



Planning Board
Regular Meeting Agenda
December 11, 2023, 6:30 p.m.

1. Call to Order
2. Approval of November 13, 2023, Meeting Minutes
3. City Council Actions Update
4. Request to rezone the +/- 32.087-acre property with a preliminary address of 1425 Trollingwood-Hawfields Road and frontage on I-40/85 (formerly GPINs 9804810638 and 9804720640), from LM (CD) to HM (CD) to allow, contingent on the approval of a special use permit, a travel plaza by CSMS Management, LLC.
5. Request for a Special Use Permit to allow for a travel plaza on the +/- 32.087-acre property with a preliminary address of 1425 Trollingwood-Hawfields Road and frontage on I-40/85 (formerly GPINs 9804810638 and 9804720640) by CSMS Management, LLC.
6. New Business
7. 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=FL5rVwyzo38>.

Members Present:

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

City Staff Present:

Ashley Ownbey, Development Director	Franz Holt, City Engineer
Briana Perkins, City Planner	Cliff Ayscue, Inspections Director
Rachel Gaffney, City Planner	Chuck Smith, Public Works Director
Kirk Montgomery, IT Director	Kyle Smith, Utilities Director
Preston Mitchell, Assistant City Manager	Dennis Hodge, Water Resources Director
Lawson Brown, City Attorney	John Dodson, Water Resources Director

1. Call to Order

At 6:30 p.m. Chair Tulauskas called the meeting to order.

2. Approval of October 9, 2023, Meeting Minutes

Judy Taylor 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 unanimously approved the special use permit for a concrete plant on Mattress Factory Road and the conditional rezoning for a rail transload facility at the North Carolina Industrial Center.

4. Request to rezone six (6) properties totaling +/- 40.69 acres and located at 635 Corregidor Street, 636 Corregidor Street, and five unaddressed properties (GPINs 9815517346 (portion), 9815417138, 9815417249, 9815417653, 9815417854, and 9815414381) from R-20 to LM by the City of Mebane.

AND



5. Request for a Special Use Permit to allow for a Water Resource Recovery Facility on five (5) properties totaling +/- 23.35 acres and located at 635 Corregidor Street and four unaddressed properties (GPINs 9815517346 (portion), 9815417138, 9815417249, 9815417653, and 9815414381) by the City of Mebane.

The City of Mebane is requesting approval to rezone six (6) properties totaling +/- 40.69 acres and located at 635 Corregidor Street, 636 Corregidor Street, and five unaddressed properties (GPINs 9815517346 (portion), 9815417138, 9815417249, 9815417653, 9815417854, and 9815414381) from R-20 (Residential District) to LM (Light Manufacturing). The Mebane Public Works Complex and the Water Resource Recovery Facility are located on the larger property and are nonconforming uses in the current zoning district. The City of Mebane is also requesting approval for a Special Use Permit to allow for a Water Resource Recovery Facility on five (5) properties totaling +/- 23.35 acres and located at 635 Corregidor Street and four unaddressed properties. There is an existing Water Resource Recovery Facility on the subject property that was developed prior to the adoption of the current development ordinance. Approval of the special use permit request will allow for an expansion of the facility that will improve the City's ability to provide wastewater services.

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

Rachel Gaffney provided a more detailed overview and PowerPoint presentation of the requests.

Franz Holt, City of Mebane Engineer, provided a detailed history of the current site and the general rezoning request to LM, Light Manufacturing. The rezoning request includes no waivers or conditions. He explained that the rezoning would correct a historic non-conforming use, meeting current UDO requirements, and being consistent with all other adopted Planning Documents.

Franz Holt stated that for the expansion of the site, a preliminary report was completed in 2009 that showed an expansion of the wastewater treatment plant was necessary based on growth projections for Mebane. He also provided that the information from the report was incorporated into the City of Mebane's Long Range Utility Plan created in 2016 and necessary renovations outlined in the plan for the existing site were completed this year in October.

Doug Chapman, McGill & Associates, provided that within the last 10-20 years 2,500 jobs have been created through the several industrial companies operating in Mebane. He explained that the City planned for a balanced growth directed by several policies and plans such as the Comprehensive Land Development Plan, Long Range Utility Plan, "paper" flow policy, and the Unified Development Ordinance (UDO). He explained the "paper" flow policy that requires phasing of residential development to manage wastewater flow in a controlled manner.



Doug Chapman went on to provide that the State provides guidelines on how much flow to allocate for a house, restaurants, and other businesses, but large-scale projects were measured per capita. He stated that the expansion required going through the State to modify the discharge permit. He explained that the State required an alternative analysis looking at other options for the expansion. He said the first step was to consider connection to existing public sewer systems in which Mebane may connect to Graham or Burlington. Neither system had the capacity to carry Mebane. He said that there was the idea of land application to direct the wastewater to, public access reuse, and expanding surface discharge to Moadams Creek. He also explained that there were several pump stations around Mebane that could be upgraded for higher capacities pumping to the Water Resource Recovery Facility (WRRF) so continuing with the existing site was easier than relocating all the current force mains to a new location.

Doug Chapman then showed the expansion of the site showing the new facilities and explained that some of the old facilities would still be used since they had been recently updated. He explained the processes required to meet Jordan Lake Rules by maintaining the maximum daily load in pounds of nitrogen and phosphorus. He also provided that the new expansion would be using the existing pipe that discharges into Moadams Creek.

Doug Chapman presented the four findings of fact for the Special Use Permit.

- 1) The project would not materially endanger the public health or safety.
 - Doug Chapman explained the new renovations to the old plant and the new operations of the expansion would reduce the odor compared to older equipment. He then reviewed noise associated with the operations and explained how noise pollution would also be reduced from the previous operations with the renovations and newer technology for the expansion. He said that the new facilities would improve treatment to meet new discharge permit requirements of the State. He also said that the new site would be in compliance with the current stormwater requirements and that the site would be secured with fencing for safety.
- 2) The project would not substantially injure the value of adjoining or abutting property.
 - Tom Taylor, an appraiser from Taylor and Associates, said he had researched similar situations throughout the State as well as areas located near landfills that may have more odor or noise. He presented that he found that as long as the site was properly secured and buffered, the use did not diminish property values in the area. He stated that the proposal would not substantially injure the value of adjoining or abutting property.
- 3) The project would be in harmony with the area in which it is to be located.
 - Doug Chapman explained that there was a wastewater facility already in operation on the site, buffers abutting residential property would be maintained, there was similar



zoning within the area to promote the use type, and most of the abutting property to the north and south were already owned by the City.

- 4) The project would be in general conformity with the land use plan or other plans and policies officially adopted by the City Council.
 - Doug Chapman provided that the UDO, Comprehensive Land Development Plan, Long Range Utility Plan, and the “paper” flow policy were all considered in the design of the expansion. He stated that the new expansion would be in compliance with all of the plans and policies listed.

Doug Chapman said that a neighborhood meeting had been held on Wednesday, November 1, 2023, at 6:00 p.m. He said that out of the 86 property owners within a 300-foot radius of the site, eight community members attended the meeting. He said that some of the questions mentioned in the meeting included concerns about what impact there would be on local streets, construction impacts with more wastewater going to the plant, noise impacts, and an increase in odors which they had addressed at the meeting.

Susan Semonite asked if the creek could accommodate the increase in discharge from the facility. Franz Holt responded that the current pipe size would not change, and the base flow for the creek with the measurement of millions of gallons divided into cubic feet per second the creek would still be able to handle the flow.

Colin Cannell asked why the zoning had not been done before now for the existing wastewater facility. Franz Holt said that he was unsure as to why the property had not been rezoned previously. He said that since they were adding property for the expansion now, the City wanted to make sure that the zoning would be compliant.

Colin Cannell asked about the linear growth model. Franz Holt said that when creating the Long-Range Utility Plan, they found the future growth to be more parabolic in nature. He said that the City in response to that projection, started considering the impact of 500 building permits per year. He said that last year there were less than 300 permits issued, and this year there would be around 300. Franz Holt said that although several projects have been preliminarily approved, that most would be about a 10-year build-out. He said that the linear growth projection was based on all the limiting factors of policies and plans that the City had put in place for balanced growth.

