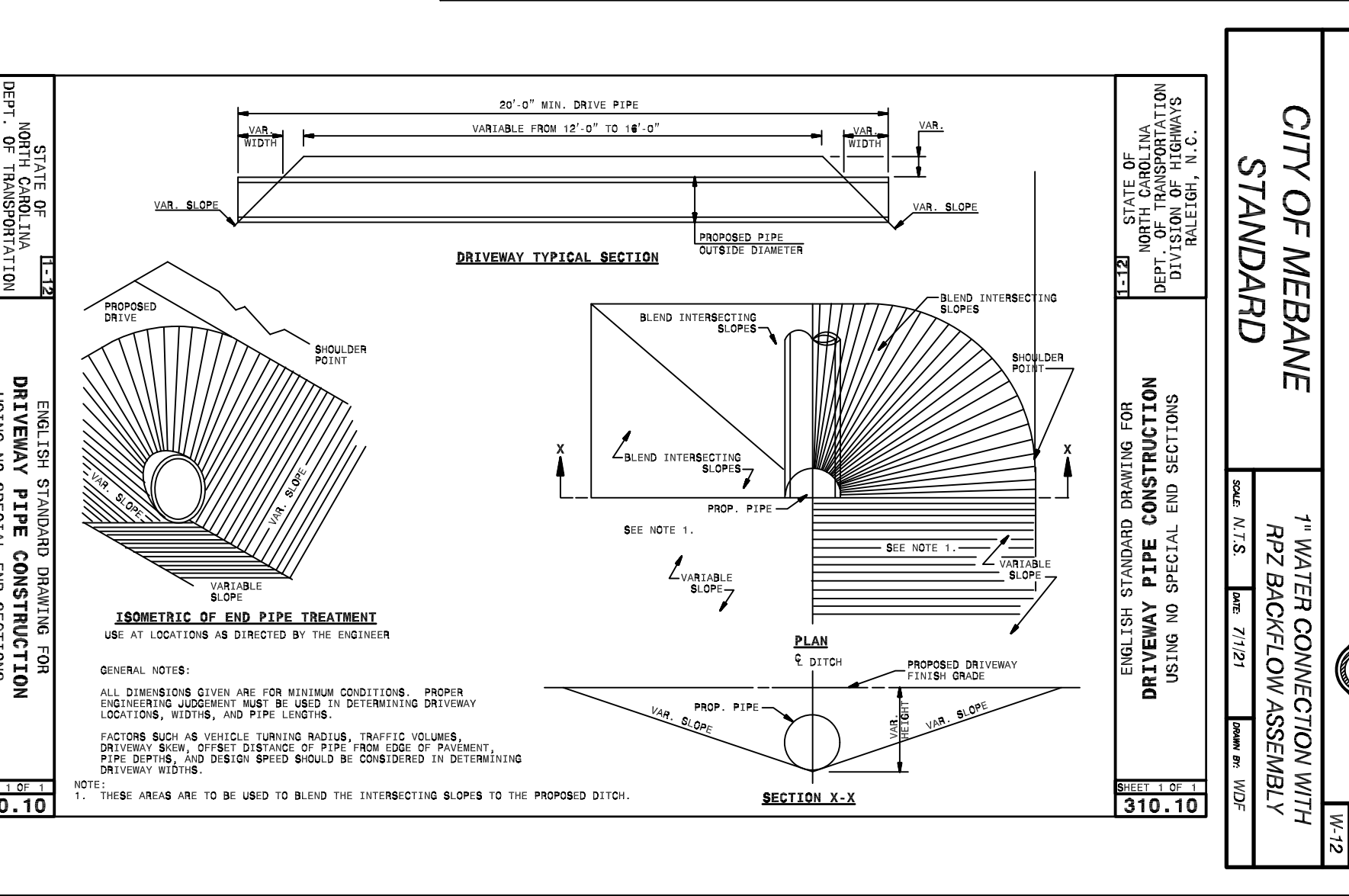
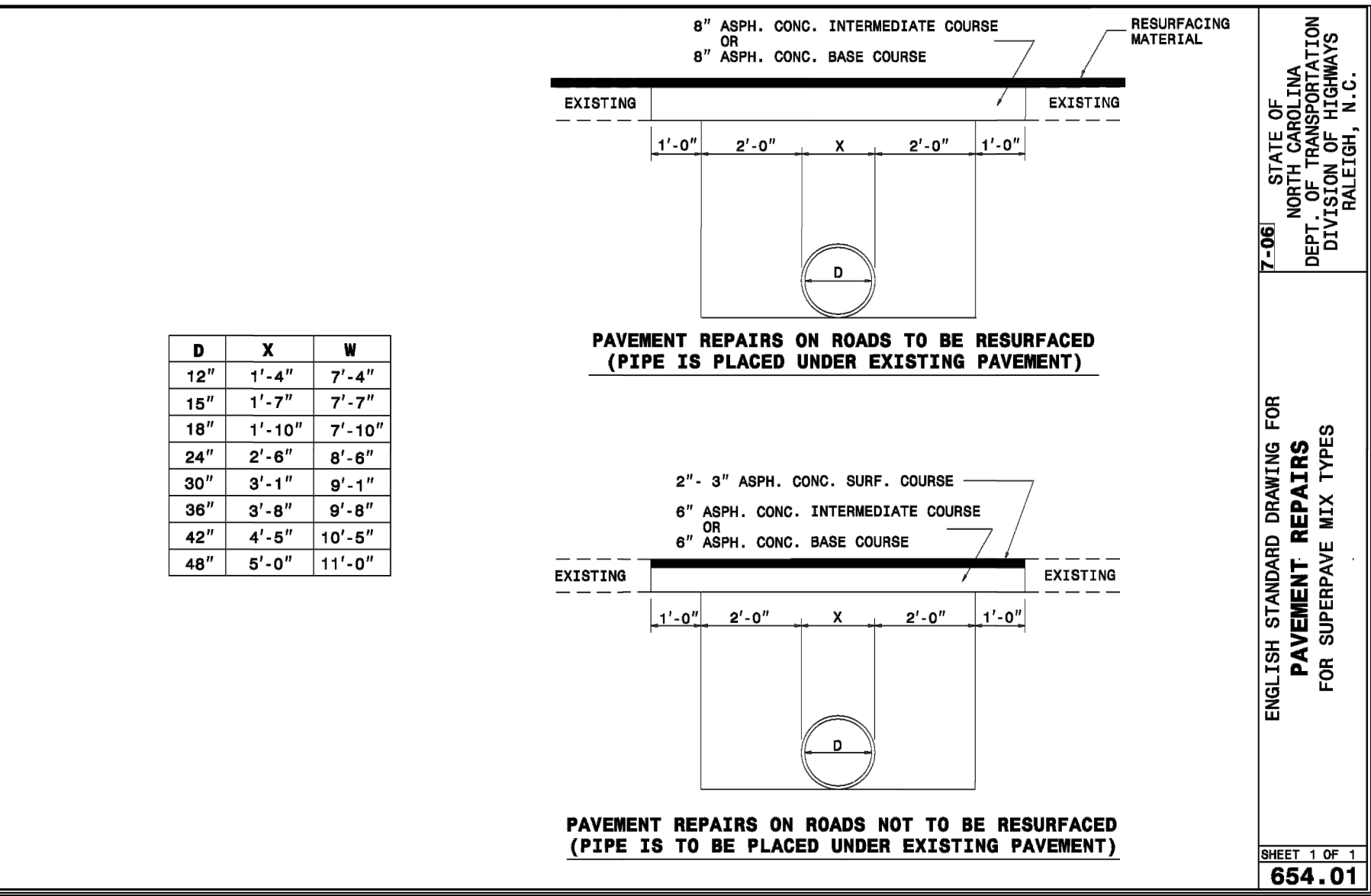
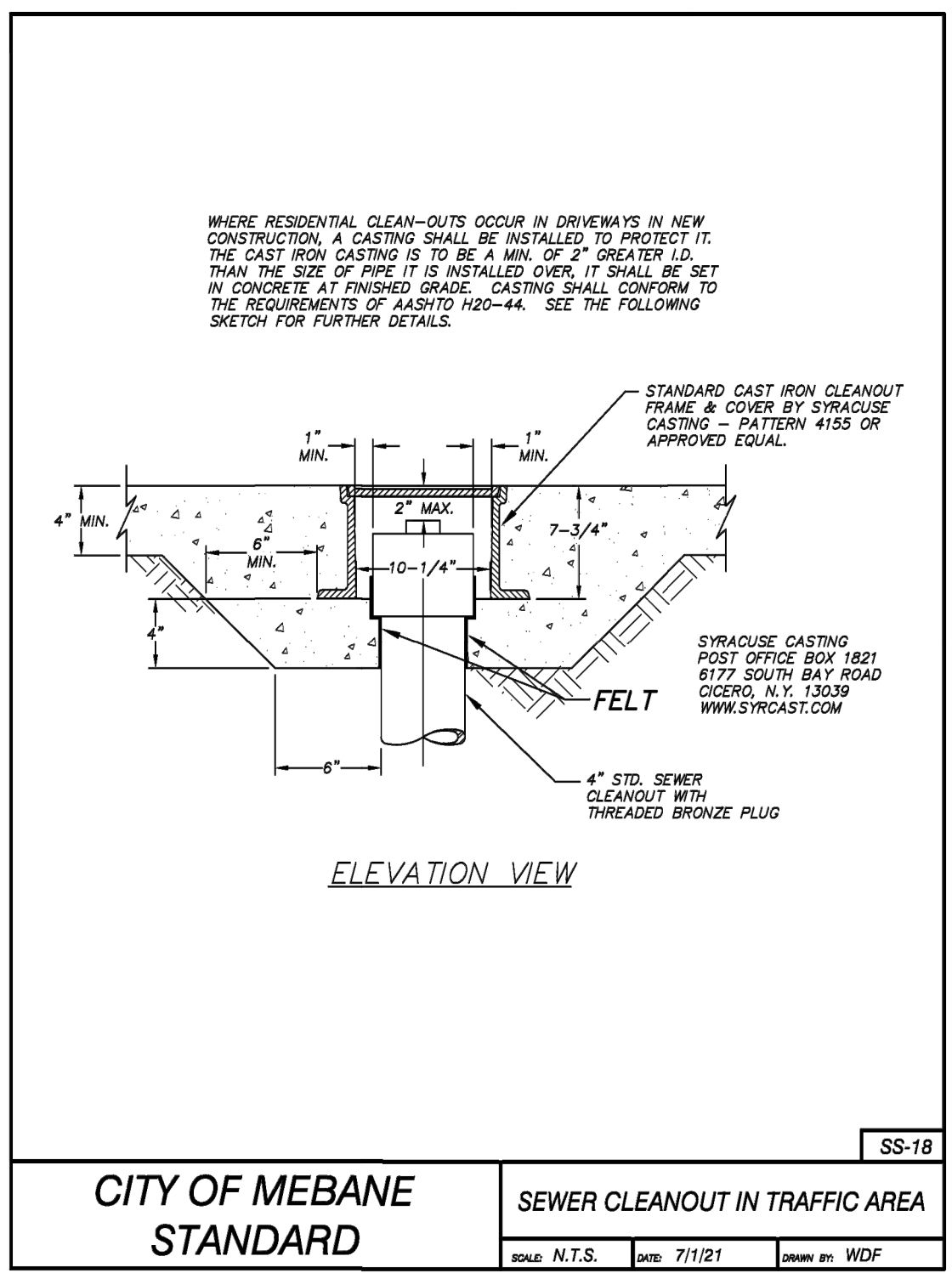
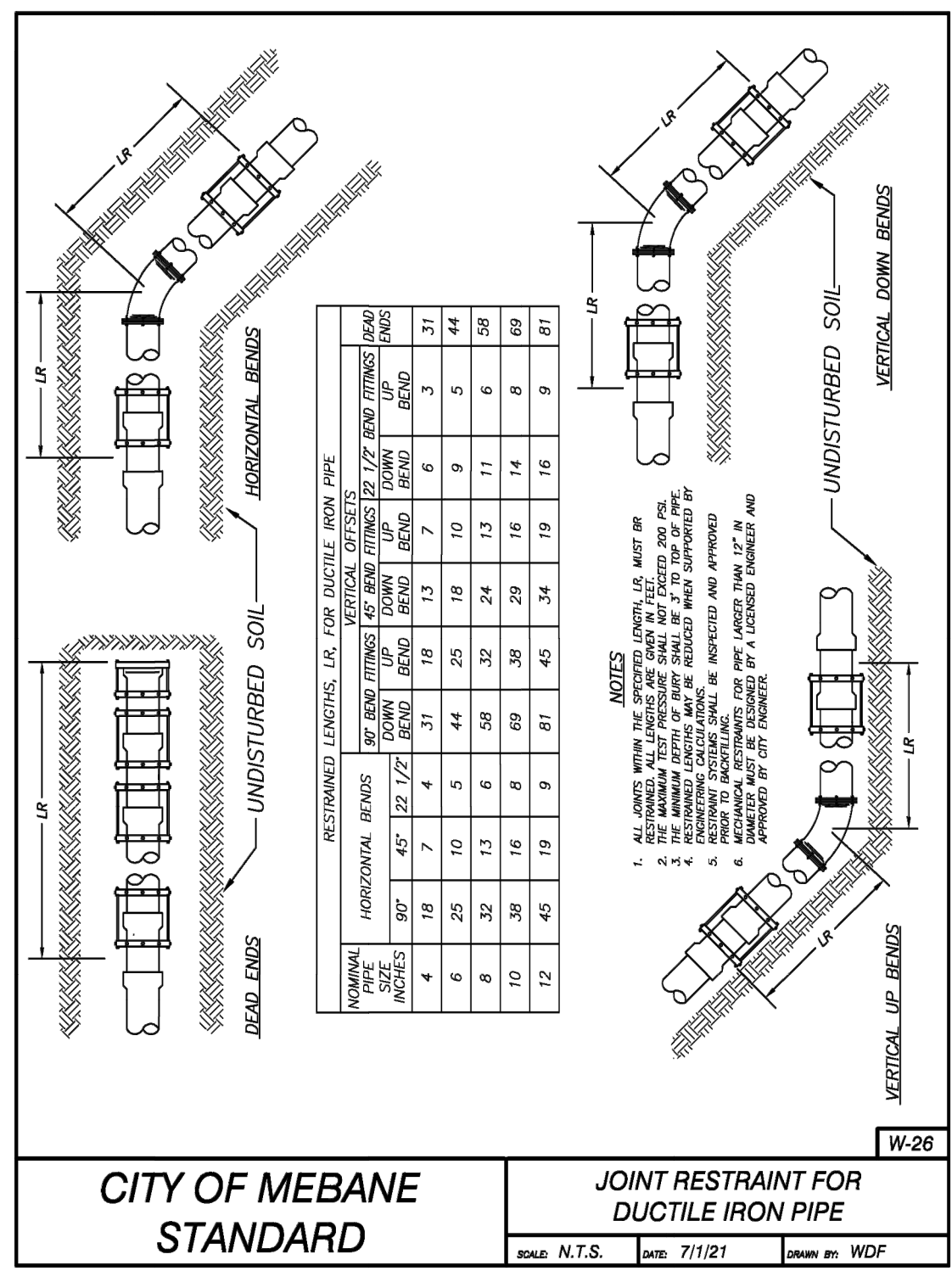
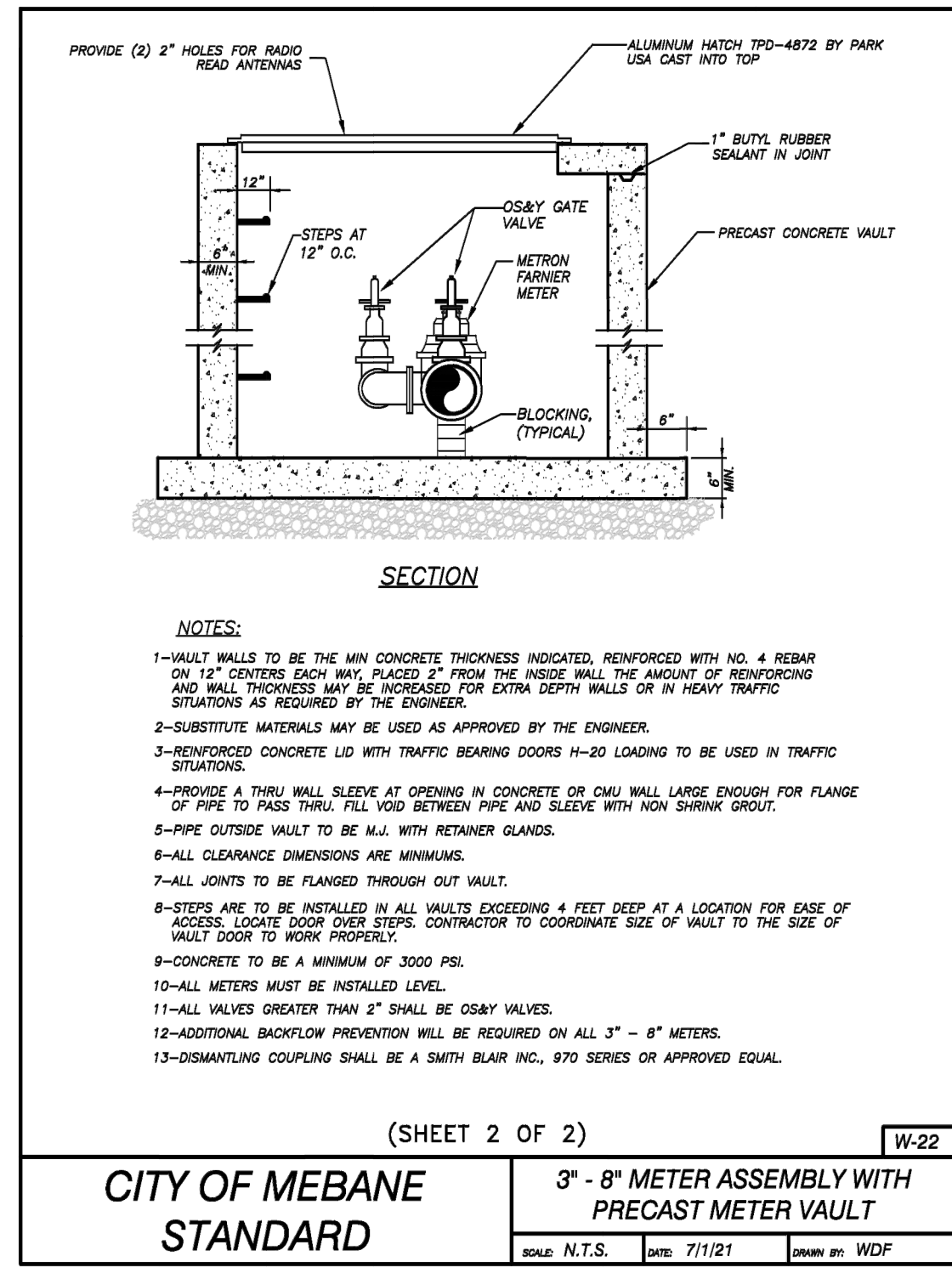
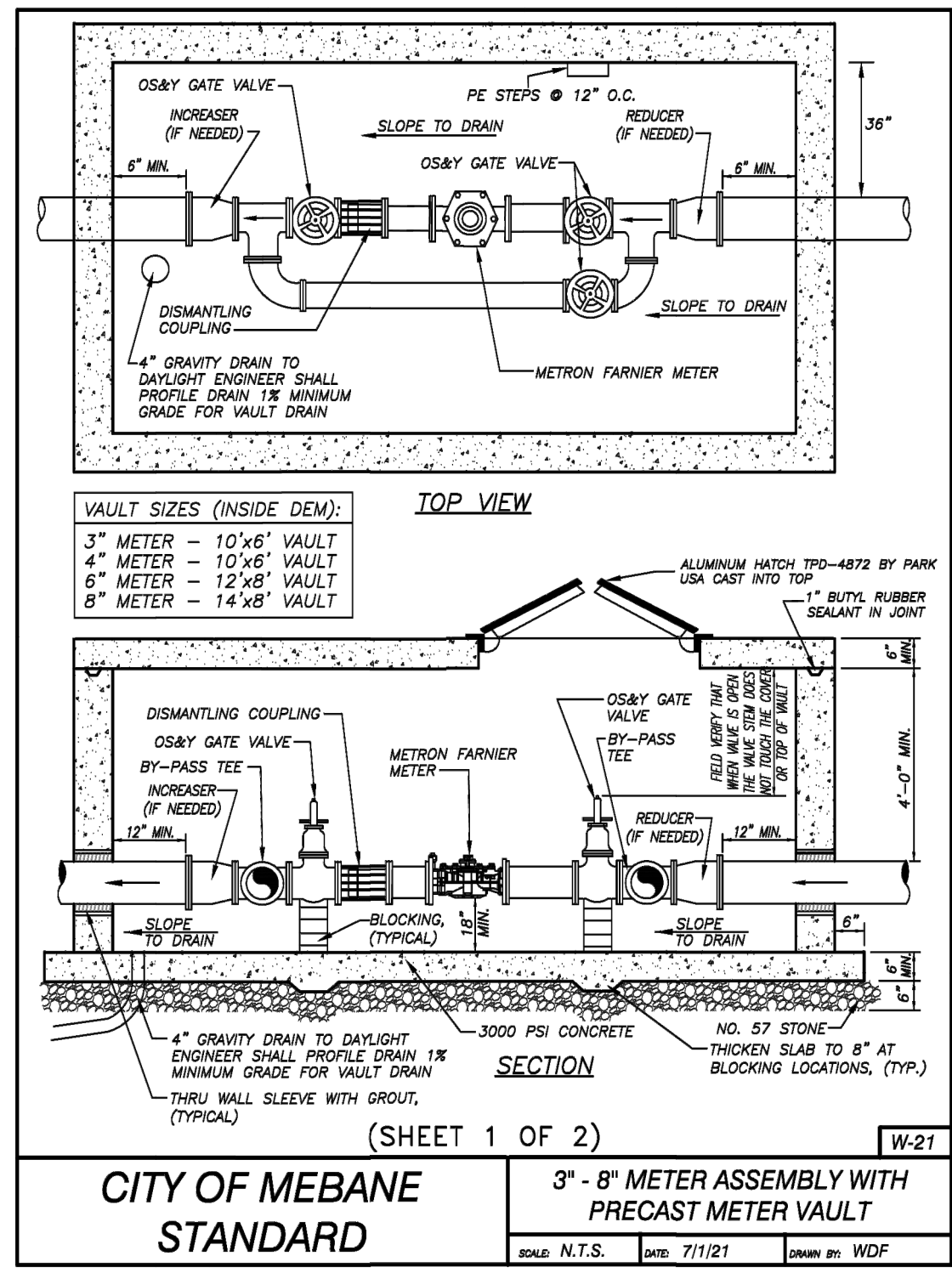
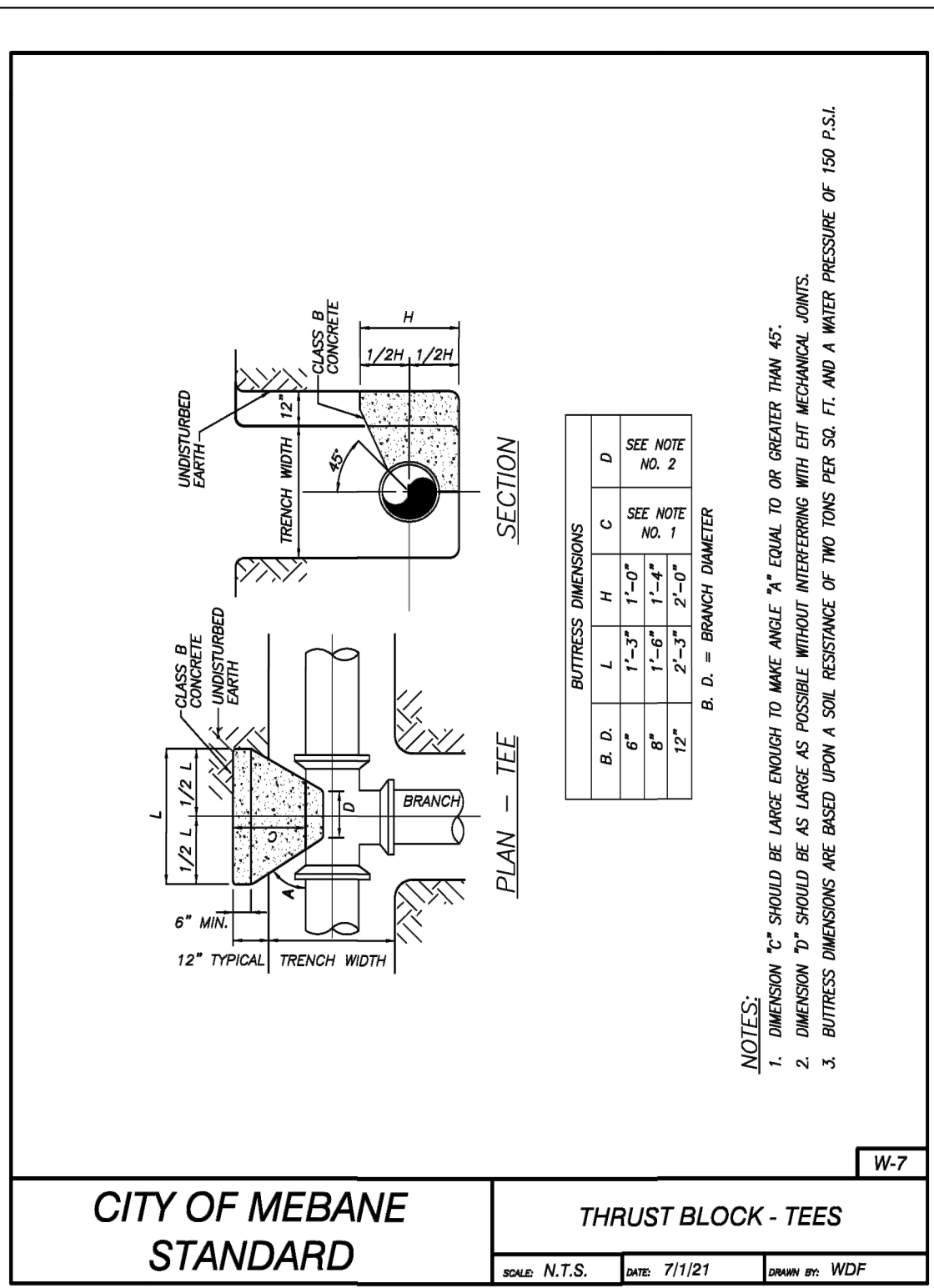
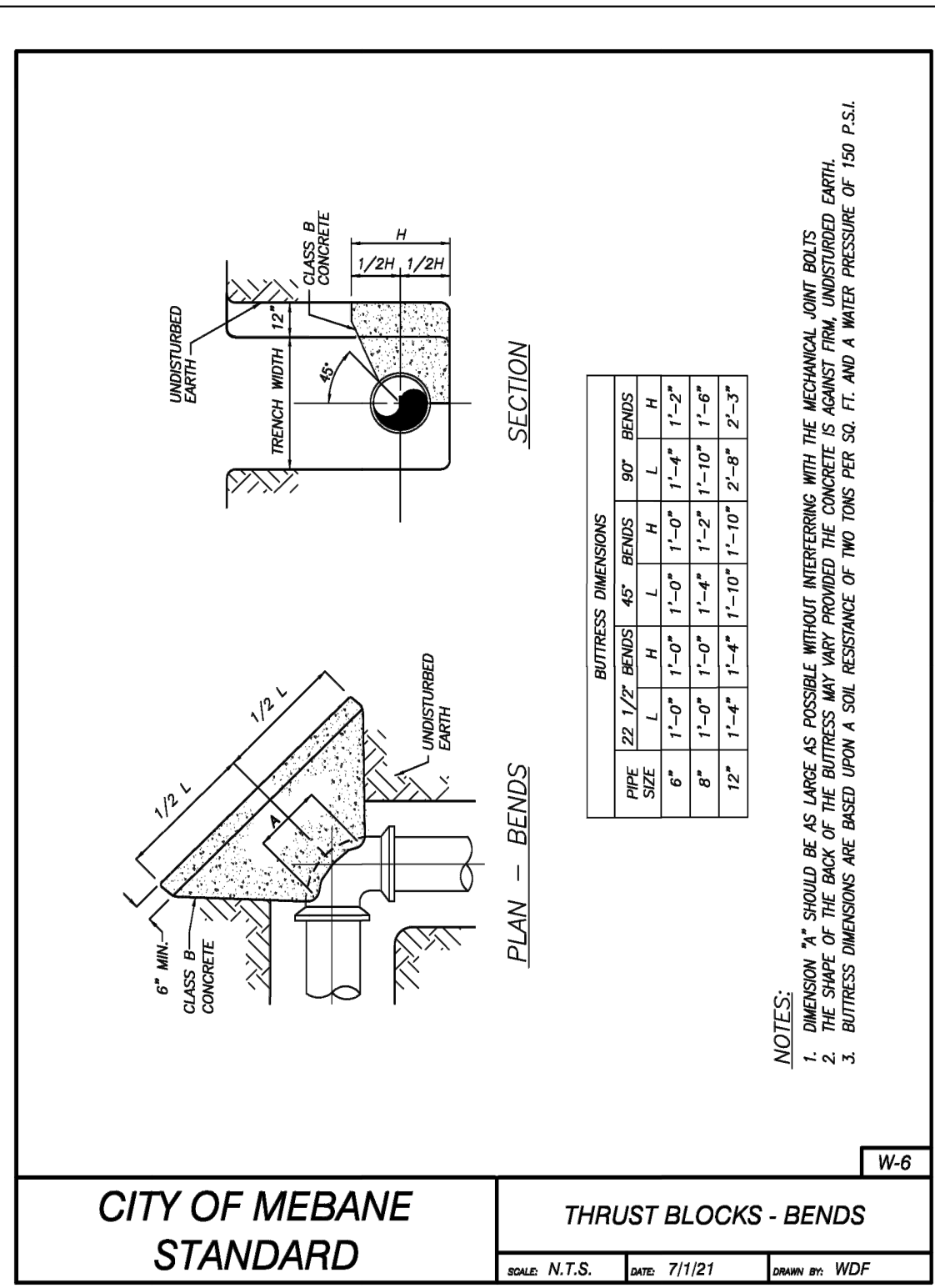
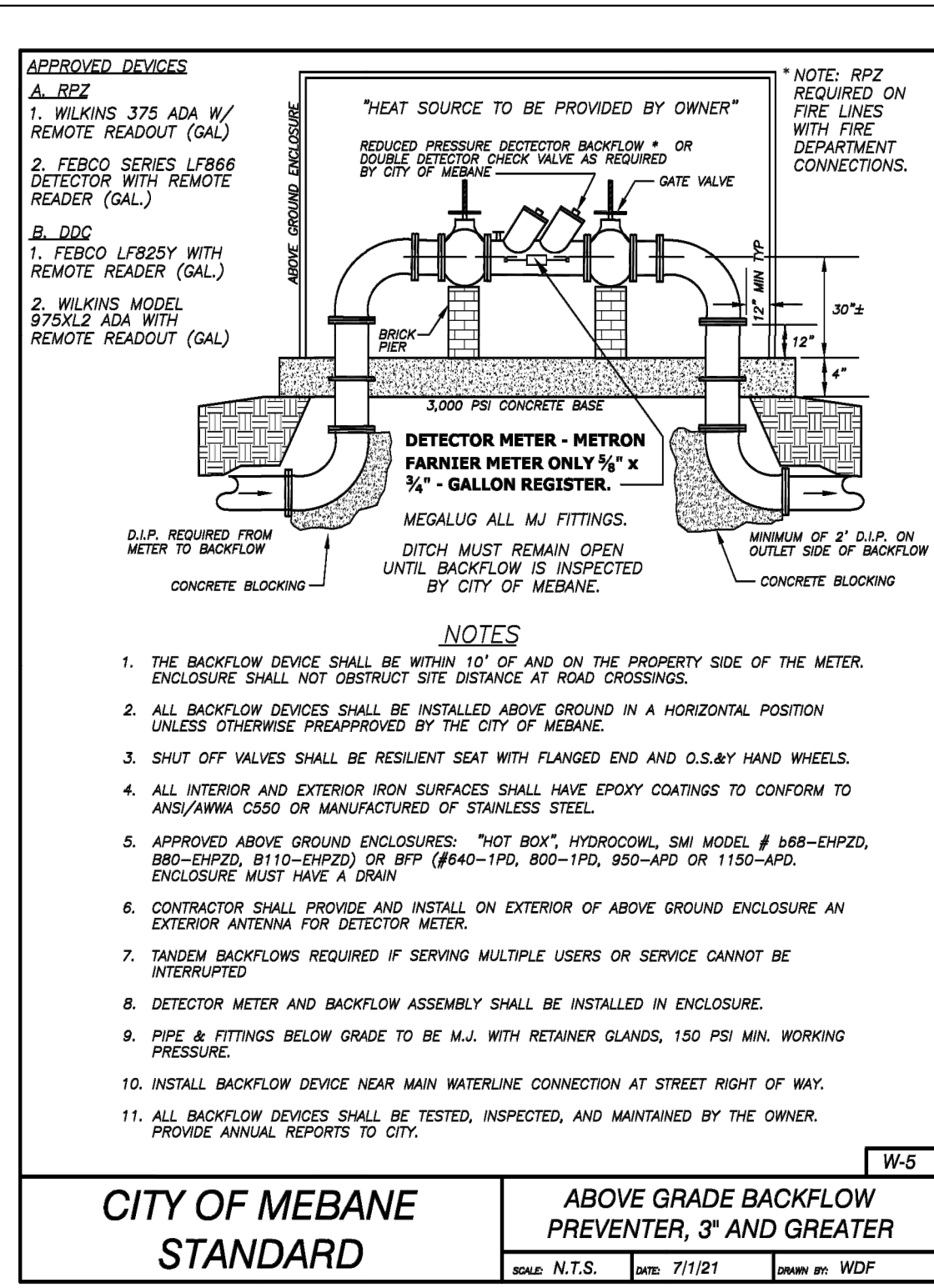
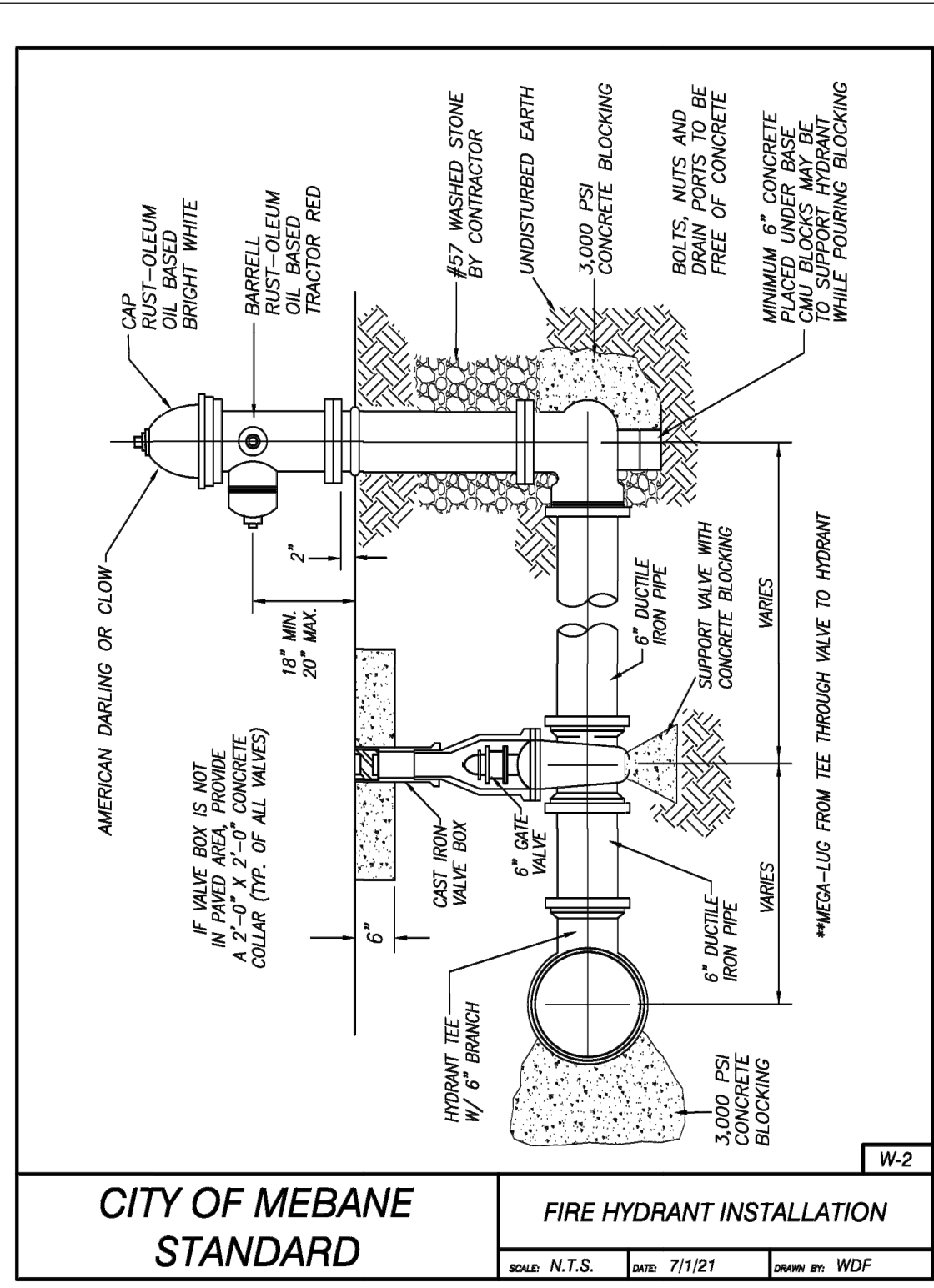
#	DATE	ISSUED FOR

PROJECT NO. E-1473.0
 DATE: 9/22/23
 SCALE: AS NOTED
 DWG. BY: MW
 CHK. BY: VWS

C-300
 UTILITY
 PLAN

WESTCOTT, SMALL & ASSOCIATES, PLLC
 125 SOUTH ELM STREET, SUITE 606
 GREENSBORO NC 27401
 WWW.WSAAENG.COM
 PHONE: 336.310.9722

DESIGNED BY: MICHAEL WESTCOTT
 REVIEWED BY: TORI SMALL



EX. ZONING	HM - HEAVY MANUFACTURING
PROP. ZONING	HM - HEAVY MANUFACTURING
CURRENT LANDUSE	VACANT RESIDENTIAL
PROP. LANDUSE	CONCRETE PLANT
PARCEL NUMBER	9824778854
PLAT REFERENCE	
DEED REFERENCE	DB 6718 PG1392
WATERSHED	N/A
AVERAGE SLOPE	2.15 % (OF DEVELOPED AREA)
DISTANCE TO NEAREST FEMA FLOOD PLAIN	>1000 LF
FIRM INFO	
SOILS	GeB
EX. GROSS FLOOR AREA	1,210 SF
PROP. GROSS FLOOR AREA	580 SF

SITE DATA		
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TOTAL ACREAGE	5.28	100.00
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DEMOED BUA	0.24	4.55
PROP BUA	1.59	30.11
TOTAL BUA	1.59	30.11
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PROP PERVIOUS	-1.35	-25.57
TOTAL PERVIOUS	3.69	69.89
DISTURBED AREA	2.59	49.05
UNDISTURBED AREA	2.69	50.95

PARKING INFORMATION		
TOTAL SPACES	21	
1 SPACE PER 2/3 EMPLOYEES ON LARGEST SHIFT		
2/3*17 EMPLOYEES=12 SPACES		
21 SPACES PROVIDED (1 VAN ACCESSIBLE HANDICAP SPACE)		
15 TRUCKS USED IN OPERATION: 15 SPACES PROVIDED		
NO RETAIL COMPONENT TO SITE.		

OWNER INFORMATION
VM DEVELOPMENT LLC
524 W BAILEY ST
ASHEBORO, NORTH CAROLINA 27203
336-672-0957 EXT 1

LEGEND

Line Legend

OWNER INFORMATION
DATE: 9/22/23
SCALE: AS NOTED
DWG. BY: MW
CHK. BY: VWS

C-301 UTILITY DETAILS

CONCRETE PLANT
920 MATRESS FACTORY RD
CHECKS TOWNSHIP, ORANGE COUNTY
NORTH CAROLINA

WESTCOTT, SMALL & ASSOCIATES, PLLC
125 SOUTH ELM STREET, SUITE 606
GREENSBORO NC 27401
WWW.WSAAENG.COM
PHONE: 336.310.9722

DESCRIPTION

REV DATE

DATE: 9/22/23

SCALE: AS NOTED

DWG. BY: MW

CHK. BY: VWS

PROJECT NO. E-1473.0

DATE: 9/22/23

SCALE: AS NOTED

DWG. BY: MW

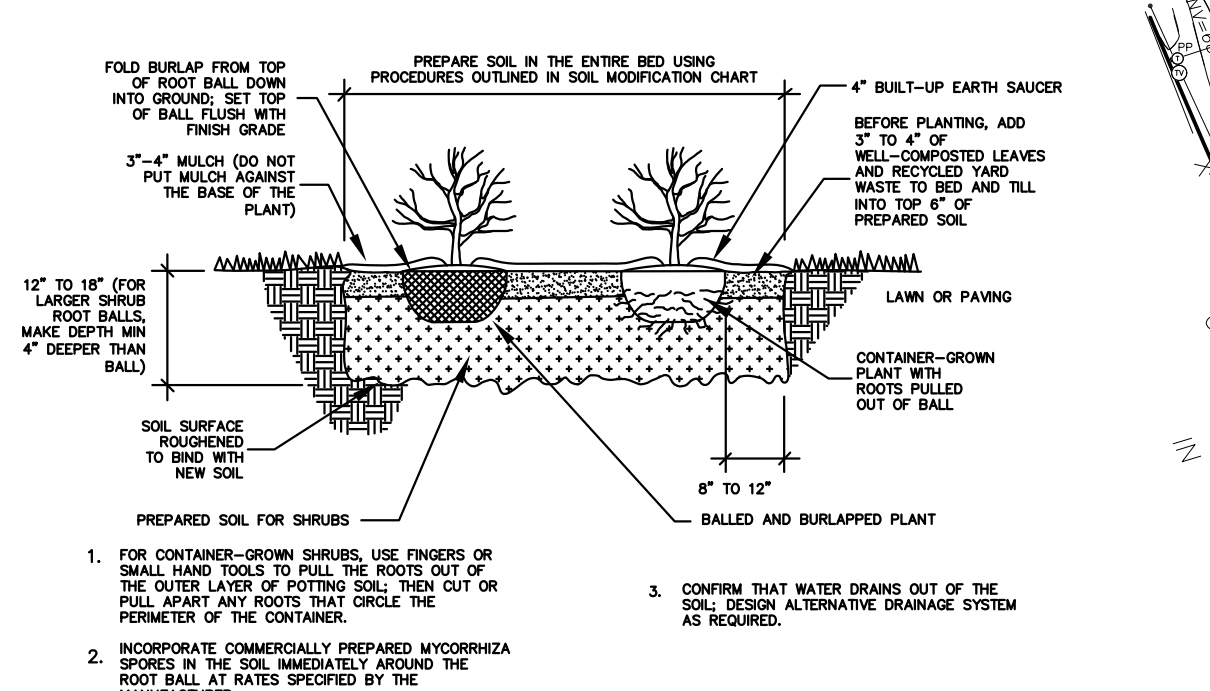
CHK. BY: VWS

C-301 UTILITY DETAILS

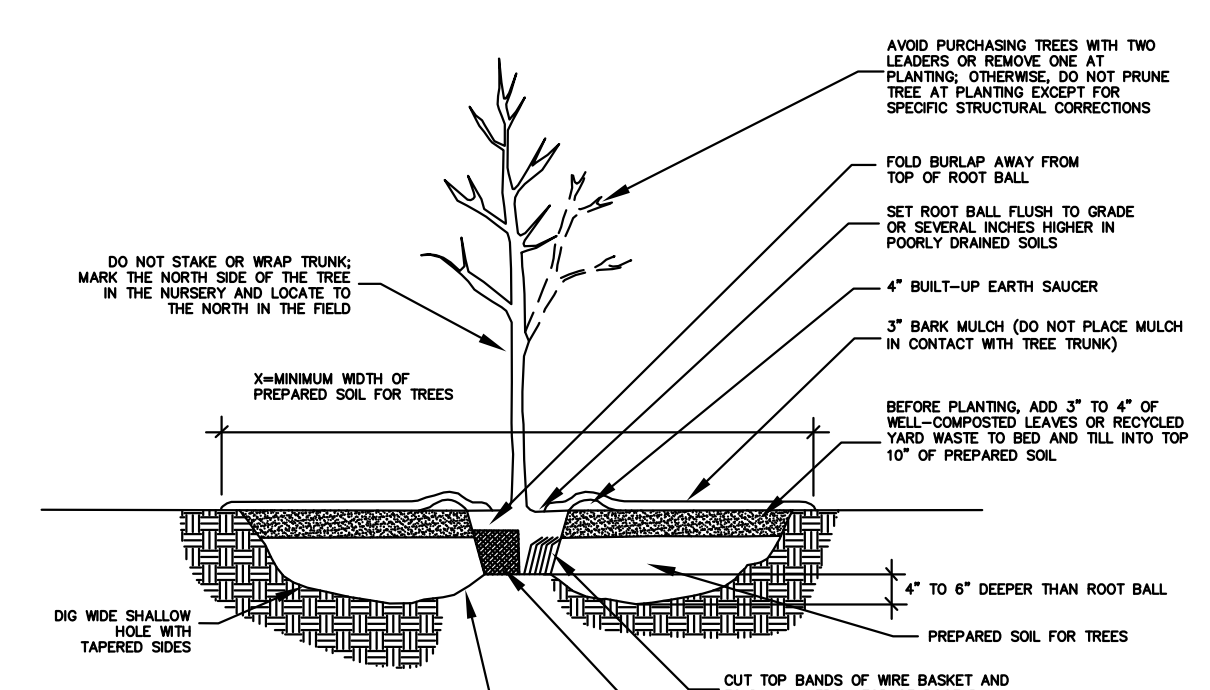
INSTALLATION AND MAINTENANCE OF LANDSCAPING

ALL LANDSCAPING SHALL BE NURSERY STOCK QUALITY AND SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. ALL LANDSCAPING SHALL BE ADAPTABLE TO CLIMATE CONDITIONS OF THE AREA AND CONSIDERATION SHALL BE GIVEN NOT PLANTING LARGE TREES NEAR UTILITIES. ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION AND ACCORDANCE WITH ALL PROVISIONS OF THIS ORDINANCE AS FOLLOWS:

1. ALL LANDSCAPING SHALL PRESENT AT ALL TIMES, A HEALTHY, NEAT, CLEAN, ORDERLY, DISEASE-FREE AND PEST-FREE APPEARANCE.
2. ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.
3. LANDSCAPING ELEMENTS, SUCH AS WALLS AND FENCES, SHALL BE CONSTRUCTED IN A SOUND WORKMANLIKE MANNER, WITH ADEQUATE SUPPORT OR FOOTINGS AND SHALL BE REPAIRED OR REPLACED, AS NEEDED, TO PRESERVE AN ATTRACTIVE APPEARANCE AND TO FUNCTION AS INTENDED.
4. ANY DEAD PLANT MATERIAL OR MATERIAL WHICH FAILS TO SHOW HEALTHY GROWTH MUST BE REMOVED WITH THIRTY (30) DAYS.
5. REPLACEMENT OF REMOVED PLANT MATERIAL MUST TAKE PLACE WITHIN (90) DAYS OF REMOVAL OR NOTIFICATION BY THE OWNER, WHICHEVER OCCURS FIRST.
6. ANY REPLACEMENT PLANT MATERIAL MUST MEET THE SIZE AND OTHER CHARACTERISTICS OF NEWLY PLANTED MATERIAL.
7. TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED AS NECESSARY, USING STAKES AND GUYS. SUCH SUPPORTS SHALL BE DESIGNED SO AS TO PROTECT TREES AND SHRUBS FROM INJURY. TREES AND SHRUBS SHALL BE FASTENED TO SUPPORT WITH AN ACCEPTABLE COMMERCIAL TREE TIE OF PLASTIC OR HOSE COVERED WIRE.
8. THE MAXIMUM GROWTH HEIGHT OF ANY LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE THREE (3) FEET IN HEIGHT.