Colin Cannell asked about the water capacity for the City based on the growth. Franz Holt responded that the water treatment plant had a 6 million gallons per day capacity as opposed to the current wastewater facility with only a 2.5 million gallons per day capacity.

Janet Foust, 530 Smith Drive, asked if there was anything else planned about the smell. She stated that currently the odor from the plant was coming in her house and she was concerned about the possible additional smell from the expansion.



Franz Holt responded that the current facility had just been renovated with new diffusers that have significantly reduced the odor nuisance and the expansion would incorporate the new technology to minimize odor impacts.

Kurt Pearson asked about how long ago the recent upgrade was completed. Dennis Hodge, Water Resources Director, replied that the upgrades were completed about the second week of October which would be about a month ago. Kurt Pearson also asked if there was any scientific test that could measure the odor. Franz Holt replied that he was not aware of one and relied on the “nose” test.

William Chapman asked if there was a way to go to some of the neighbor’s homes to check on the odor impact. Franz Holt responded that he would be happy to visit with the neighbors.

Kurt Pearson commented about his experience living in the Brookhollow neighborhood, noting he had experienced the odor in the past, but had not noticed it more recently.

Jolie Ann Foust, from Greensboro, commented that her family owns land in the area and asked if there were any other odor tests that were done for the neighbors on Smith Drive. Franz Holt responded that there might be tests the State does when they process the permit for the expansion but he was not aware of any scientific test to measure odor. He expressed again that he was willing to visit the neighbor’s home to do a “nose” test and that most of the employees who worked at or near the plant have noticed a significant improvement in order since renovations have been completed.

David Scott made a motion to approve the general rezoning as follows:

Motion to approve the LM 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 a property within the City’s G-4 Secondary Growth Area and partly within the City’s G-1, Mixed Use Growth Area (NC-119 Bypass and US-70) and is generally industrial in nature (Mebane CLP, p. 66;70).*

Kurt Pearson seconded the motion, which passed unanimously.

Judy Taylor made a motion to approve the Special Use Permit as follows:

Motion to approve the Special Use Permit as presented.

Motion to find that the application is consistent with the objectives and policies for growth and development in the City’s 2017 Comprehensive Land Development Plan Mebane By Design, Long Range Utility Plan, or other plans officially adopted by the City Council. It 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.*

Kurt Pearson seconded the motion, which passed unanimously.



Chair Tulauskas noted that the requests will go to the City Council on December 4, 2023, at 6:00 p.m.

6. Text Amendment to Section 5-3 of the Mebane Unified Development Ordinance

Ashley Ownbey presented a mandatory amendment to Unified Development Ordinance, Article 5, Section 5-3 required by passage of Session Law 2023-108 (House Bill 488) that limits the bond amount for maintenance of stormwater devices to ten percent of the final construction costs and allows an owner or developer five years from the date of the final construction approval, within which to deposit the same in a segregated account held by the owner/developer, as opposed to the City.

Colin Cannell asked how often the City had used the bonds. Ashley Ownbey replied that she was not sure about in the past, but since she had been hired three years ago, the City had not utilized any bonds for stormwater maintenance.

Kurt Pearson asked if there was anything else the Board needed to know about the amendment. Ashley Ownbey replied that it was a mandatory amendment from the General Assembly.

A motion was made by David Scott to amend the City of Mebane Unified Development Ordinance as presented. Kurt Pearson seconded the motion, which passed unanimously.

Chair Tulauskas noted that the text amendment will go to the City Council on December 4, 2023, at 6:00 pm.

7. Updates to the Bylaws and Rules of Procedure of the Mebane Planning Board

Ashley Ownbey presented that there was a Board member who had suggested some revisions to the proposal included in the agenda packet. She reviewed the suggested revisions.

Revision #1 – Section 2 (Officers)

A staff member of the City's Planning Department shall serve as the Secretary. The Secretary shall keep full and accurate minutes of the board's proceedings.

Colin Cannell asked why this statement was vague as to who would appoint the Secretary. Ashley Ownbey replied that she preferred to keep the statement vague to maintain flexibility as to who from the Planning Department may serve in the role.

Revision #2 – Section 3 (Meetings)

The board shall hold regular meetings on the second Monday of each month; provided, however, the meeting date shall not conflict with a meeting of the Mebane City Council nor a legal holiday. When a scheduling conflict occurs, the regular meeting shall be held at the same time on the next Monday. The meeting shall be held in the Glendel Stephenson Municipal



Building and begin at 6:30 p.m., unless proper notice is given of a change in location or meeting time.

Revision #3 – Section 3 (Meetings)

As required by the Mebane Unified Development Ordinance, a quorum shall consist of a majority of the board's actual membership, excluding vacant seats, and is necessary for the board to take official action. A voting member who has withdrawn from a meeting without being recused by a majority vote of the remaining voting members present shall be counted as present for purposes of determining whether or not a quorum is present.

Judy Taylor asked why Section 4, Conduct of Meetings, (8) To defer Consideration had a specific limit of thirty days. Ashley Ownbey replied that General Statute allows a request to continue to the City Council without a recommendation from the Planning Board if a decision is not made within thirty days.

Revision #4 – Section 3 (Meetings)

The board is a public body and shall meet in accordance with the North Carolina Open Meetings Law [hyperlinked] and any other laws established by the State of North Carolina governing the conduct of meetings by public bodies.

Ashley Ownbey explained that a hyperlink to the North Carolina Open Meetings Law would be added since the document would be posted on the City's website. She also explained that reference to the link would be written out for any printed versions.

Kurt Pearson asked if the Planning Board term length was removed. Ashley Ownbey replied that the section had been removed.

A motion was made by David Scott to approve the Bylaws and Rules of Procedure of the Mebane Planning Board as presented with the proposed revisions.

Kurt Pearson seconded the motion, which passed unanimously.

8. Proposed 2024 Regular Meeting Calendar

Ashley Ownbey presented the regular meeting schedule for 2024, with a change from the calendar in the packet to hold the November meeting on the 18th instead of the 11th due to the Veterans Day holiday. She also explained that staff had recommended January 22, 2024, since the City Council would be moving their meeting to January 8 due to New Years Day and the following Monday would be the Martin Luther King Jr. holiday.

Kirk Montgomery also informed the Board that due to renovations within the chambers, the Planning Board meetings for January and February are likely to be held in a different location.

Colin Cannell suggested changing the January date since the 22nd would be too close to the February meeting date.



Susan Semonite suggested Tuesday, January 16, 2024. The Board unanimously approved holding the January meeting on the 16th as proposed.

Kurt Pearson asked about the status of Buc-ee's. Ashley Ownbey replied that the project was still in the Technical Review Committee (TRC) process. Kurt Pearson also asked when Buc-ee's will be on the Planning Board agenda. Ashley Ownbey responded that she would not know definitively until after the TRC meeting on November 14. She noted there is a chance of Buc-ee's being on the December 11, 2023, agenda of the Planning Board.

9. New Business

Ashley Ownbey informed the Board of a US 70 Multi-Modal Corridor Study Community Meeting on Sunday, November 19 at 2:00 p.m. at City Hall. She also reminded the Board that the City offices would be closed on Thursday, November 23 and Friday, November 24 in observance of Thanksgiving.

10. Adjournment

Chair Tulauskas adjourned the meeting at approximately 7:39 p.m.