SHRUB PLANTING DETAIL
NTS



TREE PLANTING DETAIL
NTS

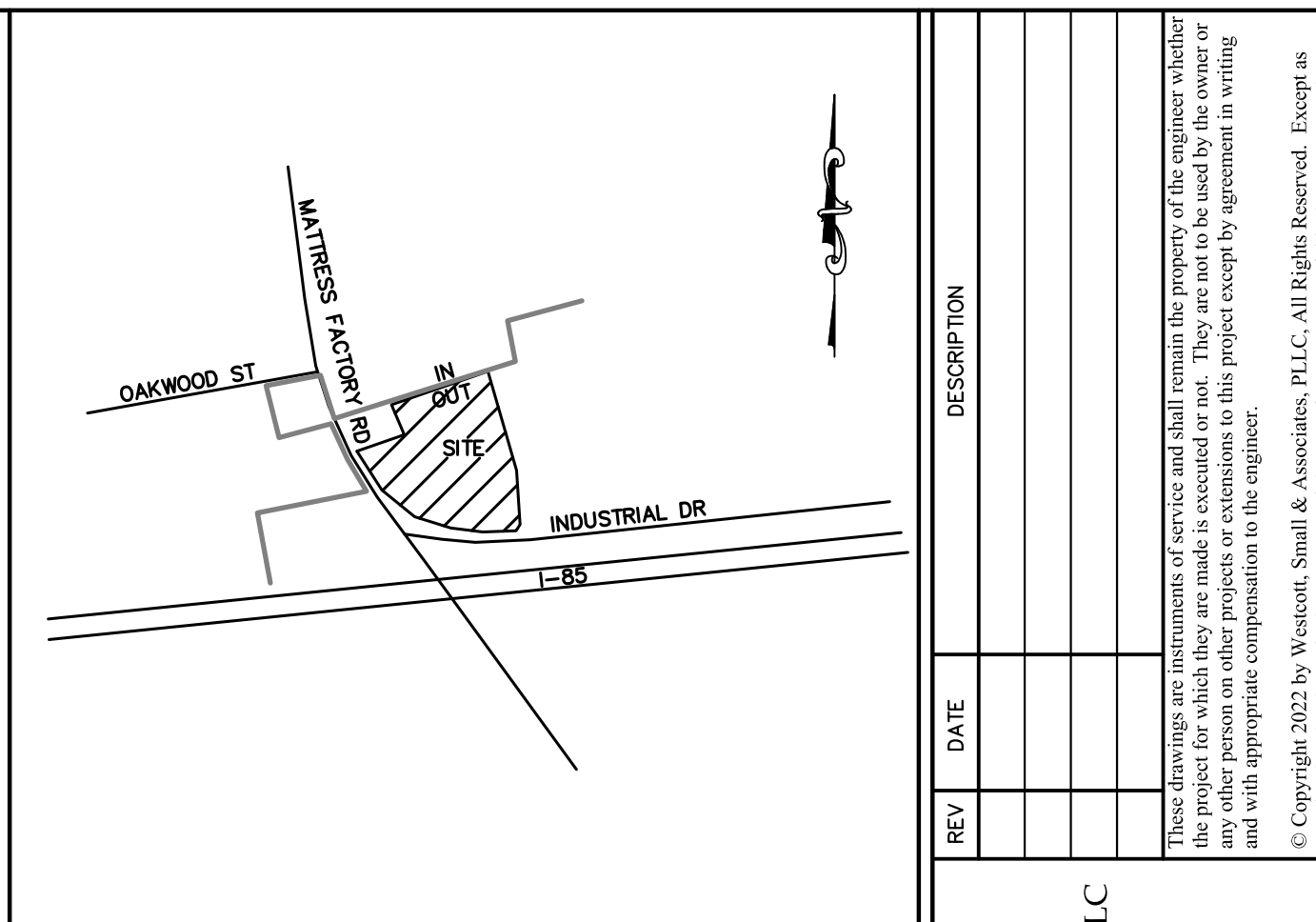
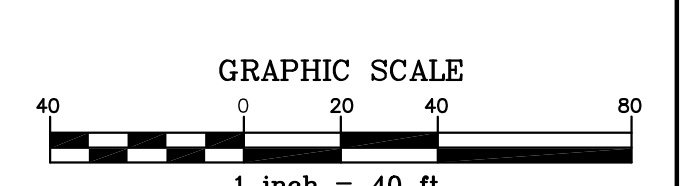
GENERAL RANGE OF SOIL MODIFICATIONS AND VOLUMES FOR VARIOUS SOIL CONDITIONS

POSTCONSTRUCTION SOIL CONDITION	MIN. WIDTH PREPARED SOIL FOR TREES (X)	TYPE OF PREPARATION
GOOD SOIL (NOT PREVIOUSLY GRADED OR COMPACTED; TOPSOIL LAYER INTACT)	6 FT OR TWICE THE WIDTH OF THE ROOT BALL WHICHEVER IS GREATER	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN ABOVE
COMPACTED SOIL (NOT PREVIOUSLY GRADED; TOPSOIL LAYER DISTURBED BUT NOT ELIMINATED)	15 FT	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN IN DETAILS ABOVE; ADD COMPOSED ORGANIC MATTER TO BRING THE ORGANIC CONTENT UP TO 5% DRY WEIGHT
GRADED SUBSOILS AND CLEAN FILLS WITH CLAY CONTENT BETWEEN 5 AND 35%	20 FT	MINIMUM TREATMENT: LOOSEN EXISTING SOIL TO WIDTHS AND DEPTHS SHOWN; ADD COMPOSTED ORGANIC MATTER TO BRING THE ORGANIC CONTENT UP TO 5% DRY WEIGHT OPTIMUM TREATMENT: REMOVE TOP 8-10 IN. OR THE EXISTING MATERIAL, LOOSEN EXISTING SOILS TO THE WIDTH AND DEPTHS SHOWN, ADD 8-10 IN. OF LOAM TOPSOIL.
POOR QUALITY FILLS, HEAVY CLAY SOILS, SOILS CONTAMINATED WITH RUBBLE OR TOXIC MATERIAL	20 FT	REMOVE EXISTING MATERIAL THE WIDTH AND DEPTHS SHOWN, REPLACE WITH LOAM TOPSOIL

- PLANTING LEGEND**
- 15-BLUE MOUNTAIN JUNIPER (JUNIPERUS VIRGINIANA)
 - 13-SMOOTH HYDRANGEA (HYDRANGEA ARBORESCENS)
 - 10-NANA HOLLY (ILEX VOMITORIA)
 - 10-ST JOHN'S WORT (HYPERICUM FRONDOSUM)
 - 3-SOUTHERN SUGAR MAPLE (ACER BARBATUM)
 - 14-SWEETBAY MAGNOLIA (MAGNOLIA VIRGINIANA)
 - 4-YAUPON HOLLY (ILEX VOMITORIA)
 - 16-DOGWOOD (CORNUS FLORIDA)
 - 9-WHITE OAK (QUERCUS ALBA)
 - 9-OVERCUP OAK (QUERCUS LYRATA)

LANDSCAPE CALCULATIONS

PLANTING YARD	TYPE	LENGTH (FT)	CANOPY TREES	UNDERSTORY TREES	SHRUBS
SOUTH/WEST	STREET	476	11	22	0
EAST	TYPE C	388	10	20	66
NORTH	VEH USE	506	N/A	11	92



VICINITY MAP 1"=2000'

SITE INFORMATION

EX. ZONING	HM - HEAVY MANUFACTURING
PROP. ZONING	HM - HEAVY MANUFACTURING
CURRENT LANDUSE	VACANT RESIDENTIAL
PROP. LANDUSE	CONCRETE PLANT
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DEED REFERENCE	DB 6718 PG1392
WATERSHED	N/A
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DISTANCE TO NEAREST FEMA FLOOD PLAIN	>1000 LF
FIRM INFO	
SOILS	GeB
EX. GROSS FLOOR AREA	1,210 SF
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DEMOED BUA	0.24	4.55
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OWNER INFORMATION

OWNER/DEVELOPER:
VM DEVELOPMENT LLC
524 W BAILEY ST
ASHEBORO, NORTH CAROLINA 27203
336-672-0957 EXT 1

LEGEND

Line Legend

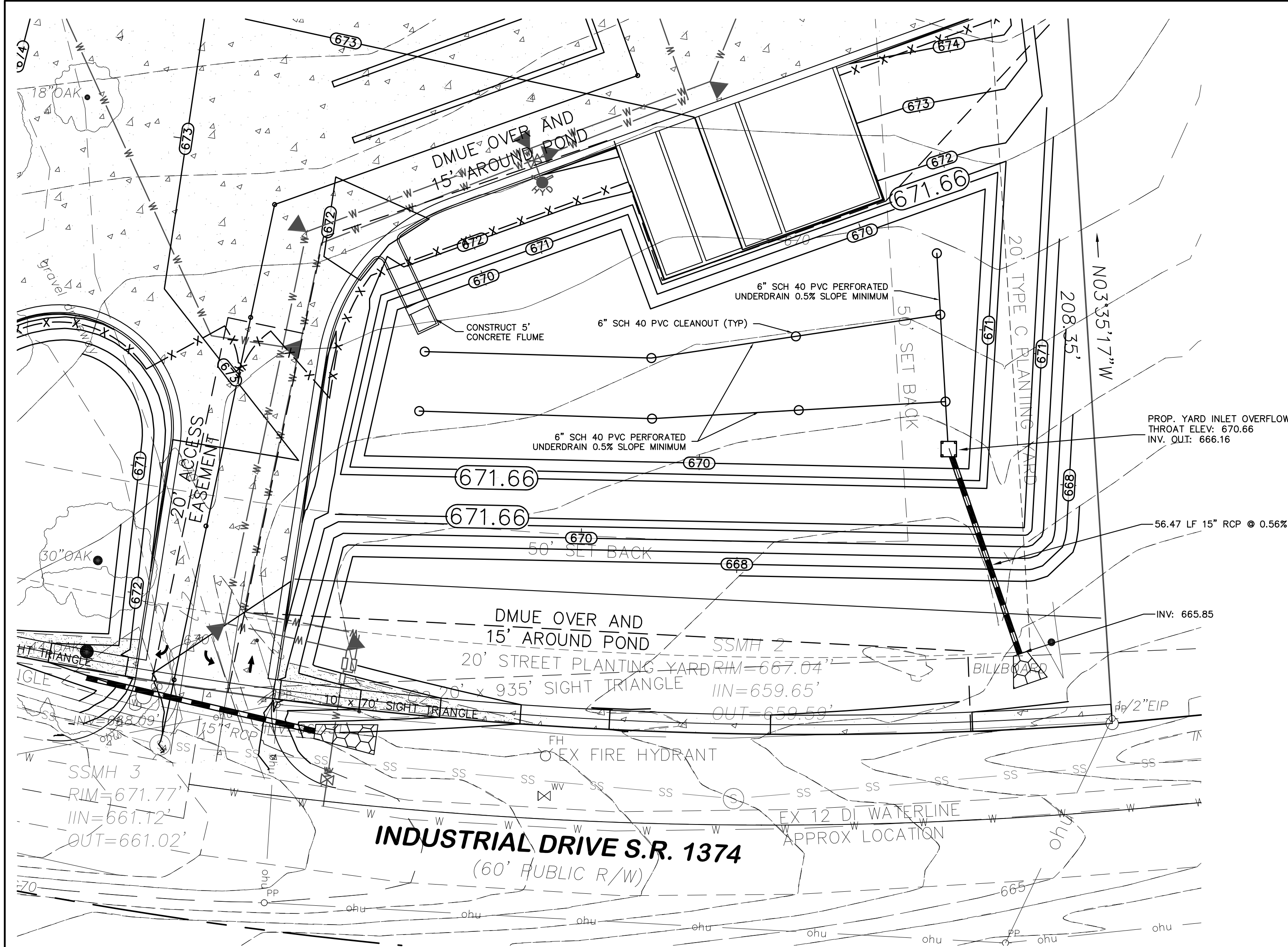
- NAIL SET/FOUND
- IRON PIPE SET
- NC DOT RIGHT-OF-WAY DISC
- UTILITY POLE
- UTILITY POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- GAS VALVE
- SPOT ELEVATION
- N/F NOW OR FORMERLY
- E/P EDGE OF PAVEMENT
- D/P DUCTILE IRON PIPE
- WCR WHEELCHAIR RAMP

CONCRETE PLANT
920 MATTRESS FACTORY RD
CHECKS TOWNSHIP, ORANGE COUNTY
NORTH CAROLINA

PROFESSIONAL SEAL
MICHAEL B. WESTCOTT
REGISTERED PROFESSIONAL ENGINEER
1-0516

PROJECT NO. E-1473.0
DATE: 9/22/23
SCALE: AS NOTED
DWG. BY: MW
CHK. BY: VWS

C-400 LANDSCAPE PLAN



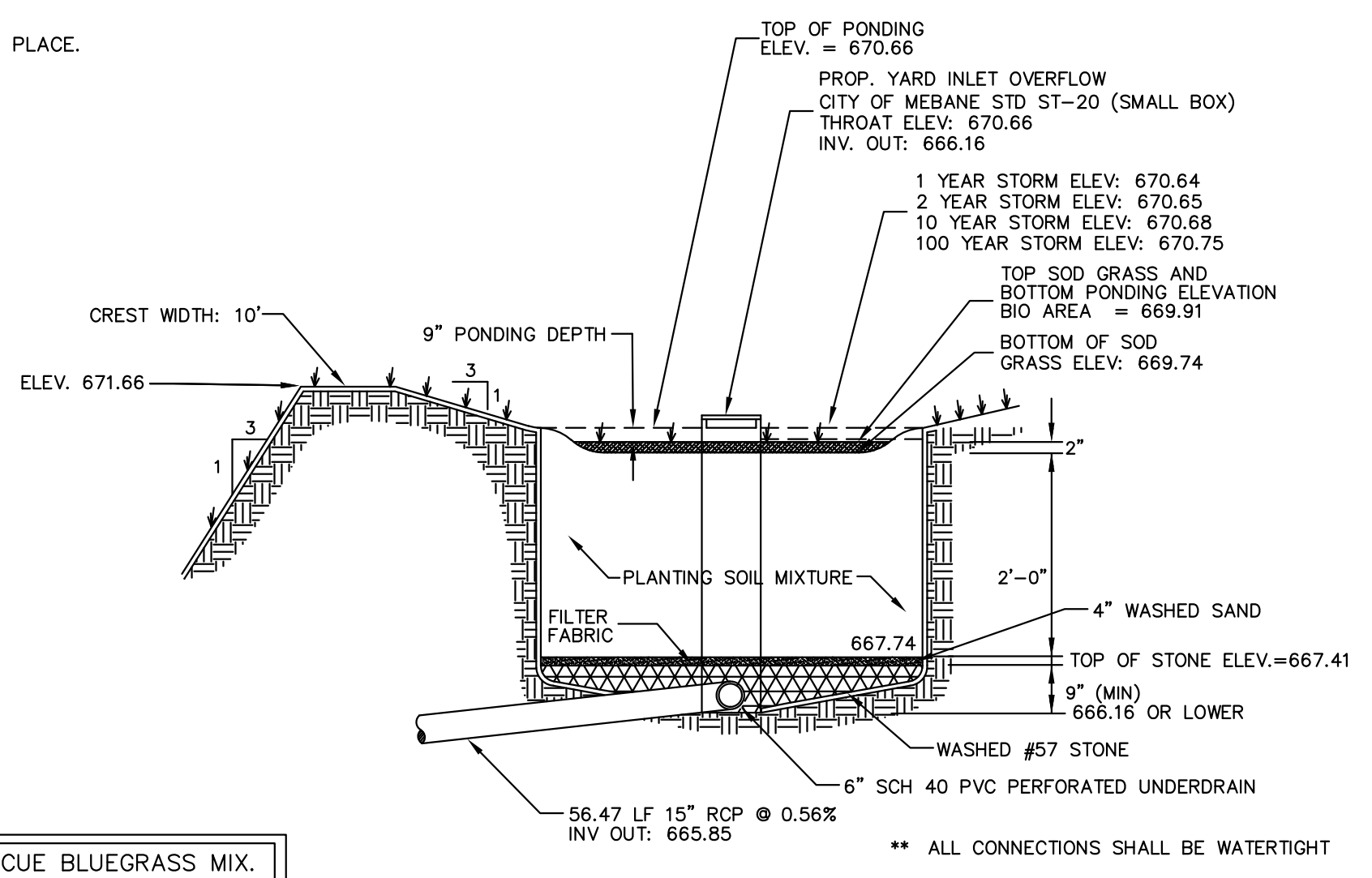
BIORETENTION AREA PLAN VIEW
NTS
** ALL BIO-CELL PIPES ARE AT 0.5% SLOPE MIN.

BIORETENTION AREA NOTES:

- IN ACCORDANCE WITH THE REQUIREMENTS IN ARTICLES GS 143-215.25A AND 143-215.26 OF THE NC DAM SAFETY LAW AND NC ADMINISTRATIVE CODE 15A NCAC 2K.0200, THE REGIONAL ENGINEER IN THE WINSTON-SALEM REGIONAL OFFICE OF THE NC STATE'S LAND QUALITY SECTION HAS BEEN/WILL BE CONTACTED FOR THE DETERMINATION OF WHETHER THE PROPOSED DAM IS GOVERNED BY OR EXEMPT FROM THE DAM SAFETY LAW.
- PLANTING SOIL SHALL BE HOMOGENIOUS SOIL MIXTURE FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR MATERIAL GREATER THAN 2" AND SHALL BE 85%-88% SAND, 3%-5% ORGANIC, AND 8%-12% FINES (BY VOLUME).
- BIO RETENTION AREA UNDER DRAIN SHALL BE SCHEDULE 40 PVC AND SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC. THE BOTTOM OF THE SLOPE SHALL HAVE A POSITIVE SLOPE TOWARD THE PIPE. LONGITUDINAL DRAIN SLOPES SHALL HAVE AN APPROXIMATE GRADE OF 0.5 %.
- PHOSPHORUS INDEX OF THE SOIL MIX SHALL BE BETWEEN 10 AND 30.
- PERMEABILITY SHALL BE BETWEEN 1 INCH PER HOUR AND 6.0 INCH PER HOUR. 1-2 INCHES PER HOUR IS PREFERRED.
- UNDERDRAIN PIPES SHALL HAVE A MINIMUM OF 4 ROWS OF PERFORATIONS EQUALLY SPACED AROUND THE DIAMETER OF THE PIPE (MORE FOR PIPES 10 INCHES IN DIAMETER AND LARGER), AND THE PERFORATIONS SHALL BE PLACED 6 INCHES ON CENTER WITHIN EACH ROW FOR THE ENTIRE LENGTH OF THE DRAINAGE LATERAL. PERFORATIONS SHALL BE 3/8" IN DIAMETER.
- PLANTING SOIL MIX SHALL BE TESTED BY AN APPROVED LAB PRIOR TO PLACEMENT.
- CONTRACTOR SHALL PROVIDE WATER AS NECESSARY TO ENSURE VEGETATION IS PROPERLY ESTABLISHED.
- UPON COMPLETION OF THE BIOCELL, CONTRACTOR SHALL PROVIDE A SURVEYED AS-BUILT (AUTOCAD FILE AND SEALED SURVEY) OF THE BIOCELL AND CERTIFY TO THE ENGINEER THAT THE INSTALLED SYSTEM MEETS ALL DESIGN SPECIFICATIONS UPON INITIAL OPERATION ONCE THE PROJECT IS COMPLETE.
- CONTRACTOR TO PROVIDE THE ENGINEER WITH A SOIL MEDIA PERMEABILITY TEST REPORT ONCE THE PLANTING SOIL IS IN PLACE.
- WHEN USING SOD, AVOID SOD THAT IS GROWN IN SOIL THAT HAS AN IMPERMEABLE LAYER (SUCH AS CLAY).
- CLEANOUT PIPES MUST BE CAPPED.

IF STORMWATER INUNDATES THE BIO-CELL FOR MORE THAN 72 HOURS AFTER A STORM EVENT THE BIO-CELL IS NOT FUNCTIONING AS INTENDED AND A PROFESSIONAL ENGINEER SHALL BE CONSULTED FOR REMEDIAL PLANS. PLANS SHALL BE FORWARDED TO THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION FOR APPROVAL.