AGENDA ITEM #4

RZ 23-09

Conditional Rezoning – 1425
Trollingwood-Hawfields Road

Presenter

Ashley Ownbey, Development Director

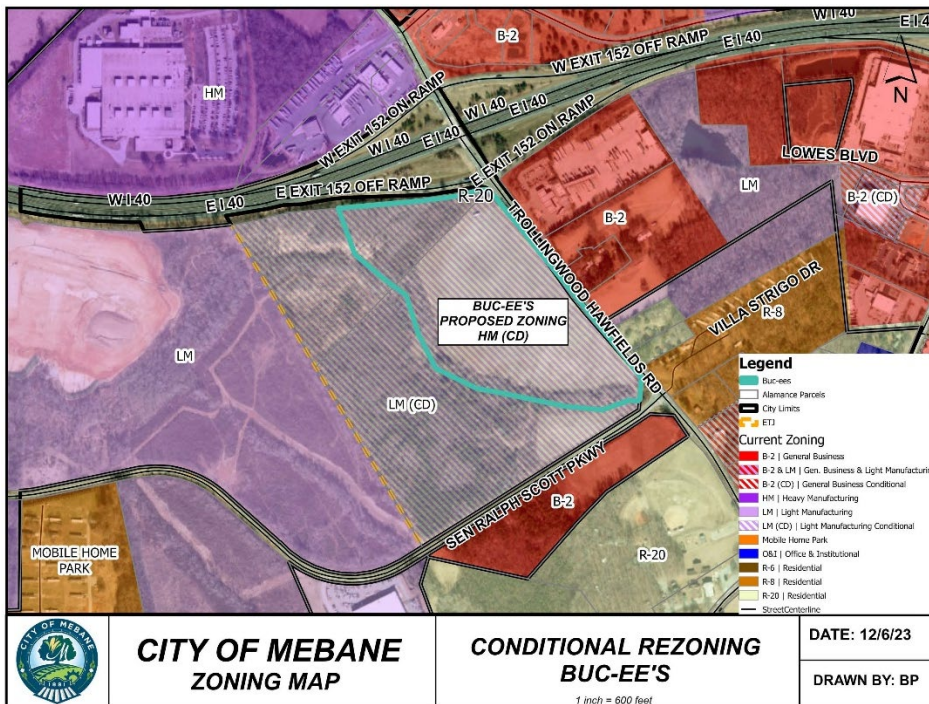
Applicant

CSMS Management, LLC
327 FM 2004
Lake Jackson, TX 77566

Public Hearing

Yes No

Zoning Map



Property

1425 Trollingwood-Hawfields Road

Alamance County GPINs:
9804720640 (portion)
9804810638 (portion)

Proposed Zoning

HM (CD)

Current Zoning

LM (CD)

Size

+/- 32.087 acres

Surrounding Zoning

LM (CD), LM, HM, B-2, R-20, MHP

Surrounding Land Uses

Industrial, Commercial, Residential

Utilities

Available

Floodplain

Yes

Watershed

No

City Limits

Yes

Application Brief

See Planning Project Report for more details.

Recommendations	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the site plan five times, and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed rezoning is consistent with the guidance provided within Mebane By Design, the Mebane Comprehensive Land Development Plan.
Zoning & Land Use Report	
Jurisdiction:	Mebane City Limits
Proposed Use By-Right (Yes/No):	No
Type of Rezoning Request:	Conditional
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):	Yes
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

Summary

CSMS Management, LLC is requesting to conditionally rezone a property, which is owned by the applicant, totaling +/- 32.087 acres and preliminarily addressed 1425 Trollingwood-Hawfields Road (formerly GPINs 9804810638 and 9804720640) from LM (CD) to HM (CD). The property is located in the Mebane City limits and in an industrial growth strategy area. A request for a special use permit has also been submitted.

The conditions of the rezoning request include:

- Allowance of a singular use (“Travel Plaza”) that requires a special use permit in the zoning district.
- A site-specific plan will apply to the conditional zoning district, contingent upon the approval of the requested special use permit.
- Specific signage requirements will apply to the conditional zoning district, contingent upon the approval of the requested special use permit.

Given the conditions are contingent upon approval of the special use permit, the associated documents are attached to the reports related to the special use request.

Financial Impact

The applicant will be required to make all of the improvements shown on the site plan.

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 policies for growth and development 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 Industrial Growth Area (Mebane CLP, p. 74)

OR

1. 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. Zoning Amendment Application
2. Zoning Map



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: CSMS Management, LLC

Address of Applicant: 327 FM 2004 ,Lake Jackson, TX, 77566

Address and brief description of property to be rezoned: 1425 Trollingwood-Hawfields Rd.

Mebane, NC 27302: approximately +/- 32.50 acres of undeveloped property.

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


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

Yes Explain: _____ No

Type of re-zoning requested: L-M (CD) to H-M (CD) (Heavy Manufacturing Conditional District)