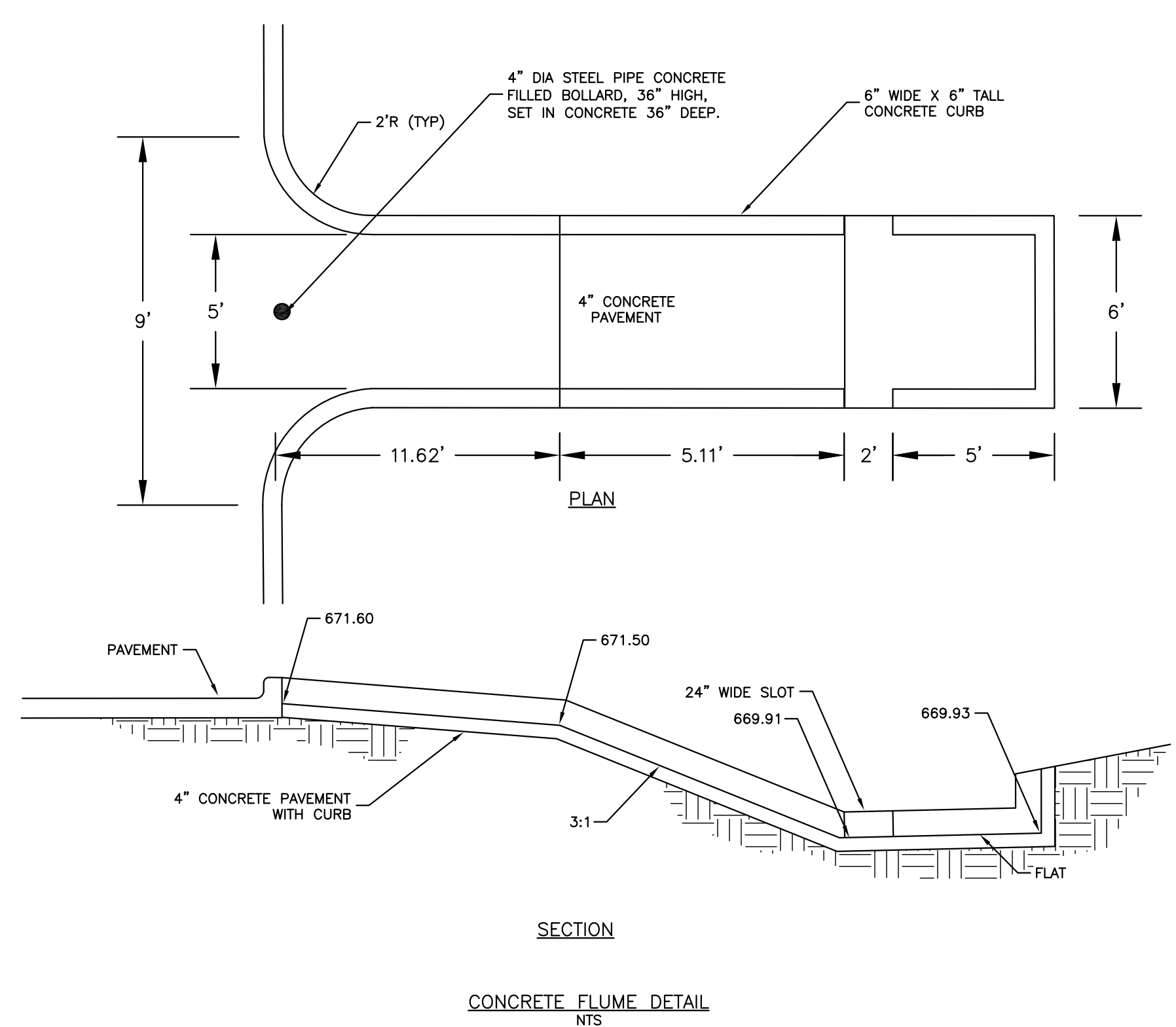
CONTRACTOR SHALL PROVIDE (SEALED BY A PROFESSIONAL LAND SURVEYOR) AS-BUILT DRAWINGS TO THE ENGINEER FOR BMP CERTIFICATION.



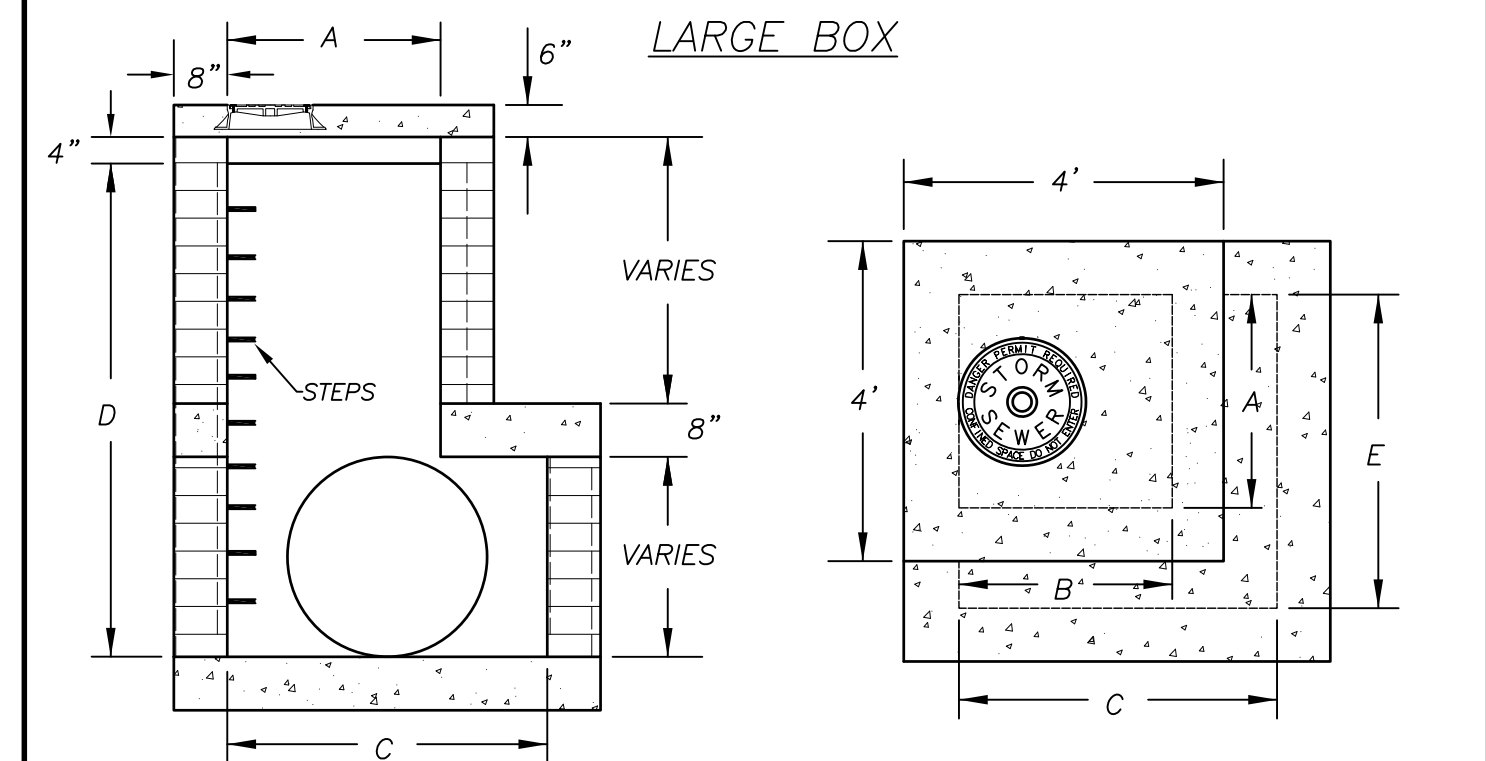
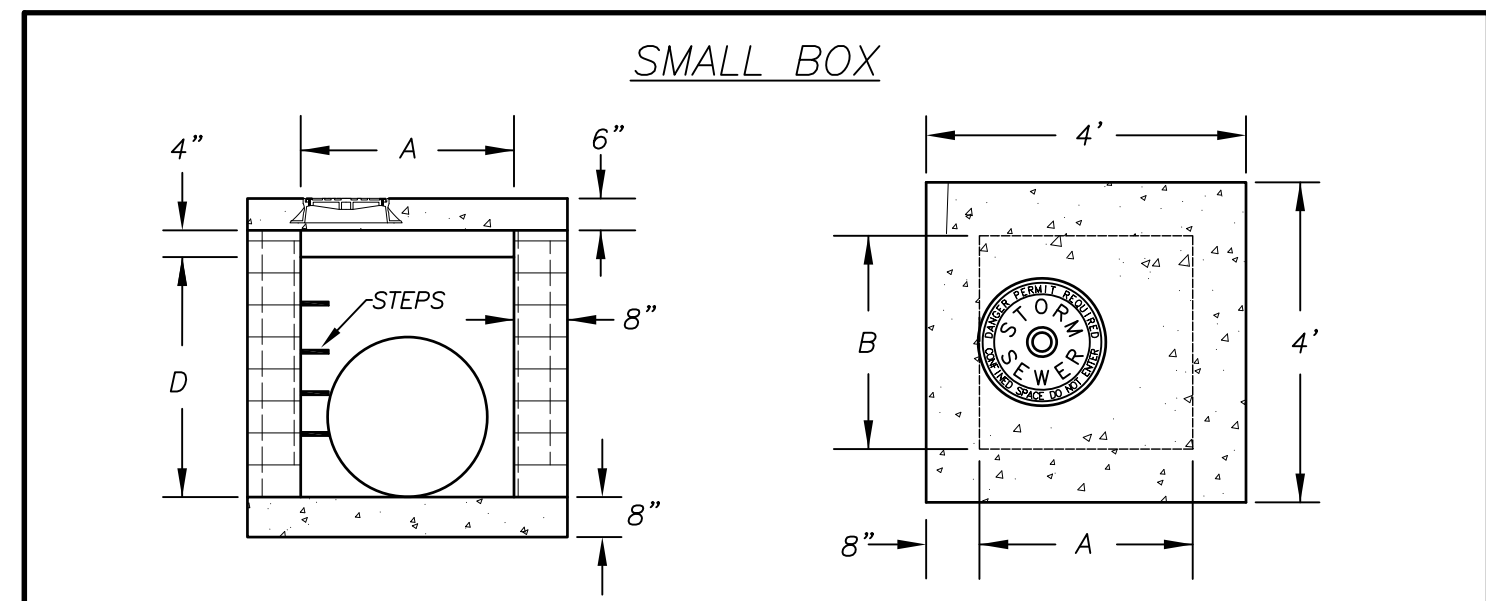
SOD SHALL BE A FESCUE BLUEGRASS MIX.

BIORETENTION AREA CROSS SECTION
NTS

DESCRIPTION	METHOD	FREQUENCY	TIME OF YEAR
WATER PONDING FOR MORE THAN 4 DAYS, CONTACT A LICENSE PROFESSIONAL ENGINEER	VISUAL	AFTER EVERY STORM	WHENEVER NEEDED
SOIL			
INSPECT AND REPAIR EROSION	VISUAL	MONTHLY	MONTHLY
ORGANIC LAYER			
REMULCH ANY VOID AREAS	BY HAND	WHENEVER NEEDED	WHENEVER NEEDED
REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER (OPTIONAL)	BY HAND	ONCE EVERY TWO OR THREE YEARS	SPRING
ANY ADDITIONAL MULCH ADDED	BY HAND	ONCE A YEAR	SPRING
PLANTS			
REMOVE AND REPLACEMENT OF ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT	SEE PLANTING SPECIFICATION		3/15 TO 4/30 AND 10/1 TO 11/30
TREAT ALL DISEASED TREES AND SHRUBS	MECHANICAL OR BY HAND	N/A	VARIES, BUT WILL DEPEND ON INSECT OR DISEASE INFESTATION
WATER OF PLANT MATERIAL SHALL TAKE PLACE AT END OF EACH DAY FOR 14 CONSECUTIVE DAYS AND AFTER PLANTING HAS BEEN COMPLETED	BY HAND	IMMEDIATELY AFTER COMPLETION OF PROJECT	N/A
REPLACEMENT OF SUPPORT STAKES	BY HAND	ONCE A YEAR	ONLY REMOVE STAKE IN SPRING
REPLACEMENT OF DEFICIENT STAKES OR WIRES	BY HAND	WHENEVER NEEDED	WHENEVER NEEDED



CONCRETE FLUME DETAIL
NTS

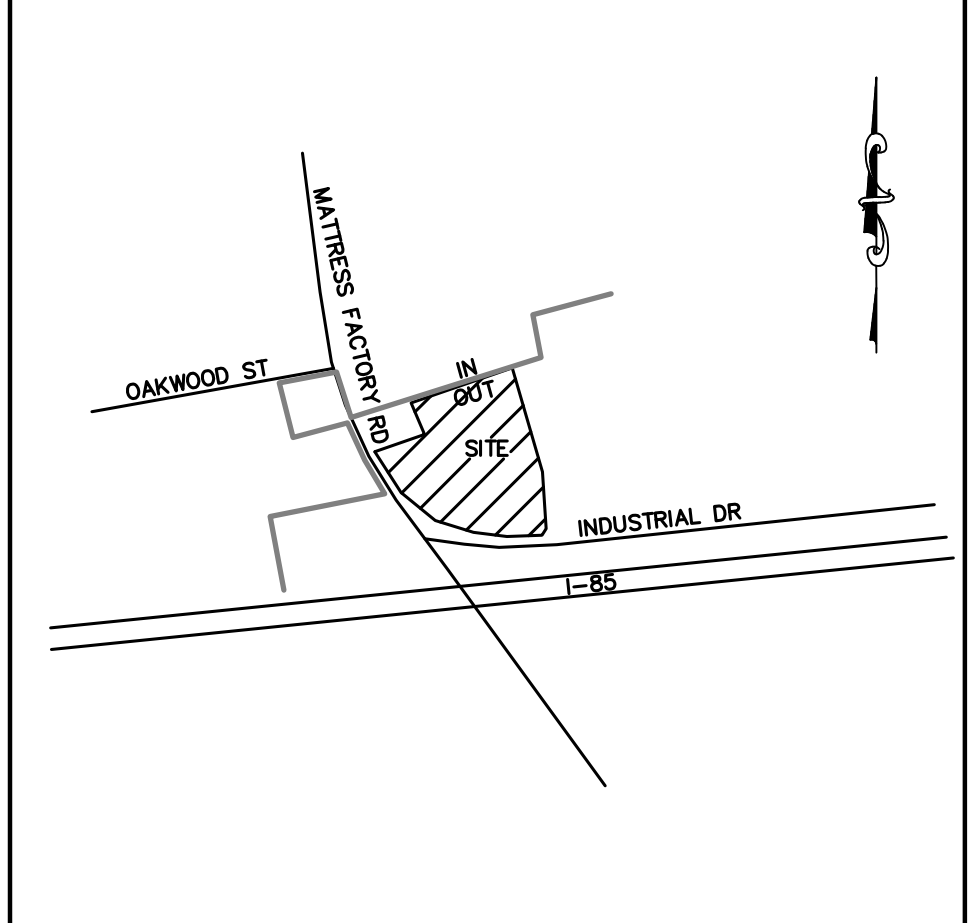


PIPE (IN)	MINIMUM DIMENSIONS FOR BRICK YARD INLET					
	A	B	SMALL BOX D	C	E	LARGE BOX D
12	2'-8"	2'-8"	3'-1"			
15	2'-8"	2'-8"	3'-3"			
18	2'-8"	2'-8"	3'-6"			
24	2'-8"	2'-8"	4'-0"			
30				5'-0"	5'-0"	4'-6"
36				5'-0"	5'-0"	5'-0"
42				6'-0"	6'-0"	5'-6"
48				6'-0"	6'-0"	6'-0"

CITY OF MEBANE
STANDARD

STANDARD BRICK YARD INLET
12" THRU 48" PIPE

SCALE: N.T.S. DATE: 7/1/21 DRAWN BY: WDF



VICINITY MAP 1"=2000'

SITE INFORMATION	
EX. ZONING	HM - HEAVY MANUFACTURING
PROP. ZONING	HM - HEAVY MANUFACTURING
CURRENT LANDUSE	VACANT RESIDENTIAL
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	NO RETAIL COMPONENT TO SITE.

OWNER INFORMATION	
OWNER/DEVELOPER:	VM DEVELOPMENT LLC
	524 W BAILEY ST
	ASHEBORO, NORTH CAROLINA 27203
	336-672-0957 EXT 1

LEGEND	
✕	NAIL SET/FOUND
○	IRON PIPE FOUND
○	IRON PIPE SET
□	NC DOT RIGHT-OF-WAY DISC
○	UTILITY POLE
○	UTILITY POLE
○	GUY WIRE
○	SANITARY SEWER MANHOLE
○	SN
○	WATER METER
○	FIRE HYDRANT
○	GAS VALVE
H&B	SPOT ELEVATION
N/F	NOW OR FORMERLY
E/P	EDGE OF PAVEMENT
DIP	DUCTILE IRON PIPE
WCR	WHEELCHAIR RAMP

#	DATE	ISSUED FOR

PROJECT NO. E-1473.0
DATE: 9/22/23
SCALE: AS NOTED
DWG. BY: MW
CHK. BY: VWS

C-500
WATERSHED
PLAN

DESCRIPTION

REV DATE

WESTCOTT, SMALL & ASSOCIATES, PLLC
125 SOUTH ELM STREET, SUITE 606
GREENSBORO NC 27401
WWW.WSAAENG.COM
PHONE: 336.310.9722

DESIGNED BY: MICHAEL WESTCOTT@WSAAENG.COM
REVIEWED BY: TORI SMALL@WSAAENG.COM

CONCRETE PLANT

920 MATTHEW FACTORY RD
CHECKS TOWNSHIP, ORANGE COUNTY
NORTH CAROLINA

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024442
MICHAEL B. WESTCOTT 9/27/23

PLANNING PROJECT REPORT

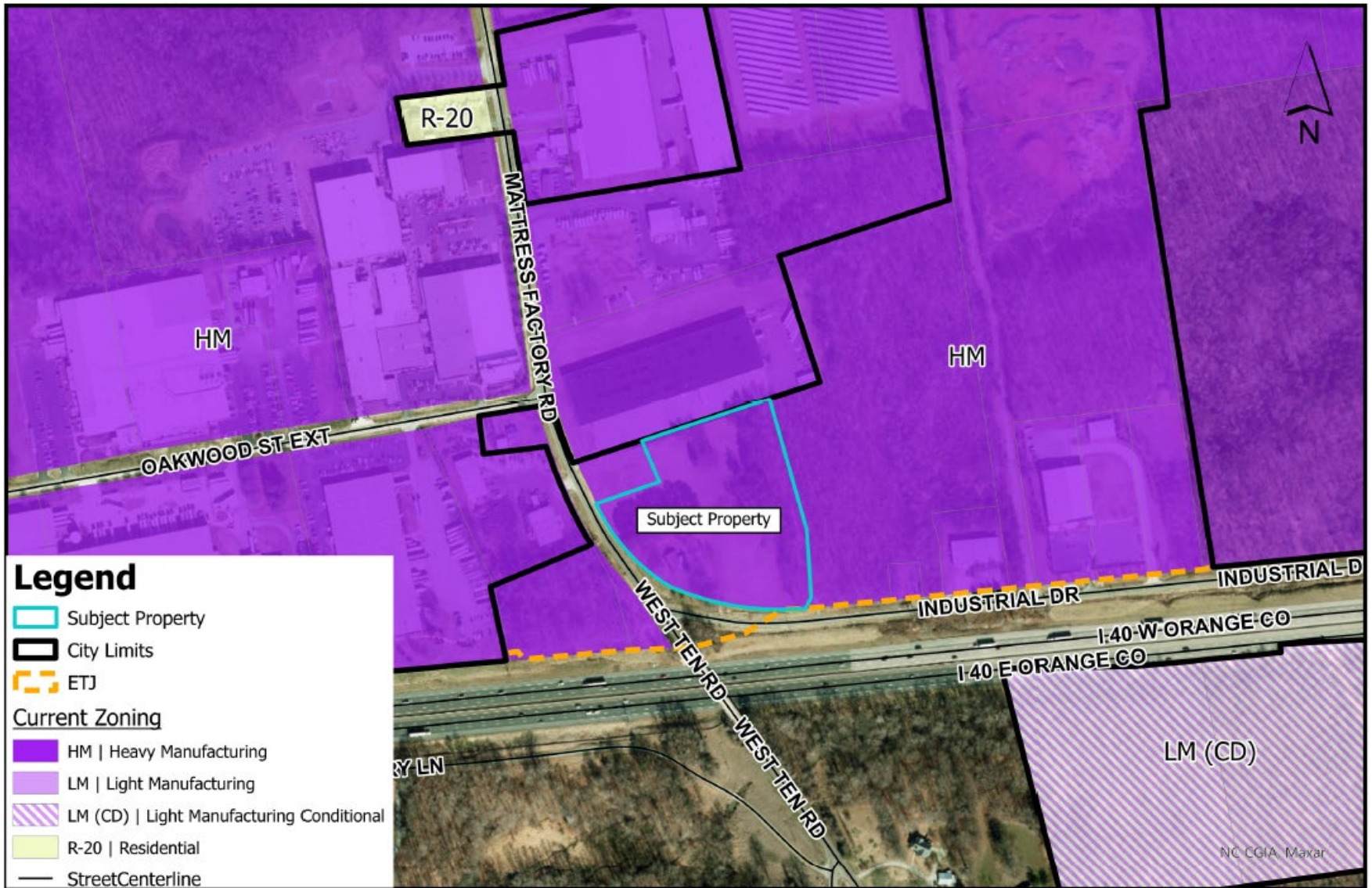
DATE	09/20/2023
PROJECT NUMBER	SUP 23-02
PROJECT NAME	Concrete Plant – Mattress Factory Road
APPLICANT	VM Development, LLC PO Box 984 Asheboro, NC 27204

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 2
LAND USE REPORT	PAGE 4
UTILITIES REPORT	PAGE 6
STAFF SPECIAL USE CONSISTENCY FINDING.....	PAGE 7

ZONING REPORT

EXISTING ZONE	HM, Heavy Manufacturing
REQUESTED ACTION	N/A
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant, Single-Family
PARCEL SIZE	+/- 5.28 acres
PROPERTY OWNERS	VM Development, LLC PO Box 984 Asheboro, NC 27204 GPIN: 9824778854
LEGAL DESCRIPTION	Request for a Special Use Permit to allow for a concrete plant on the +/- 5.28-acre parcel located at 920 Mattress Factory Road (GPIN: 9824778854) by VM Development, LLC.
AREA ZONING & DISTRICTS	Surrounding properties are zoned HM, Heavy Manufacturing. Across the interstate, most of the properties are zoned Agricultural Residential and Rural Residential by Orange County and one site is zoned LM (CD), Light Manufacturing Conditional District.
SITE HISTORY	The property was improved with a single-family residence in the 1940s.
STAFF ANALYSIS	
CITY LIMITS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	There is no rezoning request, only a special use request to allow for a concrete plant.