Sketch attached: Yes No _____

Reason for the requested re-zoning: Development of a Buc-ee's

Signed: 
Joe O'Leary, Vice President

Date: Apr 19, 2023

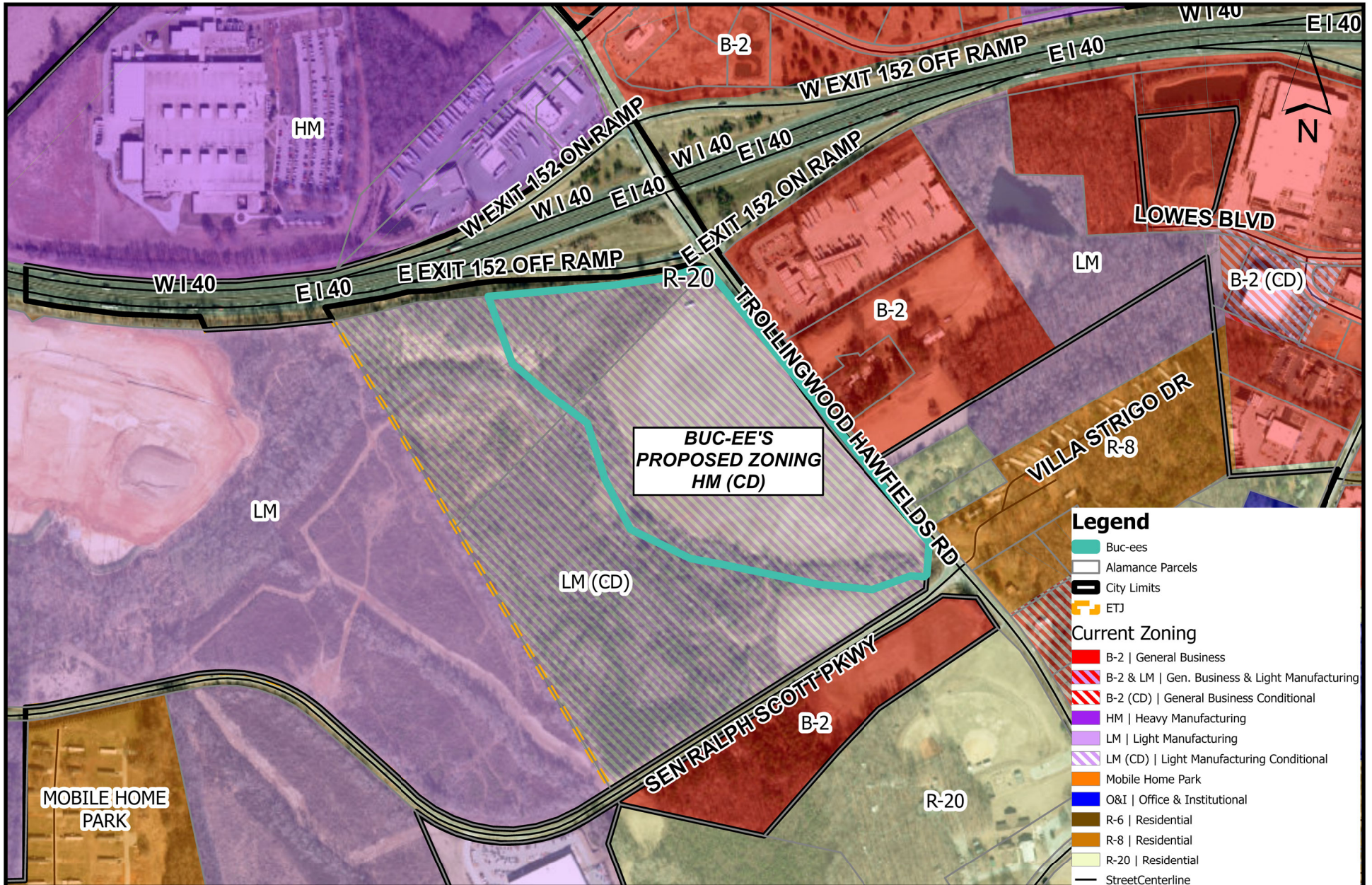
Action by Planning Board: _____

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
BUC-EE'S**

1 inch = 600 feet

DATE: 12/6/23

DRAWN BY: BP



AGENDA ITEM #5

SU 23-04

Special Use Permit – Buc-ee’s
Mebane

Presenter

Ashley Ownbey, Development Director

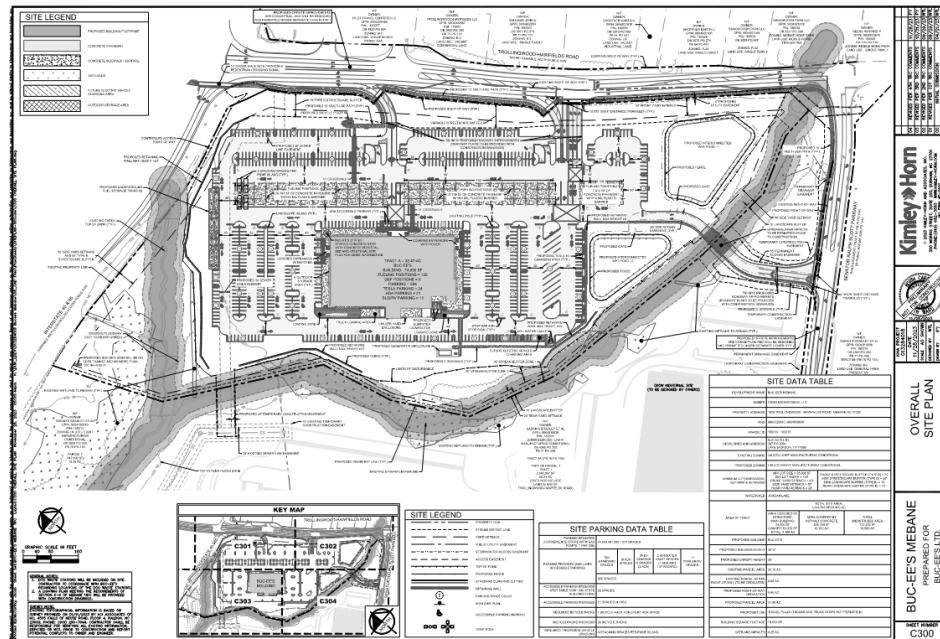
Applicant

CSMS Management, LLC
327 FM 2004
Lake Jackson, TX 77566

Public Hearing

Yes No (Quasi-Judicial)

Site Plan



Property

1425 Trollingwood-Hawfields Road

Alamance County GPINs:

9804720640 (portion)

9804810638 (portion)

Proposed Zoning

HM (CD)

Current Zoning

LM (CD)

Size

+/- 32.087 acres

Surrounding Zoning

LM (CD), LM, HM, B-2, R-20, MHP

Surrounding Land Uses

Industrial, Commercial, Residential

Utilities

Available

Floodplain

Yes

Watershed

No

City Limits

Yes

Application Brief

See Planning Project Report for more details.

Recommendations	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the site plan five times, and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development “Buc-ee’s Mebane” is consistent with the guidance provided within Mebane By Design, the Mebane Comprehensive Land Development Plan. Specifically, it is located in an industrial growth strategy area, serves Goal 2.1, and widens Trollingwood-Hawfields Road consistent with Roadway Project #4 of the City’s Comprehensive Transportation Plan.
Zoning & Land Use Report	
Jurisdiction:	Mebane City Limits
Proposed Use By-Right (Yes/No):	No
Type of Rezoning Request:	Conditional
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):	Yes
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

Summary

CSMS Management, LLC is requesting approval for a Special Use Permit to allow for a travel plaza on a property, which is owned by the applicant, totaling +/- 32.087 acres and preliminarily addressed 1425 Trollingwood-Hawfields Road (formerly GPINs 9804810638 and 9804720640). The property is located in the Mebane City limits. A request to rezone the subject property from LM (CD) to HM (CD) has also been submitted.

Approval of the special use permit request will allow for a travel plaza with an approximately 74,000 square foot building, 120 fueling positions, and approximately 650 parking stalls, including electric vehicle and bus/RV parking. The site plan shows three driveways – two on Trollingwood-Hawfields Road and one on Senator Ralph Scott Parkway. The following conditions are proposed with the request:

Proposed Conditions	Mebane UDO Requirements
<p>The applicant is proposing the following major signage associated with the site:</p> <ul style="list-style-type: none"> – One freestanding sign not to exceed 90 feet in height and 400 square feet in sign area. – One 50 square foot sign on the front and rear elevations of each fuel canopy. – One 50 square foot sign on the side elevations of two fuel canopies. – Signage with a total area of 202 square feet on the side elevations of the building. – Signage with a total area of 285 square feet on the front elevation of the building. – No signage on the rear elevation of the building. 	<p>The applicant submitted the site plan prior to the Mebane City Council’s adoption of amendments to the sign ordinance in June of 2023. Therefore, the applicant may choose to follow the requirements of either ordinance. The following ordinance requirements apply:</p> <ul style="list-style-type: none"> – One freestanding sign is permitted per street frontage. Signs within 400 feet of the interstate highway and interchanges are allowed a maximum height of 60 feet and a maximum sign area of 300 square feet. – One sign is permitted on each side of a fuel canopy. The maximum sign area is calculated at one square foot for every linear foot of the canopy side. – One wall sign is permitted on each side of a building. Allowable sign area is calculated at one square foot for every linear foot of building side, with a maximum sign area of 200 square feet.

Kimley-Horn and Associates, Inc. conducted a Traffic Impact Analysis (TIA) which has been reviewed by the NCDOT, City staff, and the City’s contracted TIA consultant. Per findings of the TIA, the developer is required to complete the following improvements:

Trollingwood Hawfields Road – I-40 Westbound Ramps:

- Construct a second westbound left-turn lane with a minimum of 400 feet of full width storage and appropriate transition per NCDOT requirements.
- Widen the bridge over I-40 to provide two southbound receiving lanes and a second northbound left-turn lane with a minimum of 250 feet of full width storage and appropriate transition per NCDOT requirements.

- Widen the I-40 westbound on-ramp to provide a second receiving lane with a minimum of 750' feet of full width and appropriate transition per NCDOT requirements.
- Restripe the existing southbound right-turn lane to provide a second through lane.
- Subject to available right of way, construct a southbound exclusive right turn-lane with 250 feet of full width storage and appropriate transition per NCDOT requirements.
- Modify the existing traffic signal to accommodate the proposed laneage.

Trollingwood Hawfields Road – I-40 Eastbound Ramps:

- Widen the eastbound approach to provide a shared through/left turn lane and two exclusive right turn lanes.
- Extend the eastbound left and right turn lanes to provide a minimum of 400 feet of full width storage and appropriate transition per NCDOT requirements.
- Widen the bridge over I-40 to provide two continuous southbound through lanes, and an exclusive southbound left turn lane with 150 feet of full width storage with appropriate transition per NCDOT requirements.
- Widen the southbound departure to accommodate two through lanes.
- Widen to provide two northbound through lanes, and an exclusive northbound right turn lane with a minimum of 300 feet of full width storage and appropriate transition per NCDOT requirements.
- Modify the existing traffic signal to accommodate the proposed laneage.

Trollingwood Hawfields Road – Pilot Truck Stop North Driveway:

- Coordinate with the property owner and convert the Pilot Truck Stop north driveway to a stop-controlled right-in/right-out access by constructing a median along Trollingwood Hawfields Road with appropriate channelization, signing and markings per NCDOT requirements.

Trollingwood Hawfields Road – Pilot Truck Stop South Driveway/Buc-ee's North Driveway:

- Construct the Buc-ee's north driveway with one channelized southbound free-flow right-turn ingress lane, providing a minimum of 200 feet of full width storage and appropriate transition per NCDOT requirements.
- Provide appropriate internal protected stem length on the proposed access and internal circulation pattern to accommodate all possible movements safely and efficiently.
- Widen Trollingwood Hawfields road to provide two northbound through lanes, two southbound through lanes, and an exclusive southbound left turn lane with a minimum of 300 feet of full width storage and appropriate transition per NCDOT requirements.

Trollingwood Hawfield Road – Buc-ee's South Driveway:

- Construct the Buc-ee's south driveway under signal control with two ingress lanes and three egress lanes, consisting of two exclusive left- turn lanes with 400' of full width storage and an exclusive right- turn lane with 100' of full width storage.

- Provide appropriate internal protected stem length and internal circulation pattern to accommodate anticipated queues and all possible movements safely and efficiently.
- Construct a northbound left-turn lane with 150 feet of full width storage and appropriate transition per NCDOT requirements.
- Construct a channelized southbound right-turn lane with a minimum of 200 feet of full width storage and appropriate transition per NCDOT requirements.
- Widen Trollingwood Hawfields Road to accommodate two southbound through lanes and two northbound through lanes to receive dual left-turn movements from the access.
- Construct a connected and coordinated traffic signal to accommodate the proposed geometry.

Trollingwood Hawfields Road – Senator Ralph Scott Parkway- Villa Strigo Drive Intersection:

- Extend the existing southbound right-turn lane to provide continuous storage and terminating as a right-turn lane drop.

Senator Ralph Scott Parkway – Buc-ee’s Site Driveway:

- Construct a full-movement, stop controlled site driveway with one ingress lane and two egress lanes consisting of an exclusive right-turn lane and exclusive left-turn lane.
- Provide a minimum internal protected stem length of 100’.
- Construct an eastbound left-turn lane with 100 feet of full-width storage and appropriate transition per NCDOT requirements.
- Construct a westbound right-turn lane with 100 feet of full-width storage and appropriate transition per NCDOT requirements.

Financial Impact

The applicant will be required to make all of the improvements shown on the site plan.

Suggested Motion

1. Motion to approve the special use permit as presented.
2. Motion to find that the application is consistent with the objectives and policies for growth and development in the City’s 2017 Comprehensive Land Development Plan *Mebane By Design*, the City’s 2018 *Comprehensive Transportation Plan*, or other plans officially adopted by the City Council. It 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 – [click here to download](#).
 - a. Conceptual Rendering
 - b. Full Site Plan Set
 - c. Sign Rendering Package
4. Planning Project Report
5. Preliminary Water and Sewer System Approval Letter
6. Technical Memorandum – City Engineering Review
7. Traffic Impact Analysis – [click here to download](#).
 - a. NCDOT TIA Review
 - b. VHB TIA Review
 - c. Conceptual Plan of Offsite Improvements

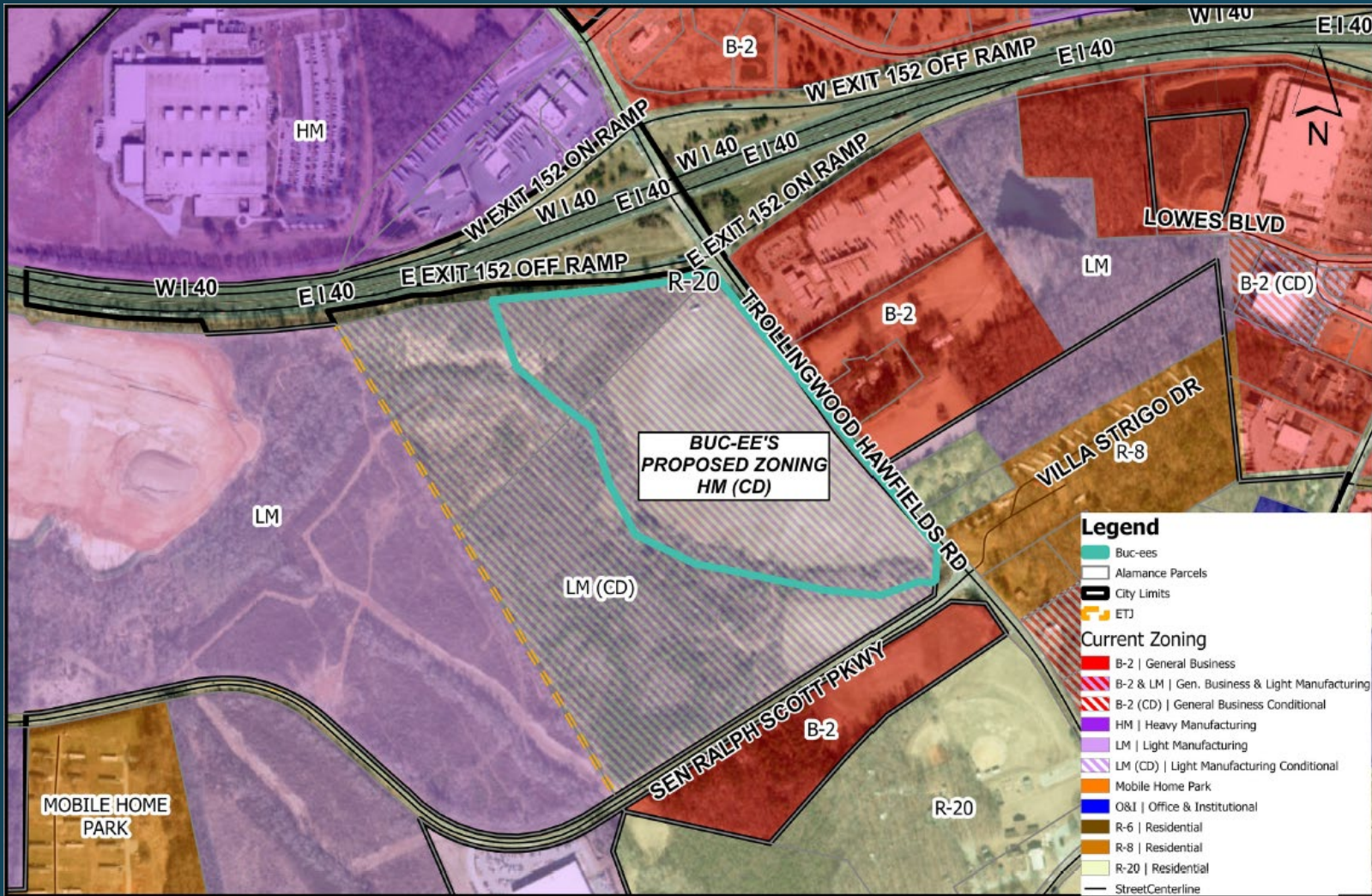


Ashley Ownbey, Development Director

Rezoning Request: LM (CD) to HM (CD)