**CITY OF MEBANE
ZONING MAP**

**SPECIAL USE PERMIT
CONCRETE PLANT**

1 inch = 400 feet

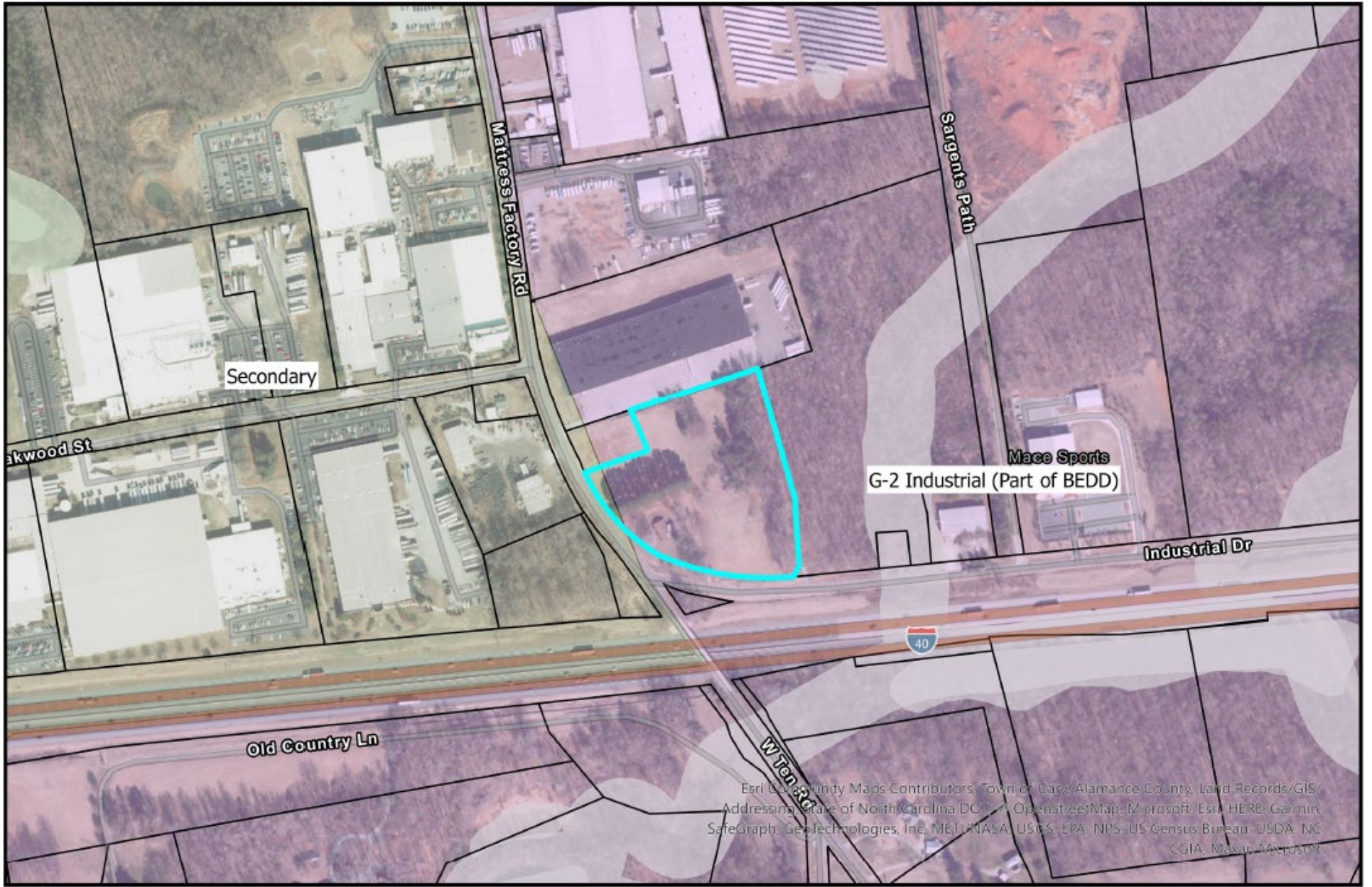
DATE: 9/20/23

DRAWN BY: BP

LAND USE REPORT

EXISTING LAND USE	Vacant, Single-Family
PROPOSED LAND USE & REQUESTED ACTION	Request for a Special Use Permit to allow for a concrete plant on the +/- 5.28-acre parcel located at 920 Mattress Factory Road (GPIN: 9824778854) by VM Development, LLC.
PROPOSED ZONING	N/A
PARCEL SIZE	+/- 5.28 acres
AREA LAND USE	The subject property is located at the intersection of Mattress Factory Road and Industrial Drive. The properties to the west include a tire business and an abandoned home. Various industrial uses are to the north, including Penske Truck Rental and AKG. The properties to the east include vacant property and industrial and commercial uses. Residential and agricultural uses are across the interstate along with Buckhorn Business Centre.
ONSITE AMENITIES & DEDICATIONS	The developer is responsible for installing public sidewalk along the street frontages.
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF PROPOSED CONDITIONS	N/A

CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-2, Industrial
OTHER LAND USE CONSIDERATIONS	
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



Esri, Community Maps Contributors, Town of Cary, Alamance County, Land Records/GIS/
Addressing, State of North Carolina DCR, OpenStreetMap, Microsoft, Esri, HERE, Garmin,
SafeGraph, GeoTechnologies, Inc., METANASA, USGS, EPA, NPS, US Census Bureau, USDA, NC
CGIA, Maxar, Microsoft

UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The proposed sewer service to the building is 4-inch. The proposed water service is 6-inch for fire flow at the site fire hydrant and reduced to 4-inch for industrial use with appropriate metering and backflow device. An NCDOT encroachment agreement will be required for the proposed utility connections.
UTILITIES PROVIDED BY APPLICANT	Applicant has pledged to provide all on-site utilities, as described in AWCK's Technical Memo.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate water & sewer supply to meet the domestic and fire flow demands of the project.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A

TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS	<p>The subject property is on the corner of Mattress Factory Road and Industrial Drive. The site plan features driveway connections on Mattress Factory Road and Industrial Drive. Both roads are maintained by the NCDOT.</p> <p>Mattress Factory Road had an average daily traffic volume of 2,700 trips in 2021. The section of Mattress Factory Road has a safety score of 89, with four crashes reported from 2018 to 2022. The section of Industrial Drive at the subject property has a safety score of 78 with two crashes reported from 2018 to 2022. There was one bicyclist accident with serious injury in the area in 2022.</p>
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF RECOMMENDED IMPROVEMENTS	N/A
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	As shown on the site plan, the developer will install sidewalk along the street frontages.

STAFF RECOMMENDATION

STAFF RECOMMENDATION	<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
RATIONALE	The proposed development “Concrete Plant” is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan.
PUBLIC INTEREST CONFORMANCE?	
ENDANGER PUBLIC HEALTH OR SAFETY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?	<input type="checkbox"/> YES <input type="checkbox"/> NO
CONSISTENT WITH <i>MEBANE BY DESIGN</i> , THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?	<ul style="list-style-type: none"> <input type="checkbox"/> The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, and, as such, has been recommended for approval. <input type="checkbox"/> The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies. <input type="checkbox"/> The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, and, as such, has been recommended for denial.



Technical Memo

Date: 10-03-23

From: Franz Holt, City Engineer

To: Ashley Ownbey, Development Director

Subject: Proposed Concrete Plant on Mattress Factory Road

The Engineering Department has completed its review of a proposed concrete plant located on a currently vacant 5.28-acre parcel along Mattress Factory Road (SR 1302) and VM Development LLC of Asheboro, NC. Our technical review comments are as follows:

- A. The preliminary site plans prepared by Wescott, Small & Associates, PLLC of Greensboro, NC Triad Design include driveway connections to Mattress Factory Road (SR 1302) and Industrial Drive (SR 13674) requiring NCDOT driveway permits with the change in property use. No TIA was required for the project.
- B. The site is to be landscaped along Mattress Factory Road and Industrial Drive frontage. Additionally, landscaped planting yards are required along the perimeter of the property against adjacent owners.
- C. Industrial activities associated with the concrete plant will be fenced with gated driveway entrances.
- D. A stormwater permit will be required for the site development with treatment in accordance with City of Mebane requirements (Runoff from 1-inch rain and detention for 10-year design storm post vs. pre.). A bioretention basin is proposed for the treatment of stormwater runoff as the proposed built upon area of 30.11 percent exceeds the 24 percent threshold for low density development without stormwater controls.
- E. Water and Sewer service connections will be made to City of Mebane lines requiring annexation of the site. The proposed sewer service to the building is 4-inch. The proposed water service is 6-inch for fire flow at the site fire hydrant and reduced to 4-inch for industrial use with appropriate metering and backflow device. Domestic water service to the building is 1-inch with meter and backflow device. Connections and extensions will be to City of Mebane standards and requirements. An NCDOT encroachment agreement will be required for the proposed utility connections.
- F. The site is properly zoned as Heavy Manufacturing and requires a special use permit.
- G. Final construction drawings are required to be submitted for TRC review.



AGENDA ITEM #5

RZ 23-07

Conditional Rezoning – NCIC Rail Transload

Presenter

Ashley Ownbey, Development Director

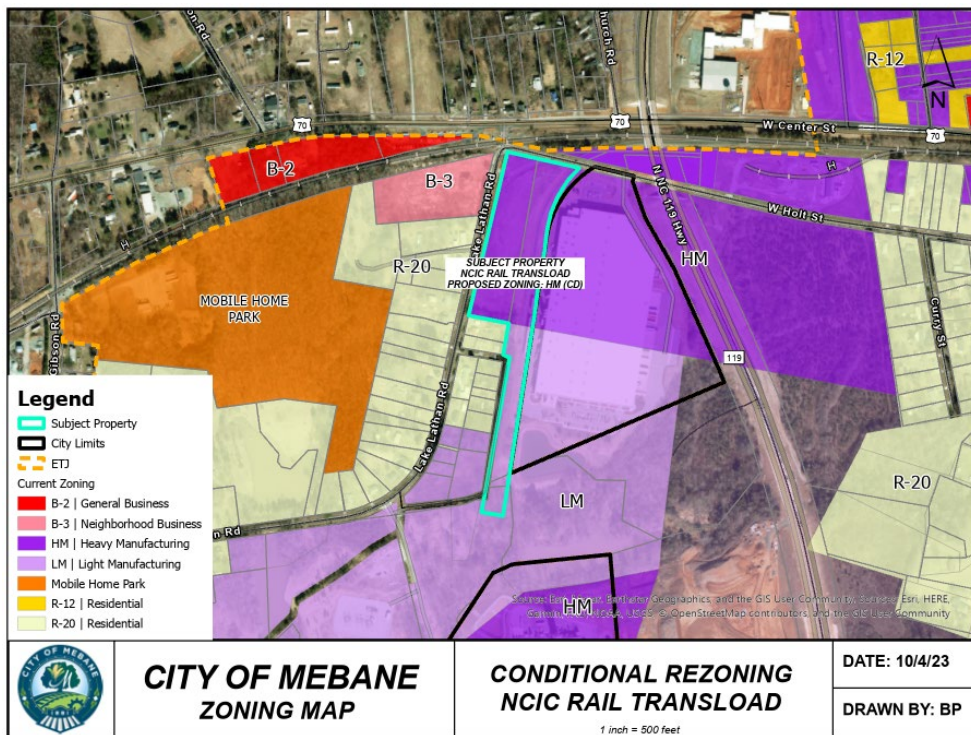
Applicant

Samet Corporation
309 Gallimore Dairy Road
Greensboro, NC 27409

Public Hearing

Yes No

Zoning Map



Property

1268 West Holt Street

Unaddressed

Alamance County
GPINs: 9815147486;
9815242044;
9815125977

Proposed Zoning

HM (CD)

Current Zoning

LM & HM

Size

+/-8.03 acres

Surrounding Zoning

HM, LM, R-20, B-3

Surrounding Land Uses

Industrial, Residential

Utilities

Available

Floodplain

No

Watershed

No

City Limits

No

Application Brief

See Planning Project Report for more details.

Recommendations	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the site plan three times and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development “NCIC Rail Transload” is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan.
Zoning & Land Use Report	
Jurisdiction:	Mebane Extraterritorial Jurisdiction (ETJ)
Proposed Use By-Right (Yes/No):	No
Type of Rezoning Request:	Conditional
Special Use Request (Yes/No):	No
Consistency with Mebane By Design (Yes/No):	Yes
Utilities Report	
Available Utilities (Yes/No):	Yes
Adequate Stormwater Control (Yes/No):	Yes
Innovative Stormwater Control (Yes/No):	No
Consistency with Long-Range Utility Plan (Yes/No):	Yes
Transportation Report	
Traffic Impact Analysis Required (Yes/No):	No
Multi-Modal Improvements (Yes/No):	No
Consistency with Bike/Ped Transportation Plan (Yes/No):	No

Summary

Samet Corporation is requesting approval to conditionally rezone one property and portions of two other properties (GPINs 9815147486; 9815242044; 9815125977), totaling +/- 8.03 acres and located with frontages on West Holt Street, Lake Latham Road, and Sun Ray Lane from HM and LM to HM (CD) to allow for a rail transload facility. A conceptual site plan is included with the request and shows recombination of the subject parcels. The properties are located in Alamance County in the Mebane Extraterritorial Jurisdiction (ETJ). The applicant has agreed to petition for annexation.

The following conditions are proposed with the conditional rezoning request:

Proposed Conditions of Zoning District	Mebane UDO Requirements
<p>The subject properties are part of the master plan for the North Carolina Industrial Center (NCIC) developed in the early 2000s. Restrictive covenants were established for this industrial park and include specific standards for building setbacks and height and landscaping requirements.</p> <p>The following dimensional standards are requested:</p> <ul style="list-style-type: none"> - Front: 100' - Side: 30' - Rear: 20' - Maximum Building Height: 50' <p>At minimum 10' landscape buffers are shown on the site plan, with wider buffer areas shown in certain areas.</p>	<p>Table 4-2-1 of the Mebane UDO defines density and dimensional requirements.</p> <p>The following dimensional standards are required of development in the HM Zoning District:</p> <ul style="list-style-type: none"> - Front: 50' - Side: 50' - Rear: 20' - Maximum Building Height: 150' <p>Tables 6-4-1 and 6-4-3 defines perimeter buffer and streetscape requirements. Larger buffers, between 70' and 125', are required between railyards and residentially-used and -zoned properties. Landscape buffers between adjoining industrial uses and zones range from 10' to 20'.</p>

Financial Impact

The developer will be required to make all of the improvements at his own expense.

Suggested Motion

1. Motion to approve the HM(CD) zoning as presented.
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:
 - Is for a property within the City's G-1 NC 119 Bypass and US 70 Mixed Use Growth Area and is part of the North Carolina Industrial Center (Mebane CLP, p. 70).

OR

3. Motion to **deny** the HM (CD) rezoning as presented due to a lack of
 - a. Harmony with the surrounding zoning or land use

OR

 - b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

Attachments

1. Preliminary Presentation Slides
2. Zoning Amendment Application
3. Zoning Map
4. Site Plan
5. Planning Project Report
6. Technical Memorandum – City Engineering Review



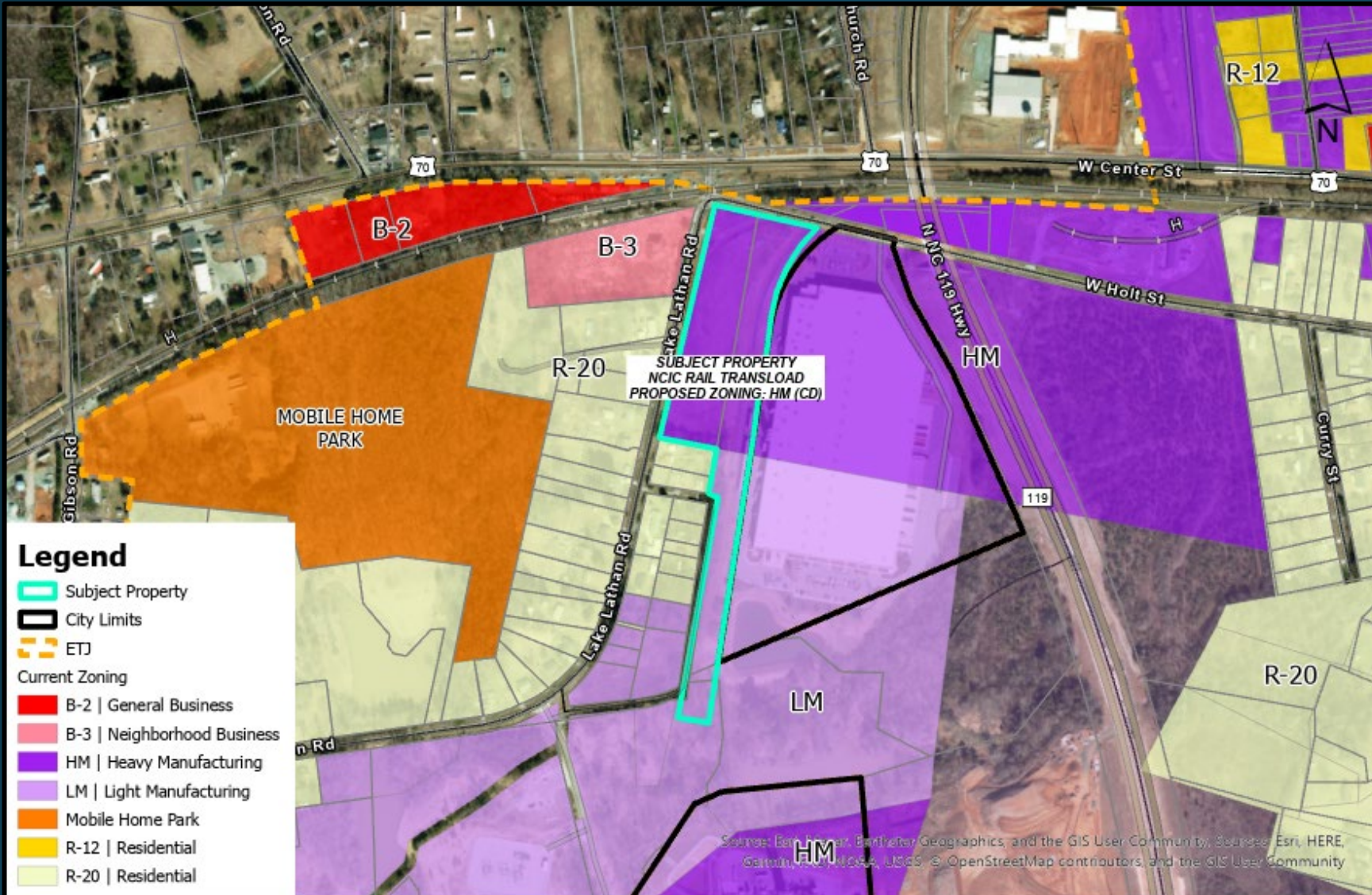
Ashley Ownbey, Development Director

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)