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





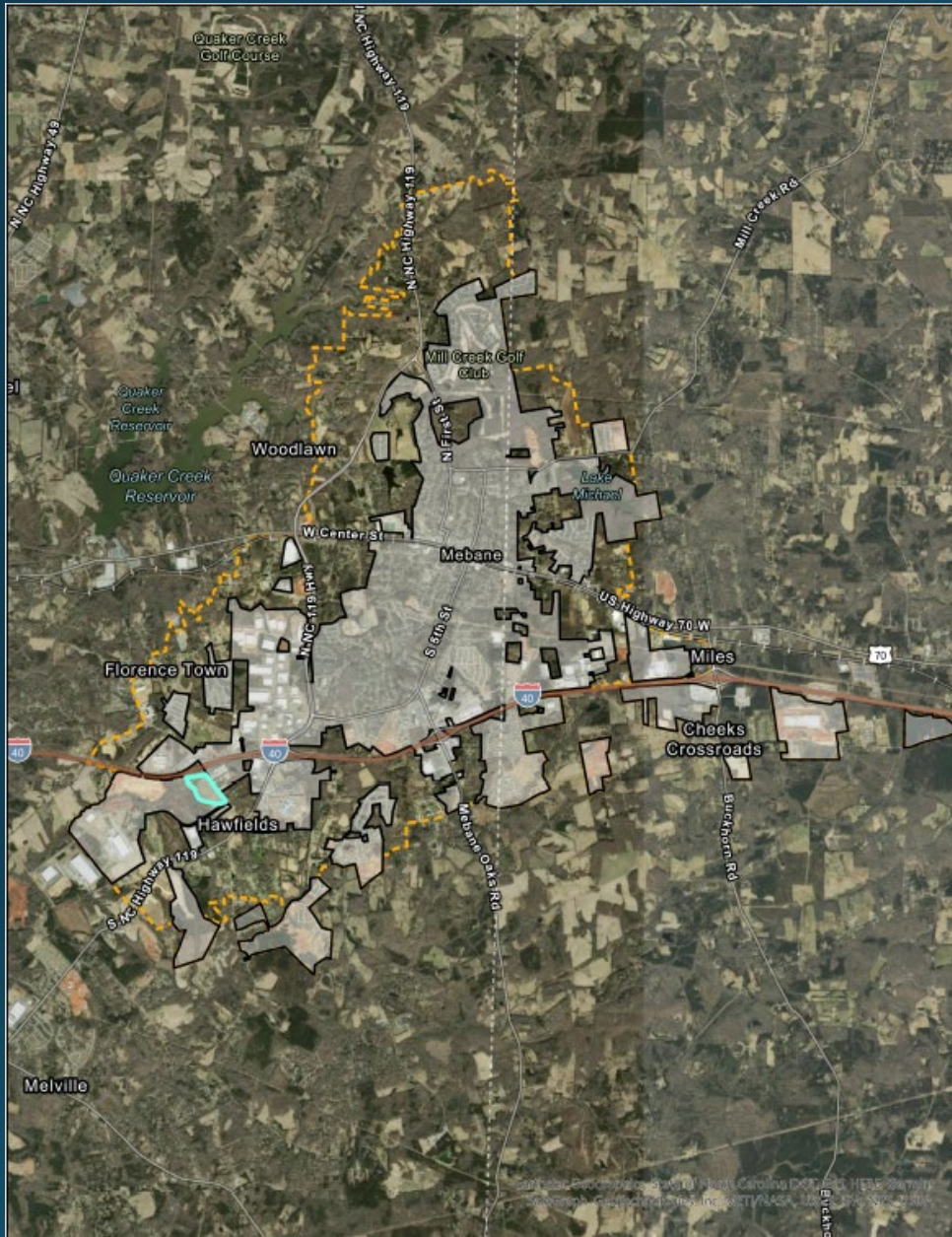
Buc-ee's

Conditional Rezoning & Special Use Permit Request

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

	<p>CITY OF MEBANE ZONING MAP</p>	<p>CONDITIONAL REZONING BUC-EE'S</p> <p>1 inch = 600 feet</p>	<p>DATE: 12/6/23</p>
			<p>DRAWN BY: BP</p>





Buc-ee's

Conditional Rezoning & Special Use Permit Request

- North Carolina Commerce Park
- Mebane City Limits

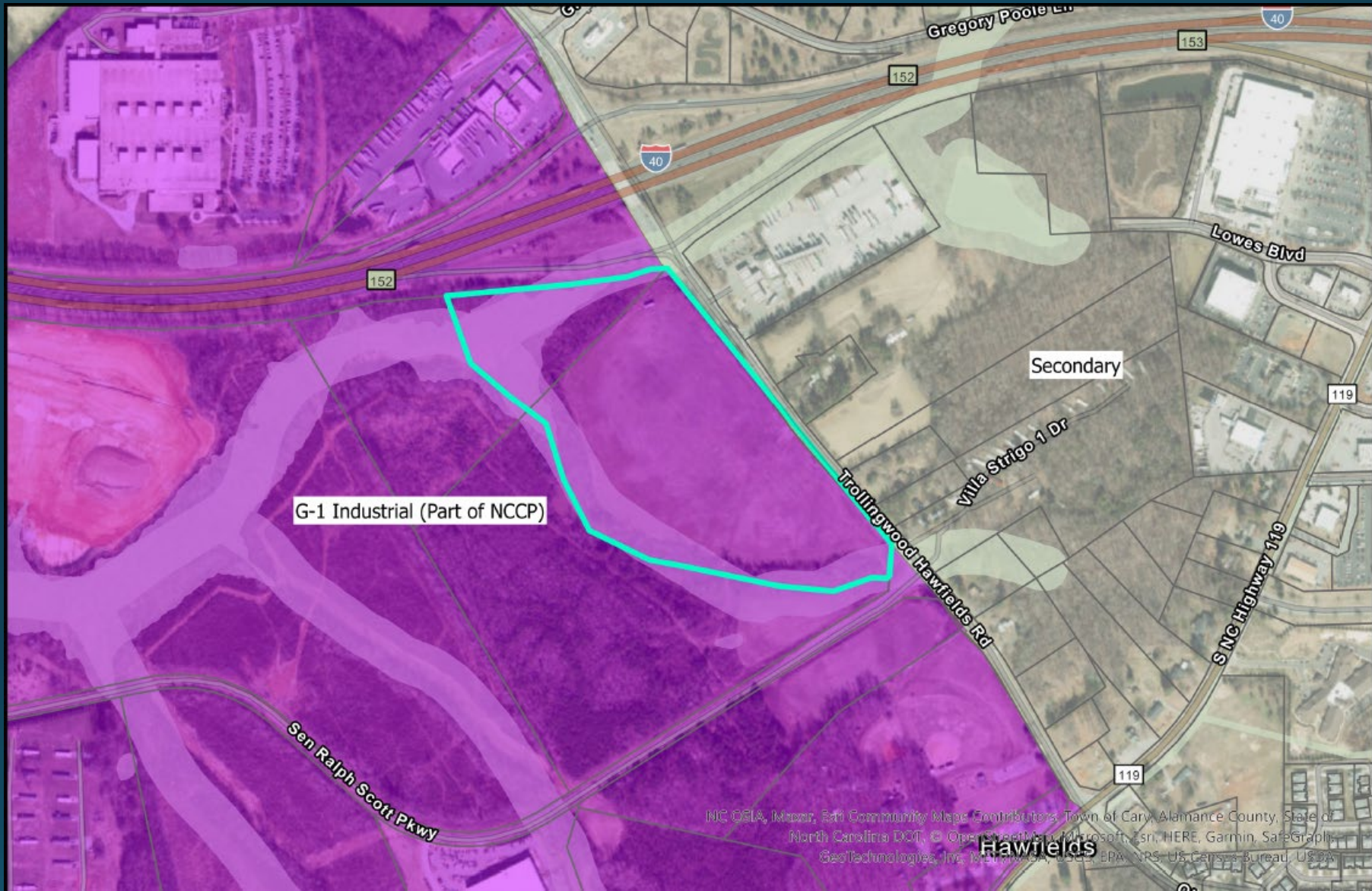


Buc-ee's

Conditional Rezoning & Special Use Permit Request

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





NC O&A, InMap, EdM Community Maps Contributors: Town of Cary, Alamance County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., Mapbox, USGS, EPA, NRS, US Census Bureau, US EPA

Buc-ee's Conditional Rezoning & Special Use Permit Request

- *Mebane By Design* G-1 Industrial (Part of NCCP)



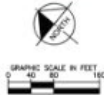


BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

NOVEMBER 28, 2023



Kimley»Horn



Buc-ee's

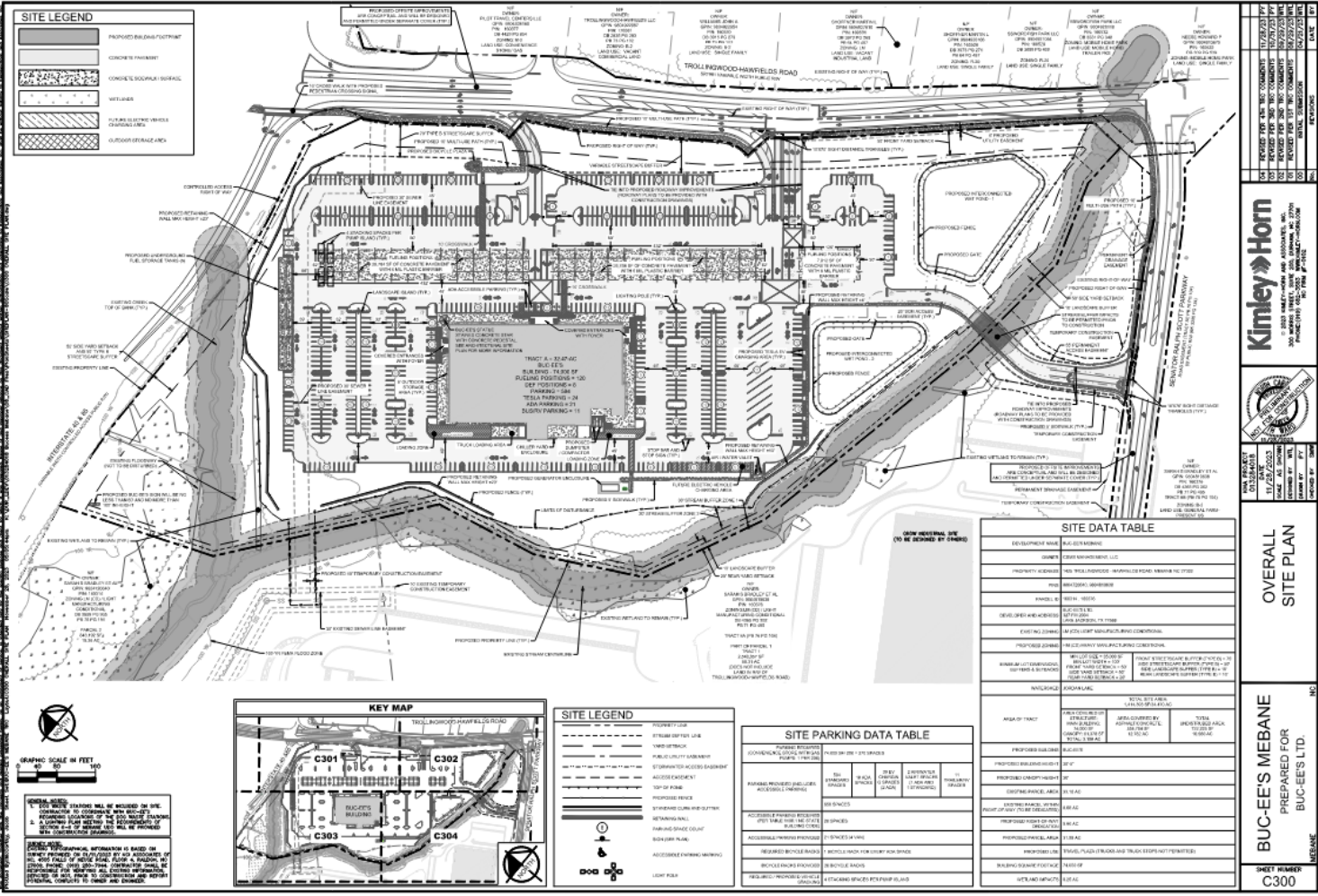
Conditional Rezoning & Special Use Permit Request

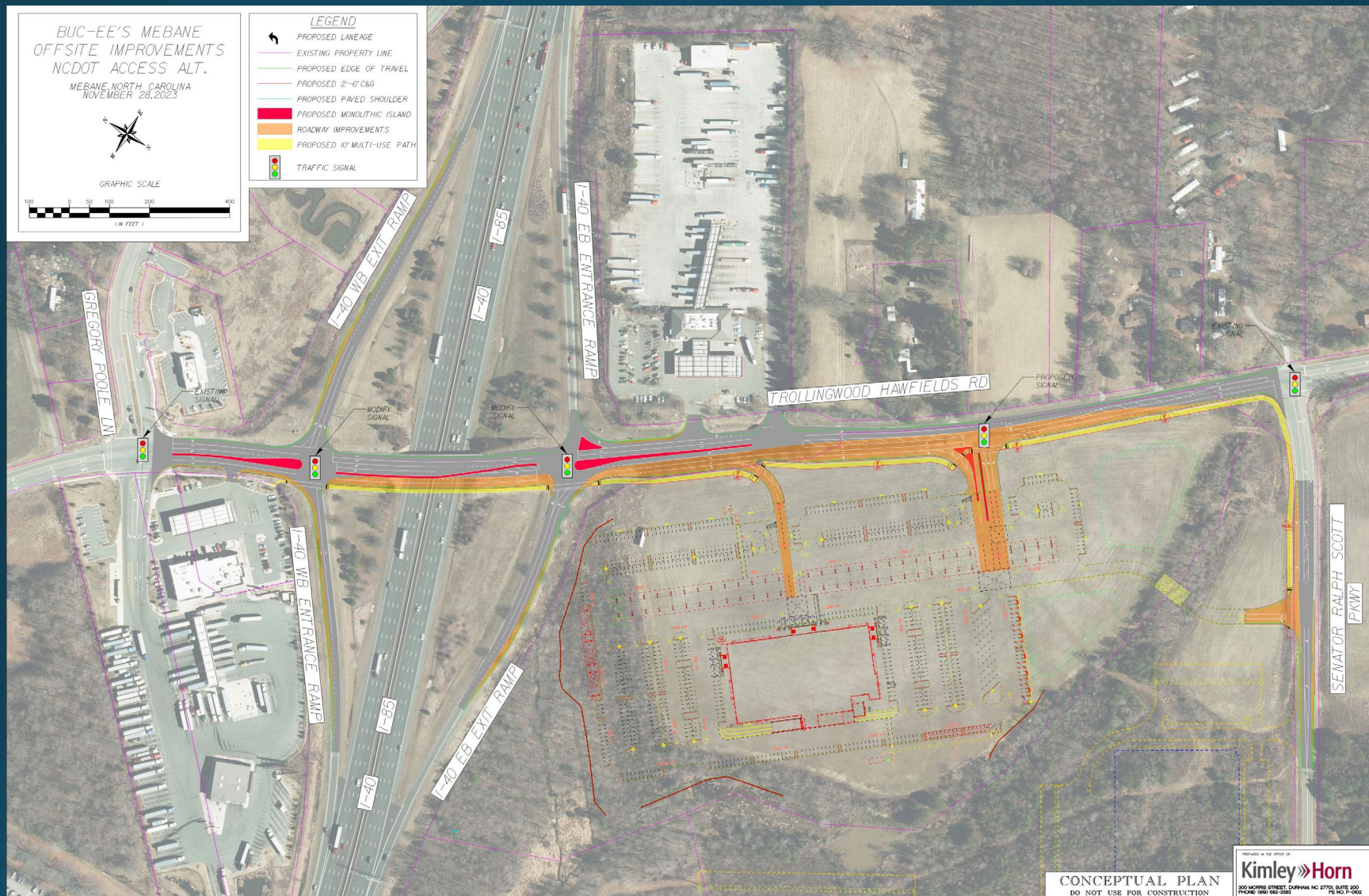
- Site-specific plan associated with conditional rezoning request.
- Special Use Permit requested to allow for a travel plaza to include:
 - +/- 74,000 square foot building
 - 120 fueling positions
 - +/- 650 parking spaces, including standard, ADA, electric vehicle, bus/RV



Buc-ee's Conditional Rezoning & Special Use Permit Request

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





Buc-ee's Conditional Rezoning & Special Use Permit Request

Per the TIA, the applicant is required to make roadway improvements on Trollingwood-Hawfields Road, Senator Ralph Scott Parkway, I-40/85 ramps, and the bridge across I-40/85.





Applicant Presentation



NATURE OF REQUEST

- ▶ Conditional Zoning
- ▶ 86 uses in HM District narrowed down to 1
- ▶ Site Plan Specific
- ▶ All Aspects of this proposal have been
 - ▶ Vetted by City's TRC process
 - ▶ Studied in the Traffic Impact Analysis process and Subject to those results
 - ▶ On Public Record for full Transparency
- ▶ Represents a Firm Commitment that cannot be altered in any substantive way without coming back through this process