Legend

Subject Property

City Limits

ETJ

Current Zoning

B-2 | General Business

B-3 | Neighborhood Business

HM | Heavy Manufacturing

LM | Light Manufacturing

Mobile Home Park

R-12 | Residential

R-20 | Residential



CITY OF MEBANE
ZONING MAP

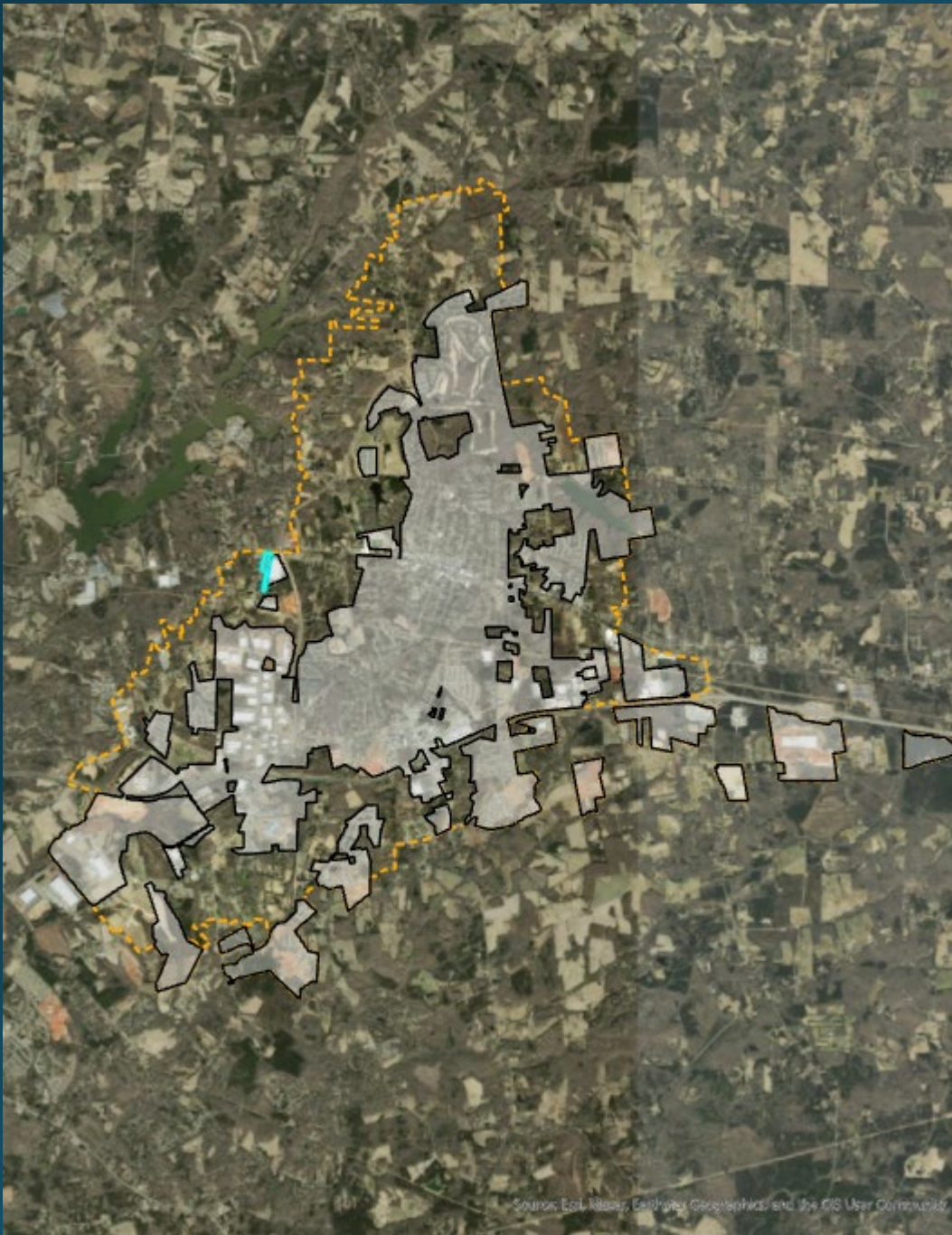
CONDITIONAL REZONING
NCIC RAIL TRANSLOAD

1 inch = 500 feet

DATE: 10/4/23

DRAWN BY: BP





Source: Esri, Mapbox, Earthstar Geographics, and the GIS User Community

NCIC Rail Transload Conditional Rezoning

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

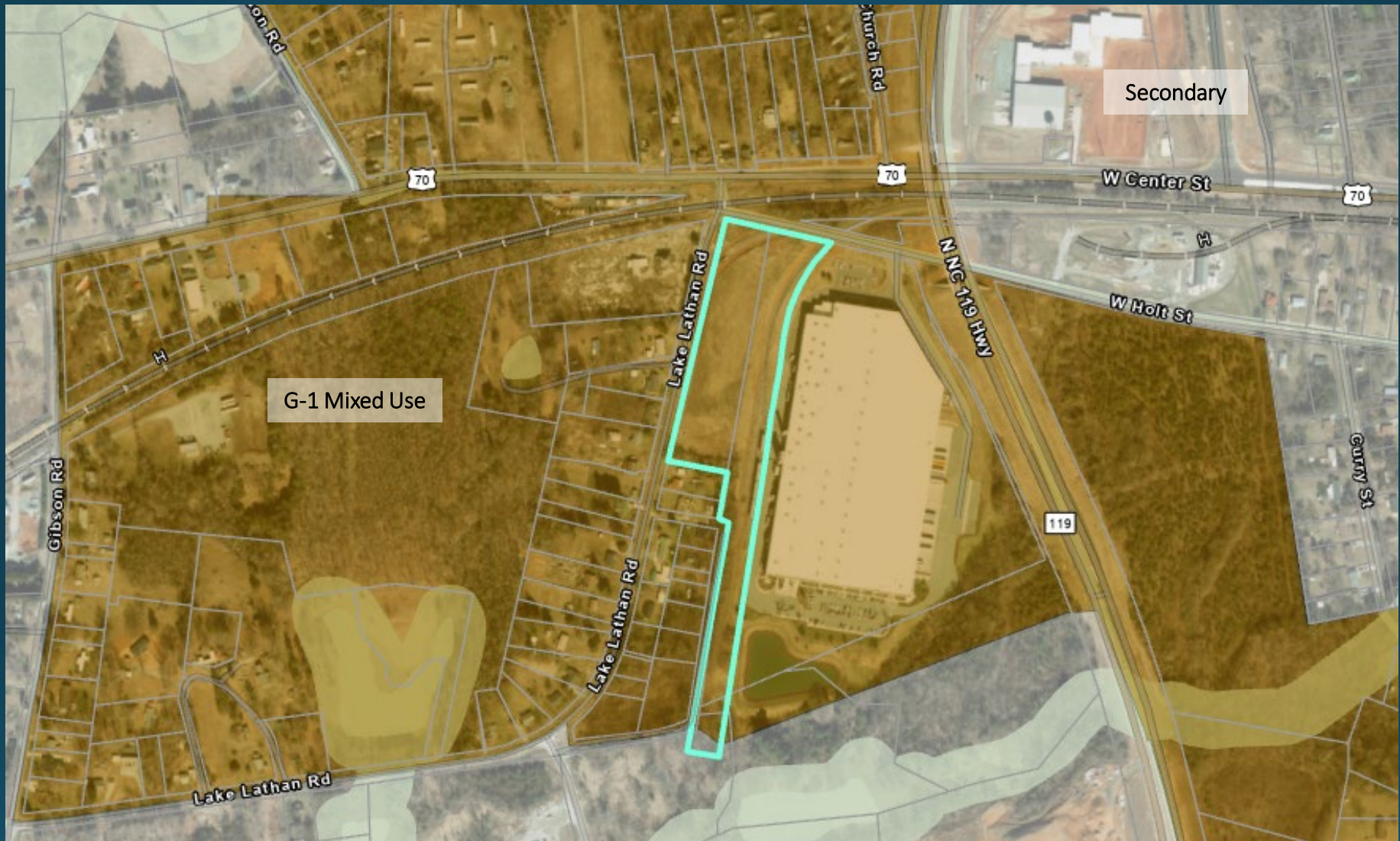




NCIC Rail Transload Conditional Rezoning

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

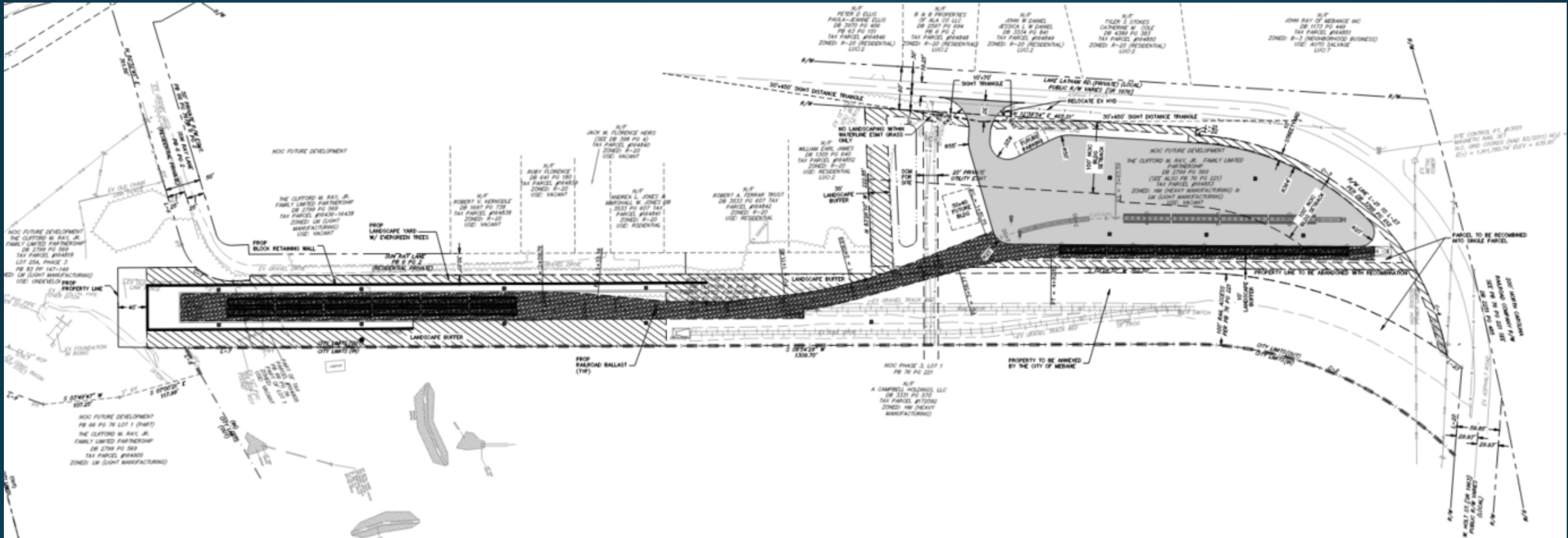




NCIC Rail Transload Conditional Rezoning

- *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, OCTOBER 9, 2023

BRIAN HALL

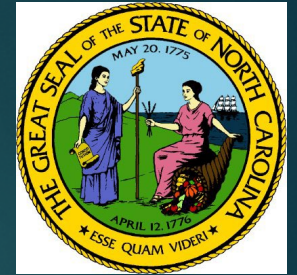
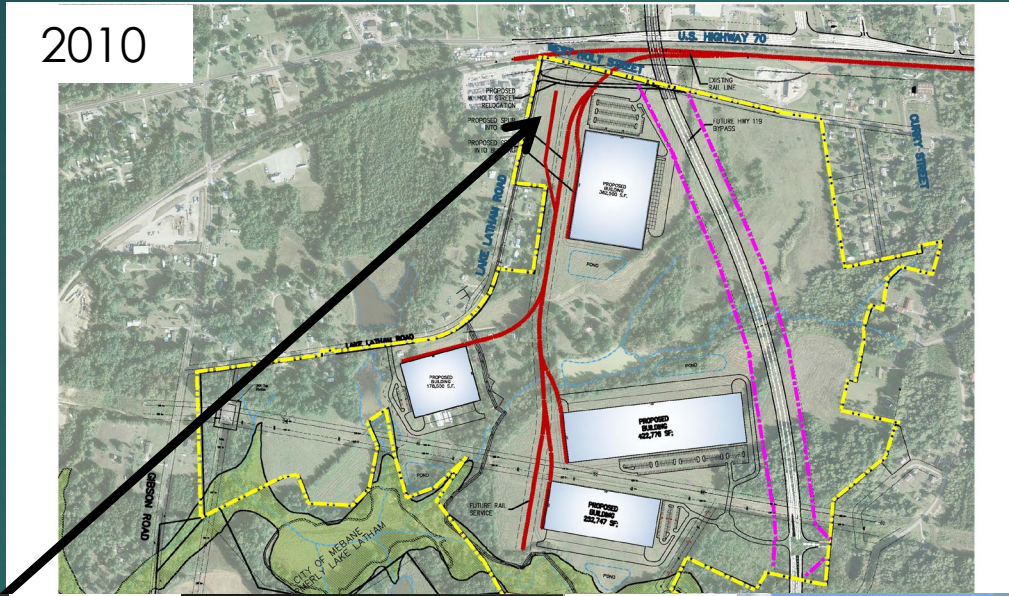
BHALL@SAMETCORP.COM

HUNTER NICHOLS

HNICHOLS@SAMETCORP.COM



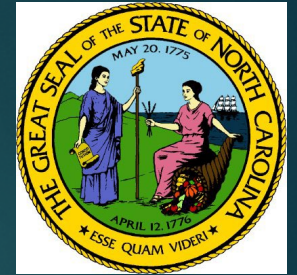
Transload – A Long Time in the Making



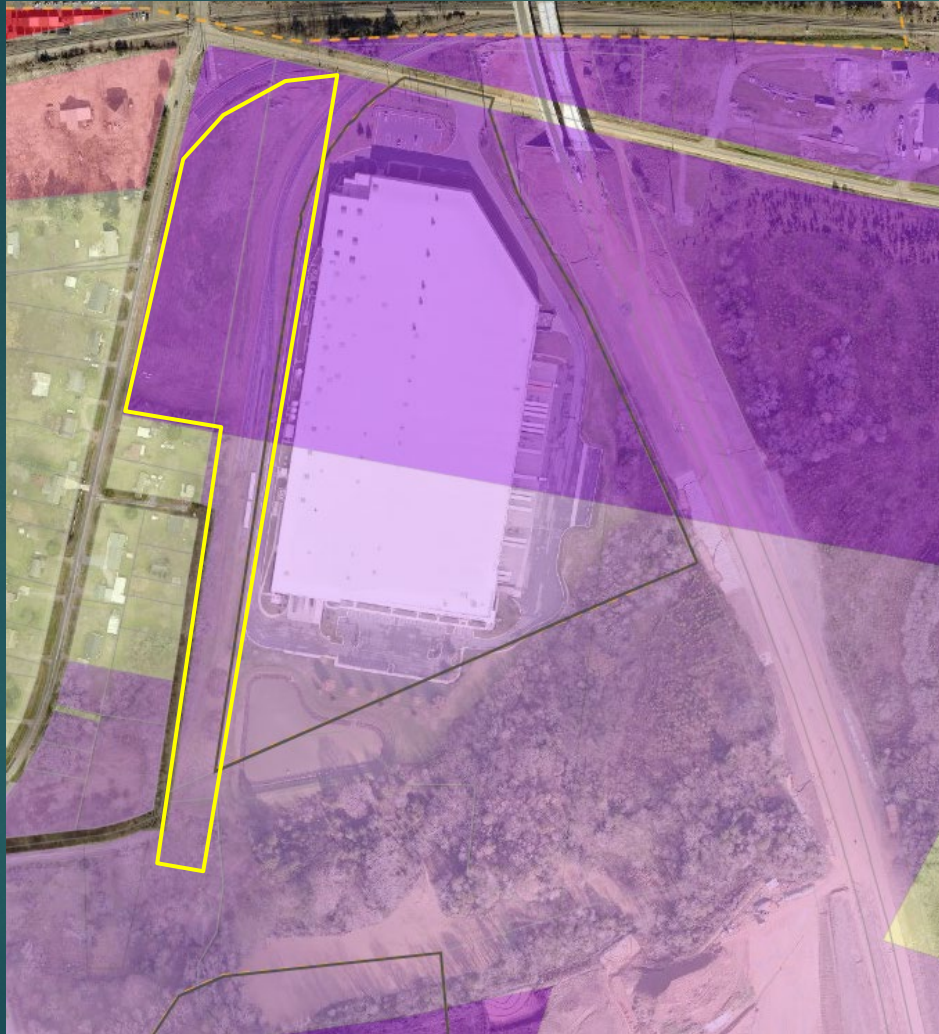
Rail Spur / Rail Access

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



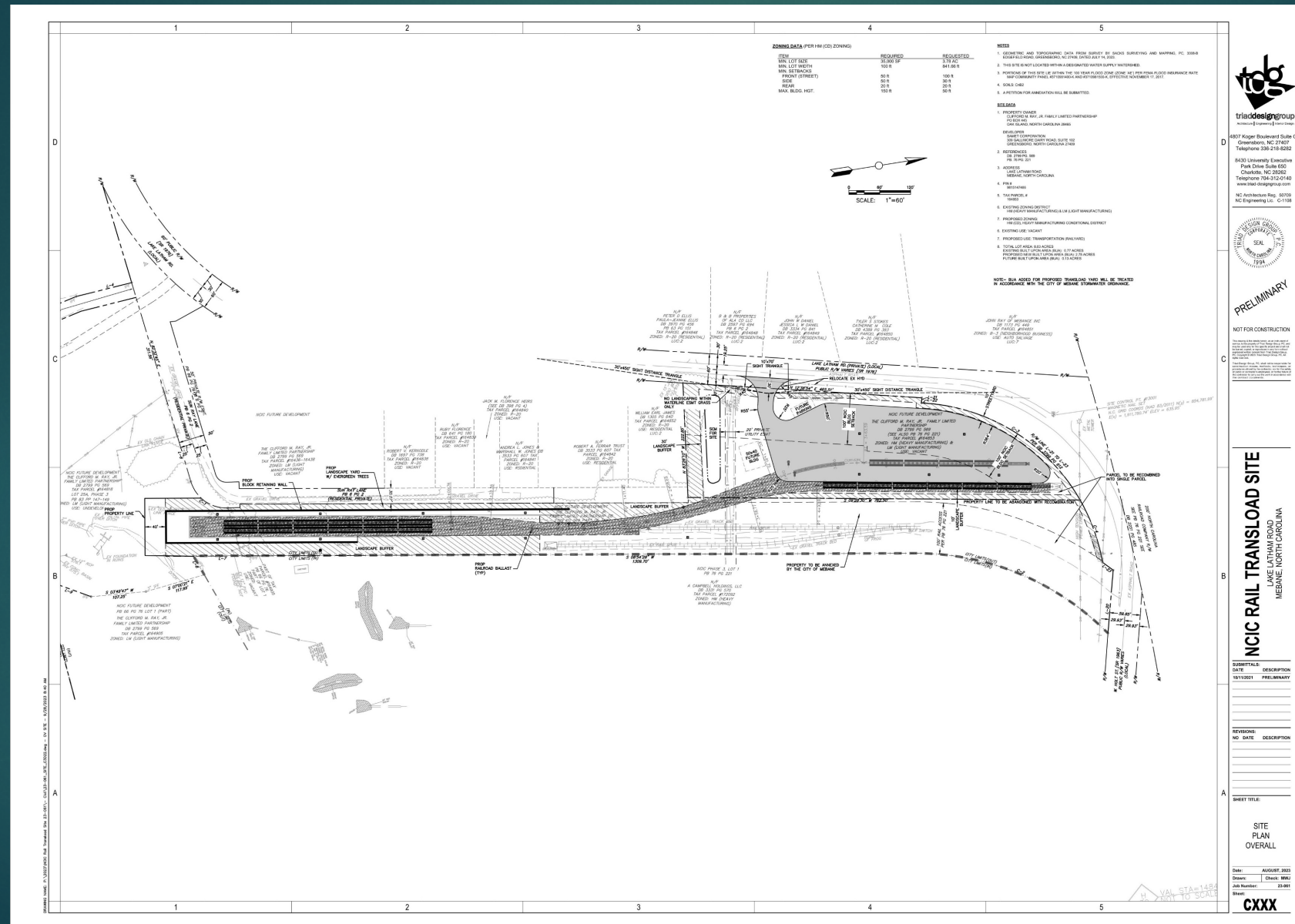
Current Zoning



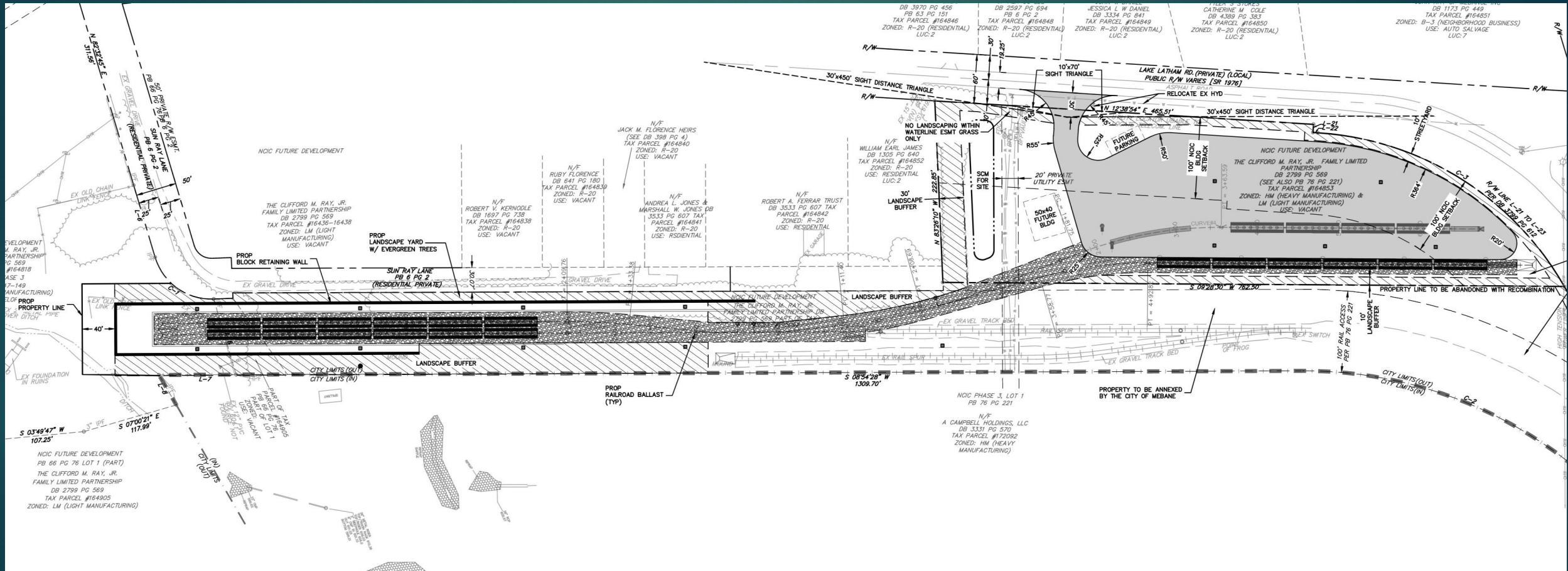
	B-1 Central Business
	B-1 (CD) Central Business Conditional
	B-2 General Business
	B-2 & LM Gen. Business & Light Manufacturing
	B-2 (CD) General Business Conditional
	B-3 Neighborhood Business
	HM Heavy Manufacturing
	HM (CD) Heavy Manufacturing Conditional
	LM Light Manufacturing
	LM (CD) Light Manufacturing 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



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



APPLICATION FOR A ZONING AMENDMENT

Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows:

Name of Applicant: Samet Corporation

Address of Applicant: 309 Gallimore Dairy Rd. Greensboro, NC 27409

Address and brief description of property to be rezoned: _____

PIN: 164853, 172092 (partial), 164818 (partial),

Applicant's interest in property: (Owned, leased or otherwise) Developer

*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?

Yes ___ Explain: _____ No

Type of re-zoning requested: Heavy Manufacturing, Conditional District

Sketch attached: Yes No _____

Reason for the requested re-zoning: Allow for a transload facility

Signed: 

Date: 9/22/2023

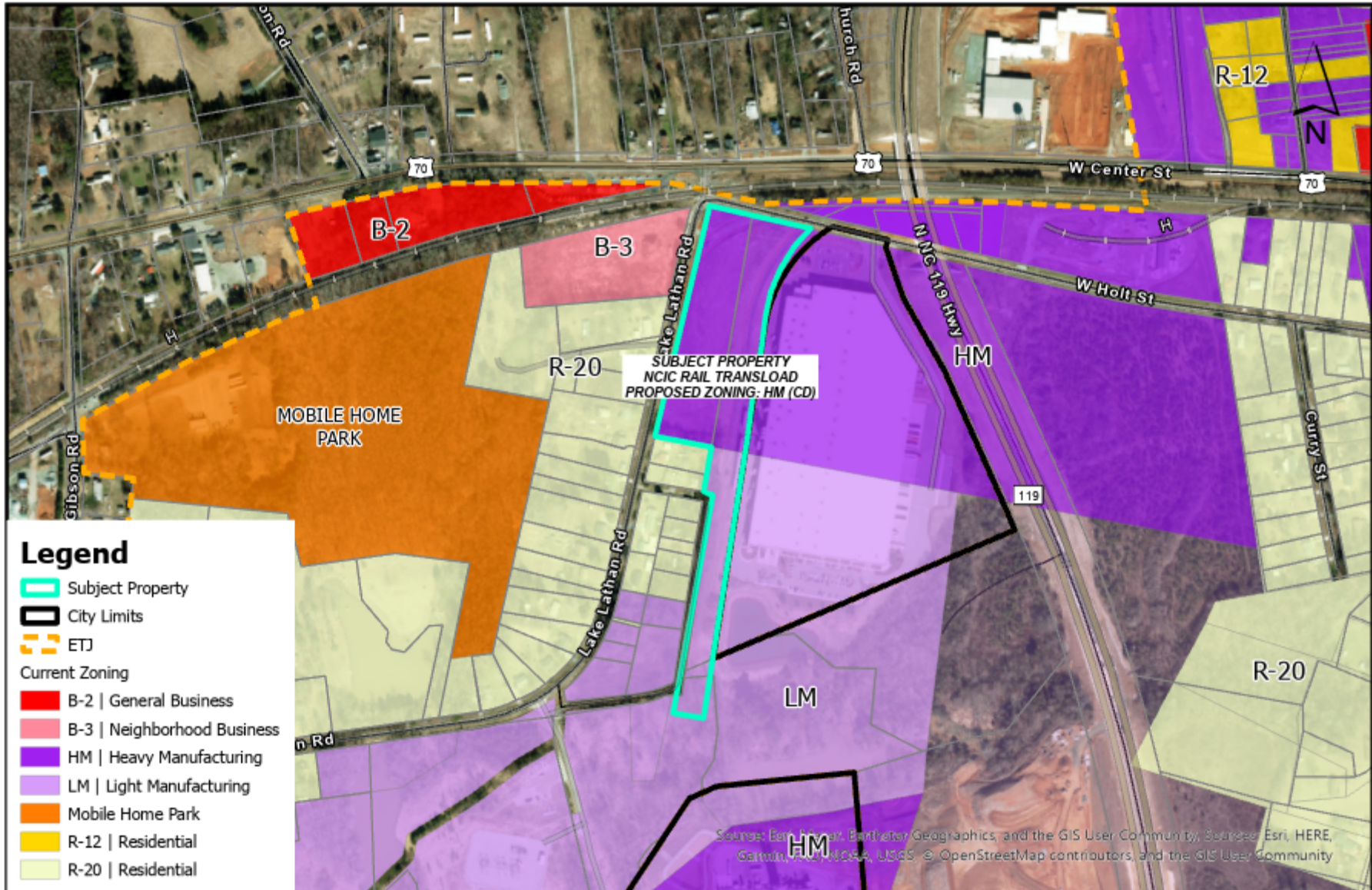
Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

The following items should be included with the application for rezoning when it is returned:

1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$300.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2nd Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1st Monday of each month at 6:00 p.m.



CITY OF MEBANE ZONING MAP

CONDITIONAL REZONING NCIC RAIL TRANSLOAD

1 inch = 500 feet

DATE: 10/4/23

DRAWN BY: BP

ZONING DATA (PER HM (CD) ZONING)

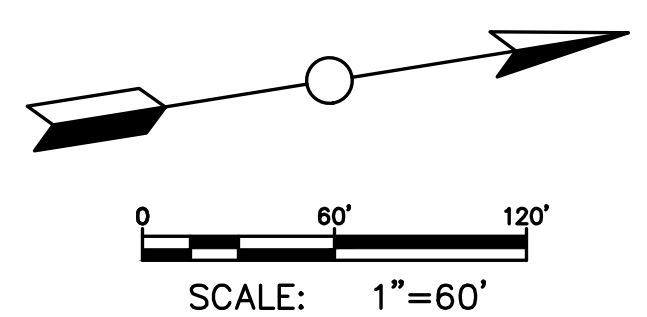
ITEM	REQUIRED	REQUESTED
MIN. LOT SIZE	35,000 SF	3.78 AC
MIN. LOT WIDTH	100 FT	841.66 FT
MIN. SETBACKS		
FRONT (STREET)	50 FT	100 FT
SIDE	50 FT	30 FT
REAR	20 FT	20 FT
MAX. BLDG. HGT.	150 FT	50 FT

NOTES

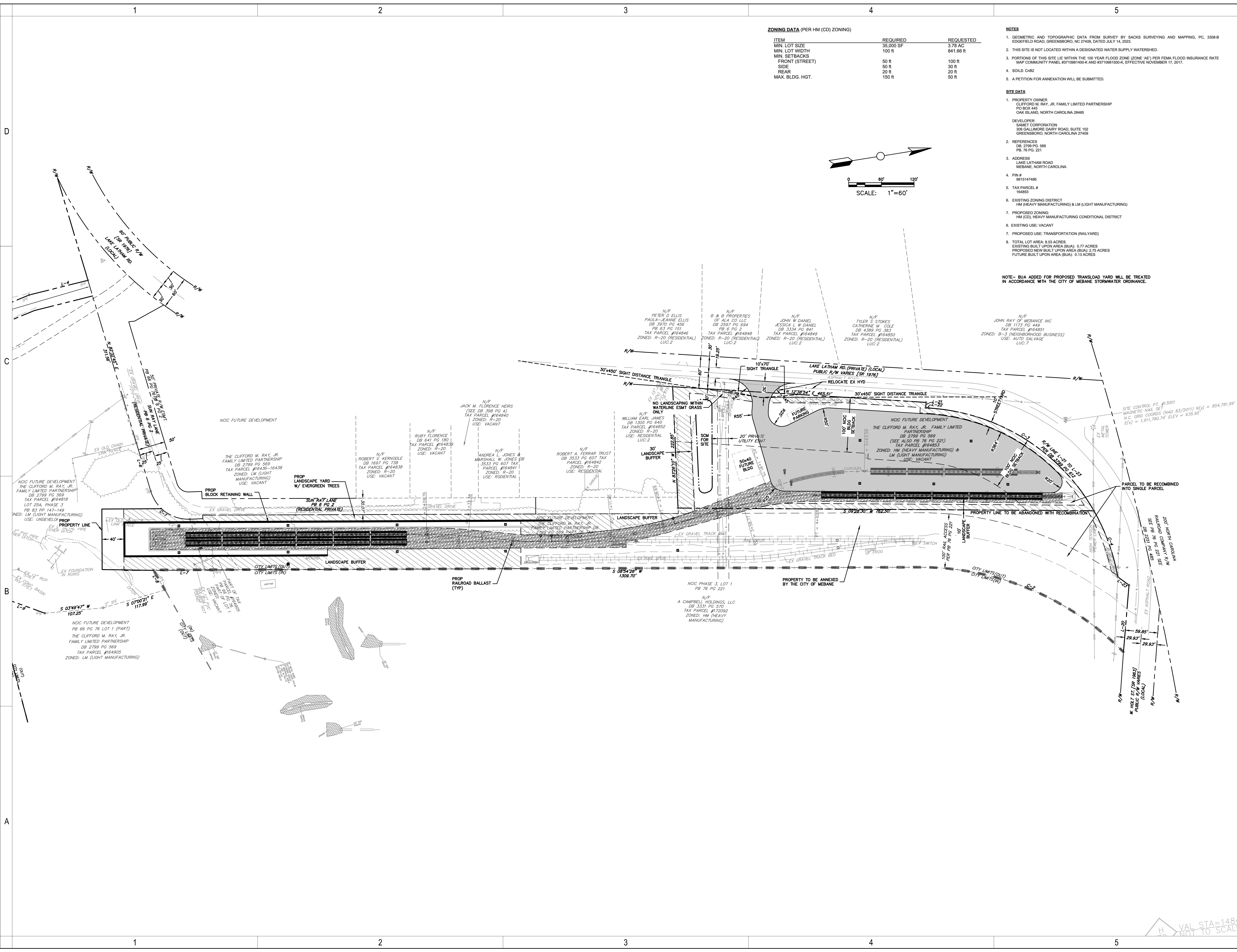
1. GEOMETRIC AND TOPOGRAPHIC DATA FROM SURVEY BY SACKS SURVEYING AND MAPPING, PC, 3308-B EDGEFIELD ROAD, GREENSBORO, NC 27409, DATED JULY 14, 2023.
2. THIS SITE IS NOT LOCATED WITHIN A DESIGNATED WATER SUPPLY WATERSHED.
3. PORTIONS OF THIS SITE LIE WITHIN THE 100 YEAR FLOOD ZONE (ZONE 'AE') PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #3710981400-K AND #3710981500-K, EFFECTIVE NOVEMBER 17, 2017.
4. SOILS: C82
5. A PETITION FOR ANNEXATION WILL BE SUBMITTED.

SITE DATA

1. PROPERTY OWNER
CLIFFORD M. RAY, JR. FAMILY LIMITED PARTNERSHIP
PO BOX 445
OAK ISLAND, NORTH CAROLINA 28465
- DEVELOPER
SNIET CORPORATION
309 GALLIMORE DAIRY ROAD, SUITE 102
GREENSBORO, NORTH CAROLINA 27409
2. REFERENCES
DB 2799 PG. 569
PB. 76 PG. 221
3. ADDRESS
LAKE LATHAM ROAD
MEBANE, NORTH CAROLINA
4. PIN #
0815147486
5. TAX PARCEL #
164893
6. EXISTING ZONING DISTRICT
HM (HEAVY MANUFACTURING) & LM (LIGHT MANUFACTURING)
7. PROPOSED ZONING:
HM (CD), HEAVY MANUFACTURING CONDITIONAL DISTRICT
8. EXISTING USE: VACANT
9. PROPOSED USE: TRANSPORTATION (RAILYARD)
10. TOTAL LOT AREA: 8.03 ACRES
EXISTING BUILT UPON AREA (BUA): 0.77 ACRES
PROPOSED NEW BUILT UPON AREA (BUA): 2.75 ACRES
FUTURE BUILT UPON AREA (BUA): 0.13 ACRES



NOTE - BUA ADDED FOR PROPOSED TRANSLOAD YARD WILL BE TREATED IN ACCORDANCE WITH THE CITY OF MEBANE STORMWATER ORDINANCE.

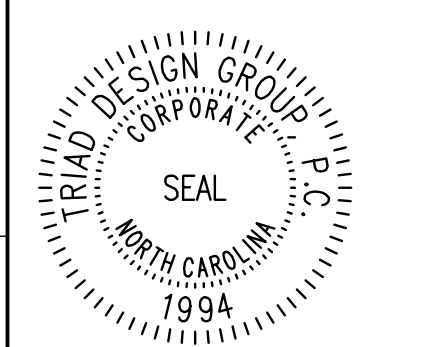


triad design group
Architecture | Engineering | Interior Design

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8430 University Executive
Park Drive Suite 650
Charlotte, NC 28262
Telephone 704-312-0140
www.triad-designgroup.com

NC Architecture Reg. 50709
NC Engineering Lic. C-1108



PRELIMINARY

NOT FOR CONSTRUCTION

This drawing & its details herein, as an instrument of service, is the property of Triad Design Group, PC, and shall be used only for the specific project and shall not be used for any other project without the written consent of Triad Design Group, PC. Copyright © 2023 Triad Design Group, PC. All rights reserved.

Triad Design Group, PC, shall not be responsible for construction means, methods, techniques, or procedures unless specifically stated otherwise. The contractor shall be responsible for the safety of the construction site and the safety of the public. The contractor shall be responsible for the safety of the construction site and the safety of the public.

NCIC RAIL TRANSLOAD SITE
LAKE LATHAM ROAD
MEBANE, NORTH CAROLINA

SUBMITTALS:	DATE	DESCRIPTION
	10/11/2021	PRELIMINARY

REVISIONS:
NO DATE DESCRIPTION

SHEET TITLE:

SITE PLAN
OVERALL

Date: AUGUST, 2023
Drawn: Check: MWJ
Job Number: 23-061
Sheet:

CXXX

DRAWING NAME: P:\2023\NCIC Rail Transload Site 23-061 - 01 SITE - 9/28/2023 8:40 AM

VAL STA=1484
NOT TO SCALE

PLANNING PROJECT REPORT

DATE	10/04/2023
PROJECT NUMBER	RZ 23-07
PROJECT NAME	NCIC Rail Transload
APPLICANT	Samet Corporation 309 Gallimore Dairy Road Greensboro, NC 27409

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 2
LAND USE REPORT	PAGE 4
UTILITIES REPORT	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION	PAGE 7

ZONING REPORT

EXISTING ZONE HM, Heavy Manufacturing & LM, Light Manufacturing

REQUESTED ACTION HM (CD) (Heavy Manufacturing, Conditional District)

CONDITIONAL ZONE? YES NO

CURRENT LAND USE Vacant, Rail Spur

PARCEL SIZE +/- 8.03 acres

Clifford M. Ray, Jr. Family Limited Partnership
PO Box 445
Oak Island, NC 28465
GPINs: 9815147486; 9815125977

PROPERTY OWNERS

A. Campbell Holdings, LLC
5801 Skylab Road
Huntington Beach, CA 92647
GPIN: 9815242044

LEGAL DESCRIPTION

Request to rezone a +/- 3.78-acre unaddressed property with frontages on Lake Latham Road and West Holt Street (GPIN: 9815147486), portions of a +/- 27.473-acre property addressed 1268 West Holt Street (GPIN: 9815242044), and portions of a +/- 6.815-acre unaddressed property with frontages on Sun Ray Lane and Lake Latham Road (GPIN: 9815125977) from Heavy Manufacturing and Light Manufacturing to Heavy Manufacturing, Conditional District to allow for a railyard on a +/- 8.03-acre site by Samet Corporation.

AREA ZONING & DISTRICTS

The properties to the north, across US 70, are in Alamance County's planning jurisdiction and are not zoned. The properties to the east are zoned HM, Heavy Manufacturing. The properties to the west are zoned R-20, Residential District and B-3, Neighborhood Business District. The properties to the south are zoned R-20 and LM, Light Manufacturing District.

SITE HISTORY

The subject properties were included in a master site plan for the North Carolina Industrial Center (NCIC) completed in the early 2000s. The largest property is currently vacant and adjacent to a rail spur serving the Cambro facility.

STAFF ANALYSIS

CITY LIMITS? YES NO

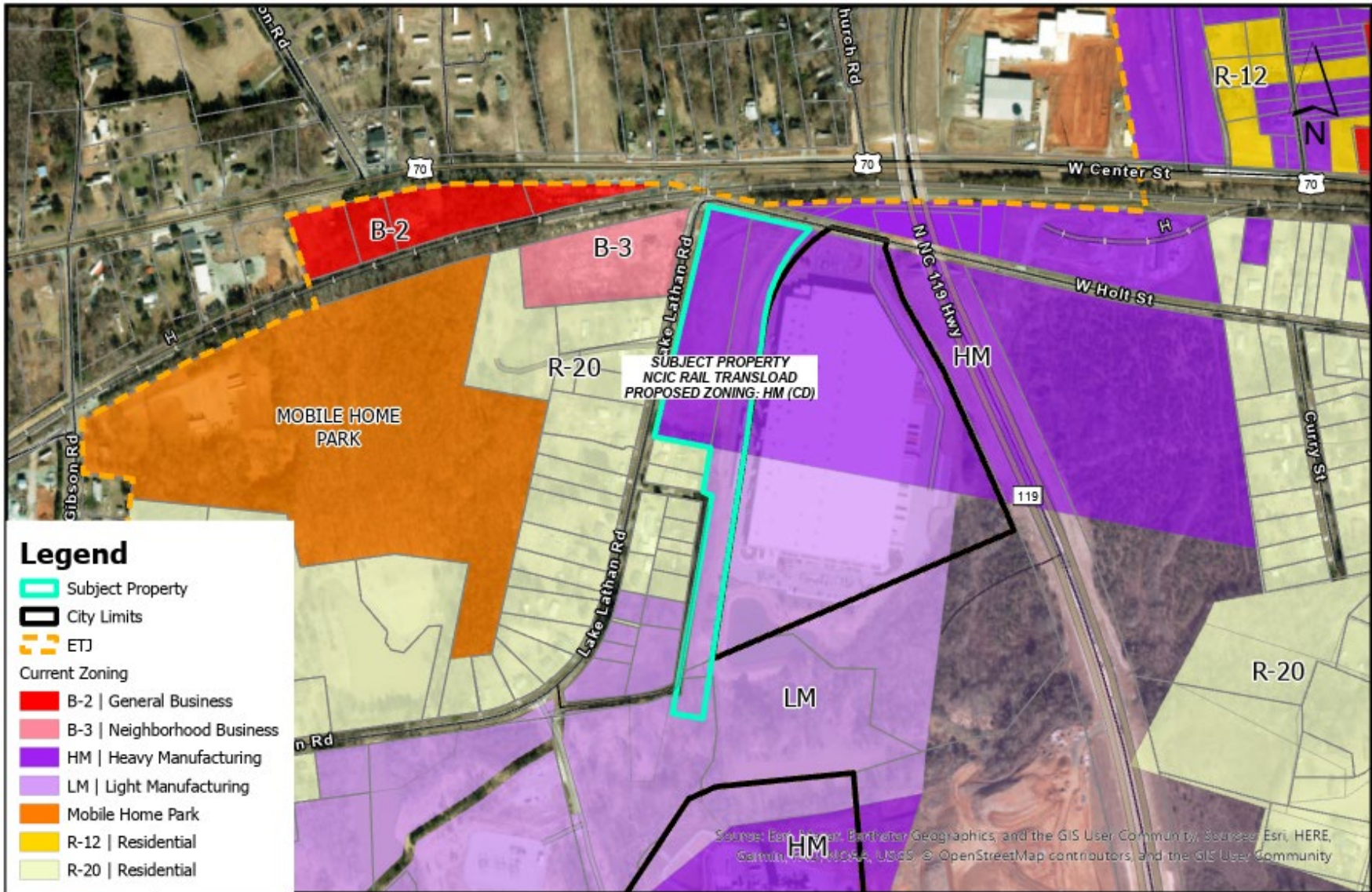
PROPOSED USE BY-RIGHT? YES NO

SPECIAL USE? YES NO

EXISTING UTILITIES? YES NO

POTENTIAL IMPACT OF PROPOSED ZONE

Most of the property is already zoned HM, Heavy Manufacturing District. The proposed rezoning largely impacts the southern portion of the site. As shown on the site-specific plan, a rail spur already exists in the area to serve the Cambro facility.



**CITY OF MEBANE
ZONING MAP**

**CONDITIONAL REZONING
NCIC RAIL TRANSLOAD**

DATE: 10/4/23

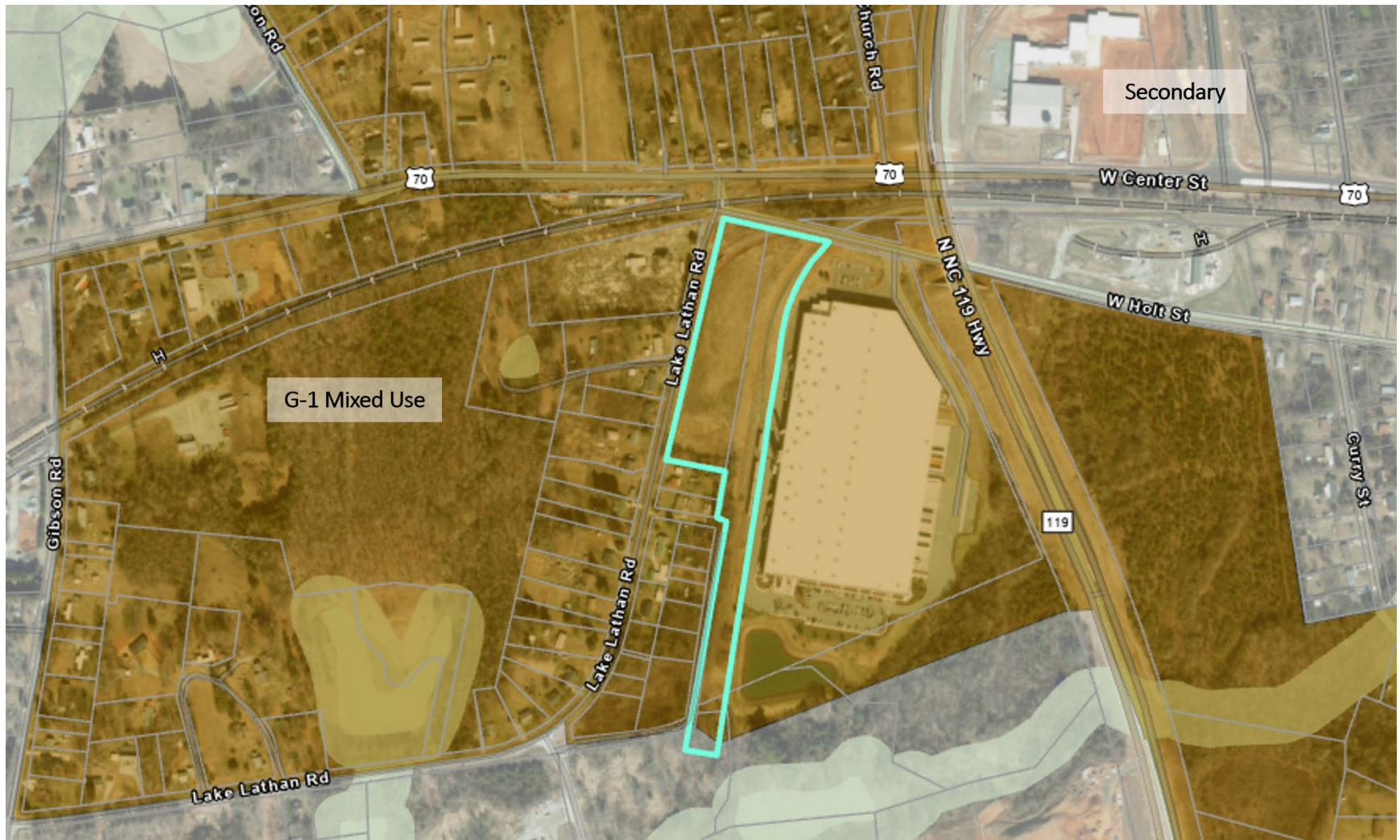
DRAWN BY: BP

1 inch = 500 feet

LAND USE REPORT

EXISTING LAND USE	Vacant, Rail Spur
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting to rezone a +/- 3.78-acre unaddressed property with frontages on Lake Latham Road and West Holt Street (GPIN: 9815147486), portions of a +/- 27.473-acre property addressed 1268 West Holt Street (GPIN: 9815242044), and portions of a +/- 6.815-acre unaddressed property with frontages on Sun Ray Lane and Lake Latham Road (GPIN: 9815125977) from Heavy Manufacturing and Light Manufacturing to Heavy Manufacturing, Conditional District to allow for a railyard on a +/- 8.03-acre site.
PROPOSED ZONING	HM (CD) (Heavy Manufacturing District)
PARCEL SIZE	+/- 8.03 acres
AREA LAND USE	The subject property is located within the North Carolina Industrial Center (NCIC) and adjacent to the existing Cambro facility. Residential uses are adjacent to the site and along Lake Latham Road.
ONSITE AMENITIES & DEDICATIONS	N/A
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF PROPOSED CONDITIONS	<p>The applicant has committed to annexation of the site. The subject properties are part of the master plan for the North Carolina Industrial Center (NCIC) developed in the early 2000s. Restrictive covenants were established for this industrial park and include specific standards for building setbacks, building height and landscaping requirements.</p> <p>The following dimensional standards are requested:</p> <ul style="list-style-type: none"> - Front: 100' - Side: 30' - Rear: 20' - Maximum Building Height: 50' <p>At minimum 10' landscape buffers are shown on the site plan, with wider buffer areas shown on parts of the site.</p>

CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-1 Mixed Use (NC 119 Bypass and US 70)
OTHER LAND USE CONSIDERATIONS	
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	No water and sewer services are currently proposed.
UTILITIES PROVIDED BY APPLICANT	N/A
MUNICIPAL CAPACITY TO ABSORB PROJECT	N/A
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Stormwater treatment shall be in accordance with City requirements.
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS	The site includes one driveway connection to Lake Latham Road, which is a two-lane facility maintained by the NCDOT. Traffic counts are not available for Lake Latham Road. In 2019, the annual average daily traffic count for West Holt Street in this area was 1,500. Crash data is not reported by the NCDOT for this area.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF RECOMMENDED IMPROVEMENTS	No improvements are required. To date, discussions have occurred with the NCDOT related to providing a direct trucking route to NC 119 through the extension of Development Center Drive to Lake Latham Road, pending right-of-way acquisition and NCDOT funding.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO The current plan shows a multi-use path in this area. However, the City is updating this plan and preliminary routes show a sidewalk ending at Cambro.
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A

STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION	<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
RATIONALE	The proposed development “NCIC Rail Transload” is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan.



Technical Memo

Date: 10-03-23

From: Franz Holt, City Engineer

To: Ashley Ownbey, Development Director

Subject: NCIC Rail Transload Site

The Engineering Department has completed its review of a proposed NCIC Rail Transload Site located on a currently vacant 3.78-acre parcel along Lake Latham Road (SR 1976) and being combined with other NCIC property totaling 8.03 acres all being developed by Samet Corporation. Our technical review comments are as follows:

- A. The site plans completed by Triad Design Group include rail improvements connecting to the existing rail spur at Cambro Manufacturing and a paved receiving and loading yard area.
- B. The site is to be landscaped along Lake Latham Road frontage, Sun Ray Lane frontage, and along the western adjoining property.
- C. A stormwater permit will be required for the site development with treatment in accordance with City of Mebane requirements. Built upon area exceeds the threshold for low density option requirement stormwater control measures treating the runoff from a 1-inch rain and providing detention for a 10-year storm design post vs. pre.
- D. One driveway connection is proposed at Lake Latham Road requiring a driveway permit from NCDOT. No TIA was required.
- E. The site is proposed to be annexed and rezoned to Heavy Manufacturing Conditional Use.
- F. No water and sewer services are proposed. However, the site will be annexed.
- G. To date discussions have occurred with NCDOT related to providing a direct trucking route to NC Hwy. 119 through the extension of Development Center Drive to Lake Latham Road pending right-of-way acquisition and NCDOT funding.



AGENDA ITEM #6

Updates to the Mebane Planning Board Bylaws and Rules of Procedure

Meeting Date

October 9, 2023

Presenter

Ashley Ownbey, Development Director

Public Hearing

Yes No

Summary

Planning staff are beginning the process of reviewing and proposing updates to the *Bylaws and Rules of Procedure of the City of Mebane Planning Board*, which was adopted in 1999. The document is outdated and requires updates. This review provides the Mebane Planning Board the opportunity to evaluate current rules of procedure and assess if additional changes are needed.

Background

Section 2-2-D of the Mebane Unified Development Ordinances states the following:

“The Planning Board shall establish a regular meeting schedule and shall meet frequently enough so that it can take action in conformity with the review procedures delineated in this Ordinance and in accordance with the adopted *Bylaws and Rules of Procedure of the City of Mebane Planning Board*.”

City staff asked the Mebane Planning Board to review the document and offer comments by September 29, 2023 for discussion at the October 9, 2023 Planning Board meeting. Submitted comments are attached.

Financial Impact

N/A

Recommendation

This item is presented for discussion. Recommendations for continued work by staff may be necessary. A final document will be presented for approval at a following meeting.

Attachments

1. Bylaws and Rules of Procedure of the City of Mebane Planning Board, with markup
2. Recommended Changes by Planning Board Member Colin Cannell

**Bylaws and Rules of Procedure
Of the
Planning Board
Of the
City of Mebane, North Carolina**

OBJECTIVES AND PURPOSE

The objectives and purposes of the Mebane Planning Board shall be set forth in North Carolina General Statutes ~~Chapter 160A, Sections 360, 361, 362, and 363, Chapter 160D-301,307,308,309, and 310~~ as amended, in those acts of the legislature which comprise the corporate charter of the City of Mebane with powers and duties as may be from time to time delegated to said board by resolution or ordinance by the City Council of the City of Mebane within the limitations of the above statutes.

The Mebane Planning Board is hereinafter referred to as "the board".

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ARTICLE I- ELECTION OF OFFICERS

Section 1. Election of Chair and Vice-Chair

Officers shall be elected at the July meeting (beginning of the fiscal year). ~~The procedure for electing officers shall be as set out below. The Chair shall be elected before the Vice-Chair, and the newly elected Chair shall preside over the election of the Vice-Chair.~~

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Section 2. Election process

~~The election of the Chair shall be the first order of business at the organizational meeting. The Secretary shall assume the Chair position for the purpose of administering the election of the Chair. The floor shall be open to nominations for the Chair by Board members and nominees must be present to be nominated. A motion to close the floor for nominations must be made and seconded. Any nominee who wishes to decline the nomination must do so after the second and before the Board acts on the motion.~~ The candidate for each office receiving a majority vote of the entire membership of the Planning Board shall be declared elected.

Commented [AO1]: Comment from Susan Semonite: Section 3 of the Hillsborough is nicely defined. Also, our board is appointed, should that term be better defined? Article 1 - note the election of officers for the board, but this is after members have been appointed to the board. Should Article XI - Terms of office be moved up or within Article I or II

Commented [AO2R1]: Staff Response: Suggested language is added based on reference to Hillsborough's language.

Section 3. Appointment of Board Members

All officers shall be elected for a term of one (1) year ~~by the City Council~~ and all officers shall be eligible to succeed themselves.

Section 4. Resignation of Members/Officers

Vacancies in office shall be filled immediately for the unexpired term by election ~~through the City Council. Should the Chair resign the office mid-term, then the Vice-Chair shall assume the Chair position for the remainder of the term. The Board shall hold a "special election" at the next regular Board meeting for election to fill the remainder of the Vice-Chairs's term.~~

ARTICLE II- OFFICERS AND THEIR DUTIES

Section 1. Officers

The officers of the Planning Board shall consist of a chairman, vice chairman, and a secretary.

Section 2. Chair~~man~~

~~The Chair shall be elected by the full membership of the Planning Board and have a one year term. The Chair~~man~~ shall preside at all meetings of the Planning Board. ~~he/she shall decide all points of order or procedure.~~ The Chair~~man~~ shall possess and execute all duties ~~conferred by parliamentary usage upon such officers~~ and shall have the following powers:~~

- 1) ~~To rule motions in or out of order, including the right to rule out of order any motions patently offered for obstructive or dilatory purposes;~~
- 2) ~~To determine whether a speaker has gone beyond reasonable standards of courtesy in his/her remarks and to entertain and rule on objections from other members on this ground;~~
- 3) ~~To entertain and answer questions of parliamentary law or procedure;~~
- 4) ~~To call a brief recess at any time;~~
- 5) ~~To adjourn in an emergency.~~

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Commented [AO3]: Comment provided by UNC SOG staff with October 2022 training: "...doesn't really give the Chairman any guidance in how to actually run the meetings. In the best of all possible worlds, the adopted rules of procedure would enumerate more details about the flow of the meeting, whether to proceed by motion or use "discussion and possible action", the recognizing of all members for comments, the process for hearing from the public, etc. "

Commented [AO4R3]: Additional comment by UNC SOG staff: "It could also be useful to have a rule about Public Comments. At a minimum, a rule of conduct would be helpful (e.g., only the person at the podium is allowed to speak during Public Comments)."

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Section 3.

Vice Chairman

The Vice-chairman shall assume the duties of the chairman in his/her absence.

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Section 4. Secretary

A staff member of the City's Planning Department shall hold the office of secretary.

ARTICLE III - MEETINGS

Section 1. Regular meetings

Regular meetings of the Planning Board shall be held on the second Monday of each month at City Hall, provided, that ~~if the Chairman so directs, meetings may be held any other place in the city, the meeting date may be moved due to Holidays or by the Chairman, the meeting date may be moved due to Holidays or by the Chairman.~~ Absence from two (2) consecutive meetings or three (3) meetings within the space of a year may be deemed to be sufficient cause to ask for that member's resignation.

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Section 2. Notice of meeting

The secretary shall keep the minutes of the Planning Board meetings in the proper form for approval of the board at the next regular meeting. The secretary shall send out mail notices of regular meetings in accordance with ~~North Carolina General Statutes, 160D-601,~~ and shall give telephone notice of the special meetings called by the Chairman, and carry on routine correspondence and maintain the files of the board.

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Section 3. Special meeting

Special meetings of the Planning Board may be called at any time by the chairman, in accordance with General Statutes.

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Section 4. Quorum

A quorum shall consist of a majority of the board's eligible membership.

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Section 5. Conduct of meetings

All meetings shall be open to the public. The order of business shall be as follows: ~~a) roll call; b) reading of the minutes of the previous meeting; c) reports of committees; d) unfinished business; e) new business.~~

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1) Call to order and establish a quorum.

~~- The Chair/Vice-Chair shall open the public meeting and take roll call to determine a quorum.~~

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2) Approval of minutes from the previous meeting(s).

~~- The Chair/Vice-Chair shall ask the Board for discussion and changes. If no discussion or changes are needed, then the Chair/Vice-Chair shall ask for a motion, a second, and a Board vote.~~

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3) City Council updates

~~- The Board Secretary shall provide updates on action items previously reviewed by the Board that moved to City Council.~~

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4) Action Items

- a)The staff report is presented by Staff to the Board for an overview of the action item;
- b)The Applicant will present their item to the Board with more detail;
- c)The Board can either ask Staff or the Applicant to provide more detail or clarification at this time;
- d)The Chair will then open the floor for public comment;
- e)The Chair will close the floor for public comment after everyone has spoken;
- f)The Applicant may address public comments and further questions from the Board;
- g)The Chair will ask for Board discussion;
- h)The Chair will ask for a motion and second. Any further discussion by the Board will be conducted at this time;
- i)Action would be taken on the motion presented on the floor or a motion may be amended by the member who made the original motion with a second before action is taken.

5) New Business

- The Secretary shall present any new business to discuss with the Board that may require action at the next meeting or just be updates from the City.

6) Adjournment

- The Chair may adjourn after all business and discussion has been completed, or in the event of an emergency.

Section 6. Voting

Voting must be done only after a motion and second has been made. The vote of a majority of ~~those eligible voting members~~, the members present shall be sufficient to decide matters before the Planning Board, provided a quorum is present. All votes by the Planning Board are recommendations and the Chair will then provide the date the item would be heard by City Council.

Section 7. Cancellation of meetings

Whenever there is no business for the Planning Board, the ~~Chairman~~ Secretary may dispense with a regular meeting by giving notice in accordance with North Carolina General Statutes 160D-601.

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ARTICLE IV – AGENDA PREPARATION

Section 1. Agenda for regular meeting

The Secretary shall prepare the agenda, with the assistance of ~~the chairman and the advice of~~ the administrative officers of any unit of government concerned.

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Section 2. Circulation of the Agenda

An official copy of the Agenda shall be prepared not less than seven (7) days in advance of the regular meeting date and shall be circulated to every member of the Planning Board and ~~members of the City Council~~ uploaded to the City website so that it will be received not less than five (5) days prior to the regular meeting date.

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Section 3. Publication of the Agenda

A copy of the official agenda shall be made available to the local press in accordance with North Carolina General Statutes 160D-601.

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Section 4. Content of the Agenda

The agenda shall be made up of the following items:

- a) Items for which the City Council has specifically requested the Planning Board study and/or action.
- b) Any item on which any member of the Planning Board has requested consideration.
- c) Any item which any person has requested in writing that the Planning Board consider.
- d) Items specifically held over from previous meetings of the Planning Board.

Section 5. Agenda for Special meeting

The Agenda for a special meetings of the Planning Board shall be prepared and circulated to the membership of the City Council, the Planning Board, and to the local press in accordance with General Statute.

Section 6.

Only the following types of items will be considered at a special meeting:

- a) The specific items contained on the special meeting agenda, which has been circulated to the membership of the Planning Board.
- b) Items on which the City Council specifically requests immediate action.
- c) Items for discussion only and on which no official action is proposed to be taken.
- d) Items approved by unanimous vote of all members of the Planning Board present, which so affect the public health, safety and general welfare that they require immediate action.

ARTICLE V - GENERAL POWERS AND DUTIES

Section 1.

The Planning Board shall have those powers, as determined by the City Council, enumerated in the Zoning Ordinance.

ARTICLE VI- COMMITTEES

Section 1.

The chairman from time to time, for purposes and terms, which the Planning Board approves, may appoint standing committees and adhoc committees.

ARTICLE VII- EMPLOYEES

Section 1.

The City Council may appoint such employees and staff as it deems necessary to work with the board.

ARTICLE VIII- EXPENDITURES

Section 1.

The expenditures of the Board, exclusive of gifts, shall be within the amounts appropriated by the city.

ARTICLE IX - RECORDS

Section 1.

The city shall maintain a file on all studies, plans, reports and recommendations made by the Planning Board in the discharge of its duties and responsibilities.
All records of the Planning Board shall be public record.

ARTICLE X - COMPOSITION

Section 1.

The Planning Board shall consist of twelve (~~12~~ 9) members, eight (~~8~~ 6) of whom shall be residents of the City of Mebane and appointed by the City Council, and four (4) members (~~three, two (3, 2)~~ from Alamance County and one (1) from Orange County) to be residents ~~of that area which is within one (1) mile outside of~~ in the corporate limits of the city and shall
–be appointed by their respective County Commissioners.

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ARTICLE XI- TERMS OF OFFICE

Section 1.

Each member shall be appointed for a term of four (4) years. Members shall serve no more than two (2) consecutive terms, unless there are no other applicants, in which case the City Council may continue to reappoint a member. Vacancies occurring otherwise shall be for the unexpired term and shall be made by the City Council.

Commented [A05]: Comment from Susan Semonite:
Should Article XI - Terms of office be moved up or with in Article I or II

ARTICLE XII - AMENDMENTS

Section 1.

These bylaws may be amended by a majority vote of the City Council.

This document shall become effective on the 1st day of March, 1999.

ATTESTED:

Elaine J. Hicks
(Seal)

3/1/99
Date



City of Mebane Planning Board Bylaws and Rules of Procedure

Adopted _____, 2023

Adapted from "*Suggested Rules of Procedure for Small Local Government Boards, Second Edition*," by A. Fleming Bell II, Institute of Government, UNC-CH

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Article I. Introduction

Except for city councils and boards of county commissioners, the N.C. laws that establish or authorize small governing boards provide little guidance as to procedures. Rules adopted by the Planning Board must be consistent with the provisions of NCGS Chapter 143, Article 33C, and Chapter 160D, Article 3, but so long as that is done, and the board adheres to certain general principles, it has a free hand in designing its own rules of procedure. Whatever the rules adopted, the board should follow them consistently. Amendments to the rules should be listed in an appendix as they are adopted.

The following rules and procedures are hereby adopted by the City of Mebane Planning Board to facilitate open, effective, equitable, and orderly communication during official meetings of the board.

The City of Mebane Unified Development Ordinance Article 2-2, as amended, is incorporated into these rules and procedures and shall govern in the event of a conflict.

Section 1.01 General Principles

The following principles guide the rules set forth by the Planning Board:

1. The board must act as a body.
2. The board must act by at least a majority.
3. The board's rules of procedure must be followed consistently.
4. The board should proceed in the most efficient manner possible.
5. The board's actions should result from a decision on the merits, not manipulation of the rules.
6. Every member must have an equal opportunity to participate in decision making.

Article II. Officers

Section 2.01 Election of Officers

The board shall nominate and elect a chair and vice-chair as the first order of business of the first regular meeting of each fiscal year, as defined by the City. Any newly appointed members shall be sworn in and seated before a motion to nominate may be considered; this motion requires a quorum.

Section 2.02 Terms

The chair and vice-chair shall serve for one-year terms, which may be successive. If an office is vacated, the board shall, at the next regular meeting, nominate and elect a member to that office for the remainder of the current term.

Section 2.03 Secretary

The office of Secretary shall be assigned to a member of the City's Planning Department by the Planning Director, who may assign it to themselves and may reassign it at any time. The Secretary shall keep full and accurate minutes of all board proceedings, including the exact wording of each motion and the results of each vote.

Article III. Meetings

Section 3.01 Regular Meetings

The board shall hold regular meetings at 6:30pm on the second Monday of each month in the Glendel Stephenson Municipal Building. If a regular meeting falls on a legal holiday, or on a day when the number of members able to attend will not constitute a quorum, then the board may vote to postpone that meeting by up to ten days; this postponement shall be recorded on the board's public meeting schedule as described in Article V.

Section 3.02 Agendas

The Secretary shall prepare an agenda for each regular meeting, as well as a packet that includes, for each item of business placed on the agenda, necessary background information on the subject. The Secretary shall order items on the agenda according to the order of business. The order of business for each regular meeting shall be as follows:

1. Call to order and establish a quorum
2. Approval of minutes from previous meeting(s)
3. Unfinished business from previous meeting(s)
4. New business
5. Announcements
6. Adjournment

The Secretary shall circulate the agenda to every member of the board at least seven days before the date of the meeting and, promptly thereafter, publish the agenda on the City's website. The Secretary shall circulate the agenda packet to every member of the board at least five days before the date of the meeting and, promptly thereafter, publish the packet on the City's website.

If, as of the deadline for circulating the agenda for a regular meeting, there are no agenda items for unfinished or new business, the Secretary may declare that meeting cancelled by giving notice in accordance with North Carolina General Statutes 160D-601.

Section 3.03 Special Meetings

A special meeting of the board may be called:

- a. By vote of the board in open session, during another meeting, on a motion that specifies the special meeting's time, place, and purpose;
- b. By a majority of the members at any time; or
- c. By the chair.

The board shall cause written notice of the time, place, and purpose of any special meeting to be delivered, at least 48 hours before that meeting, to each board member and to any entity that has filed a written request for notice with the Town Clerk.

The board may not consider any item of business at a special meeting that is not specified in the notice for that meeting unless (1) all members are present and (2) a majority of members determine in good faith at the meeting that it is essential to discuss or act on the item immediately.

Article IV. Conduct of Meetings

Section 4.01 Presiding Officer

The presiding officer at each meeting shall be the chair. If the chair is absent, the vice-chair shall preside. If both the chair and the vice-chair are absent, another member designated by vote of the board members present shall preside. Any member who is presiding retains all rights of board membership, including the right to make motions and the right to vote.

The presiding officer shall have the following powers:

1. To recognize any person wishing to address the board, including other members;
2. To rule motions in or out of order, including any motion offered for obstructive or dilatory purposes;
3. To determine whether a speaker has exceeded the permitted amount of time or standards of courtesy in his remarks, and to entertain and rule on objections from other members on these grounds;
4. To entertain and answer questions of procedure;
5. To call a brief recess; and
6. To adjourn in an emergency.

A decision by the presiding officer under any of the first four powers listed may be appealed to the full board upon motion of any member. Such a motion is only in order immediately after that decision is announced. The member making the motion need not be recognized by the presiding officer, and the motion, if timely made, may not be ruled out of order.

Section 4.02 Order of Business

The board may, as its first order of business of each meeting after establishing the presence of a quorum, vote to add items to or subtract items from the agenda.

The board shall consider new business as follows:

(a) Staff Report

A representative of the City's Planning Department presents the staff report for the proposed application; the staff report is entered into the record.

(b) Applicant's Presentation

The applicant presents any additional information to clarify the application.

(c) Comments from the Public

The presiding officer shall limit the subject of comments to the item being considered and shall require those addressing the board to state their full name and address (business address if speaking on behalf of a business). Only one person may speak at a time and that person must speak from a designated spot, such as a podium. The presiding officer may set a time limit for each comment.

(d) Planning Board's Discussion

Board members shall address the presiding officer unless engaged in debate with each other or questioning a speaker. Upon hearing no further discussion, the presiding officer may entertain a motion for action on the application or question at hand.

(e) Planning Board's Action

The board shall act only by motion. A motion shall be deemed adopted when it is affirmed by a majority, meaning more than half, of votes cast, a quorum being present, unless otherwise required by these rules or the laws of North Carolina.

Section 4.03 Substantive Motions

- a) Any member, including the presiding officer, may make a motion or second a motion.
- b) No speaker may address the board while a motion is on the floor.
- c) A member may make only one motion at a time.
- d) A substantive motion is out of order while another substantive motion is pending.
- e) A motion may be withdrawn at any time before it is amended or before the presiding officer puts the motion to vote, whichever occurs first.
- f) A motion that does not get a second or does not receive enough affirmative votes to be adopted will be deemed to have failed and may not be moved again during that meeting.
- g) Once a substantive motion has been stated and seconded, the presiding officer shall open the floor to debate.

Section 4.04 Debate

The presiding officer shall preside over debates unless they become actively engaged in debate on a particular matter, in which case they may designate another board member to preside over the debate. The officer shall resume presiding as soon as action on the matter is concluded. In a debate on a motion:

- a) The maker of the motion is entitled to speak first;
- b) A member who has not spoken on the issue shall be recognized before someone who has already spoken; and
- c) To the extent possible, the debate shall alternate between proponents and opponents of the measure.

Section 4.05 Procedural Motions

In addition to substantive motions, the following procedural motions, and no others, are in order. Unless otherwise noted, each motion is debatable, may be amended, and requires a majority of the votes cast, a quorum being present, for adoption. Procedural motions are in order while a substantive motion is pending and at other times, except as otherwise noted.

In order of priority (if applicable), the procedural motions are:

(a) To appeal a procedural ruling of the presiding officer

A decision of the presiding officer ruling a motion in or out of order, determining whether a speaker has gone beyond reasonable standards of courtesy in his remarks, or entertaining and answering a question of parliamentary law or procedure, may be appealed to the board pursuant to Section 4.01.

(b) To adjourn

This motion may be made only at the conclusion of action on a pending substantive matter; it may not interrupt deliberation of a pending matter. A motion to adjourn to a time and place certain shall also comply with the requirements of Rule 2, Special Meetings.

(c) To take brief recess

This motion allows the board to pause briefly in its proceedings.

(d) Call to follow the agenda

The motion must be made at the first reasonable opportunity, or it is waived.

(e) To Suspend the Rules

The board may not suspend provisions of the rules that are imposed by law on the board. For adoption, the motion requires a vote equal to the number required for a quorum.

(f) To Divide a Complex Motion and Consider it by Paragraph

This motion is in order whenever a member wishes to consider and vote on sub-parts of a complex motion separately.

(g) To Close Debate

This motion is not in order until every member has had an opportunity to speak at least once.

(h) To Defer Consideration

The board may defer a substantive motion for later consideration at an unspecified time. A substantive motion the consideration of which has been deferred expires 60 days thereafter unless a motion to revive consideration is adopted. If consideration of a motion has been deferred, a new motion with the same effect cannot be introduced while the deferred motion remains pending (has not expired). A person who wishes to revisit the matter during that time must take action to revive consideration of the original motion, or else move to suspend the rules.

(i) To Postpone to a Certain Time or Day

This motion allows the board to defer consideration to a specified time or day and is appropriate when more information is needed, or the deliberations are likely to be lengthy. If consideration of a motion has been postponed, a new motion with the same effect cannot be introduced while the postponed motion remains pending. A person who wishes to revisit the matter must either wait until the specified time or move to suspend the rules.

(j) To Amend

An amendment to a motion must be pertinent to the subject matter of the motion. An amendment is improper if adoption of the motion with that amendment added would have the same effect as a rejection of the original motion. A proposal to substitute completely different working for a motion or an amendment shall be treated as a motion to amend. A motion may be amended, and that amendment may be amended, but no further amendments may be made until the last offered amendment is disposed of by a vote.

(k) To Revive Consideration

The board may vote to revive consideration of any substantive motion earlier deferred by adoption of a previous motion.

(l) To Reconsider

The board may vote to reconsider its action on a matter. The motion to do so must be made by a member who voted with the prevailing side and only at the same meeting as the vote was taken, including any continuation of that meeting through adjournment to a time and place certain. The motion cannot interrupt deliberation on a pending matter but is in order at any time before final adjournment of the meeting.

Article V. Open Meetings

Subject to the open meeting requirements of NCGS Chapter 143, Article 33C, the board shall cause the following documents to be maintained on file with the City of Mebane Town Clerk's office and on the City's website as a matter of public record:

- a. These rules of procedure, as required by NCGS 160D-308;
- b. The board's current meeting schedule; and
- c. Minutes of all board meetings for the prior three years.

The board shall cause any revisions to the above documents to be filed appropriately at least seven days before the first meeting held pursuant to those revisions.

The board shall not act on any matter by reference to a letter, number, or other designation, or other secret device or method, with the intent to make it impossible for members of the public to understand what is being acted on. The board may act by reference to numbered items on an agenda prepared pursuant to Section 3.02 and available at the meeting for public inspection.