PROPOSED SITE PLAN

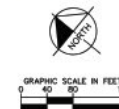


BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

NOVEMBER 28, 2023



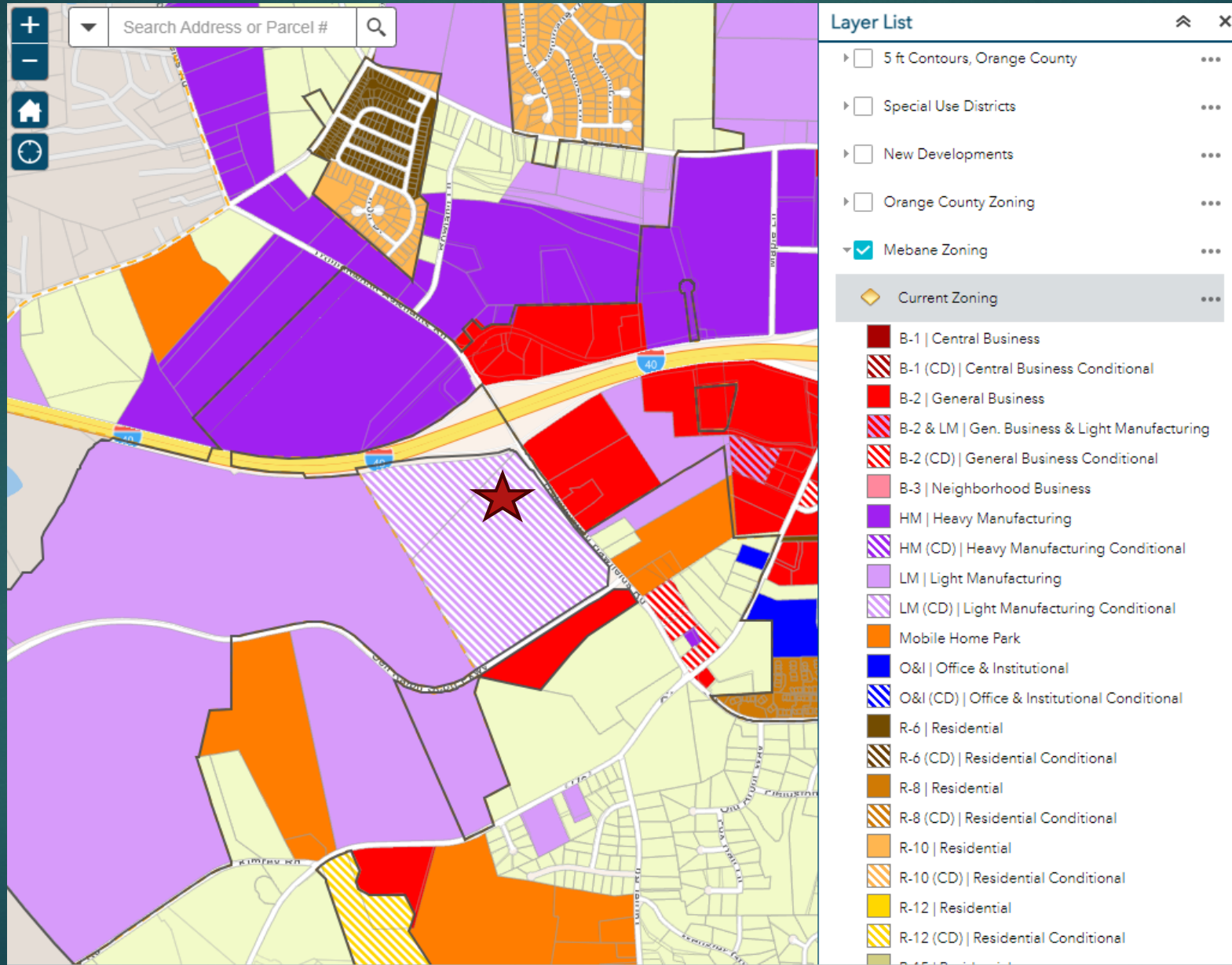
Kimley >> Horn



EXISTING LAND USE PATTERN



ZONING CONTEXT



MEBANE BY DESIGN

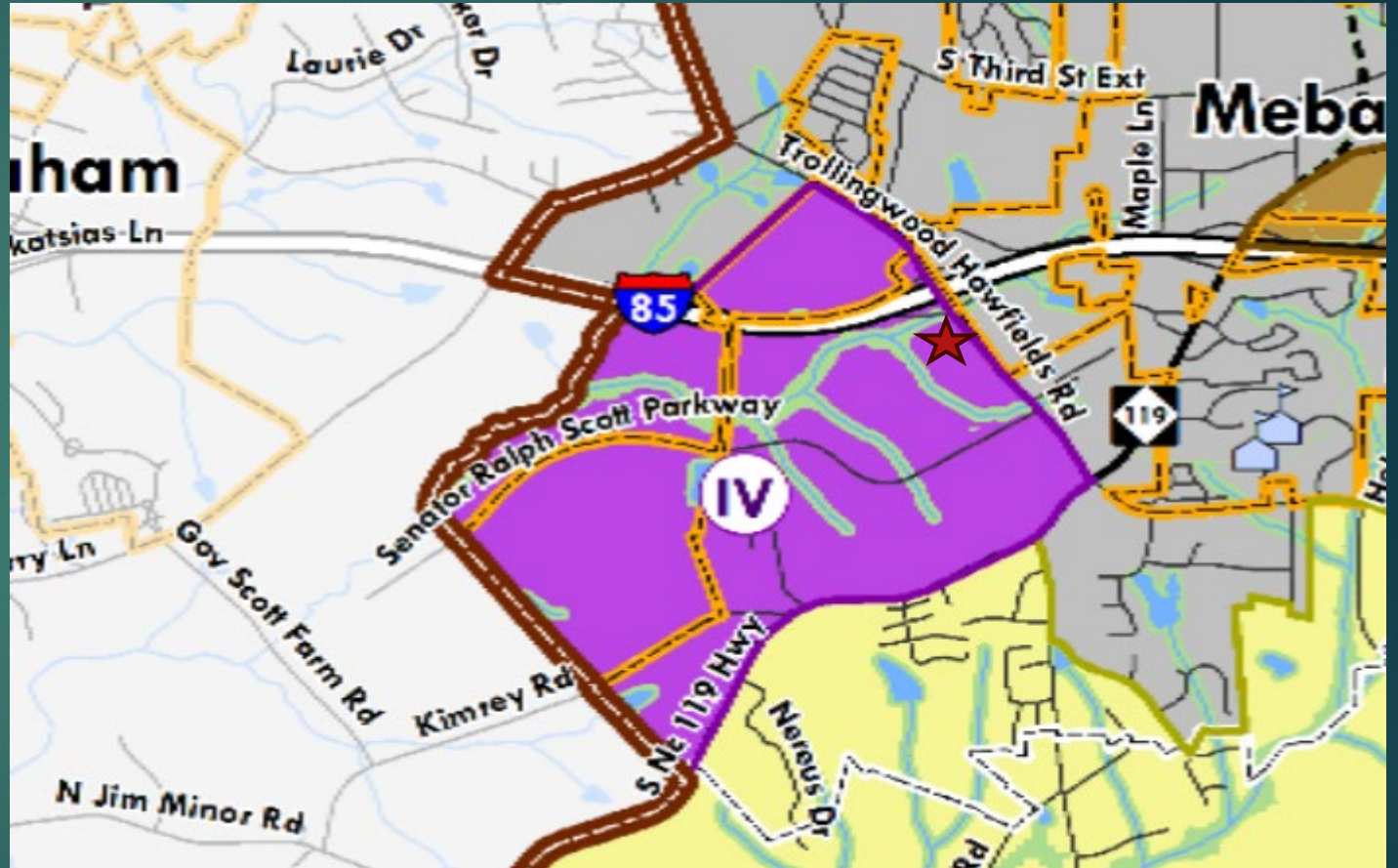
MEBANE BY DESIGN Comprehensive Land Development Plan *City of Mebane*



FINAL REPORT

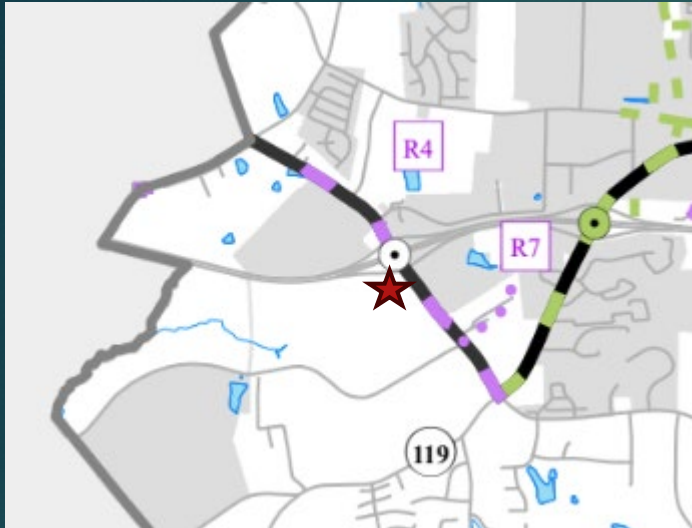
Adopted by Mebane City Council

May 1, 2017



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

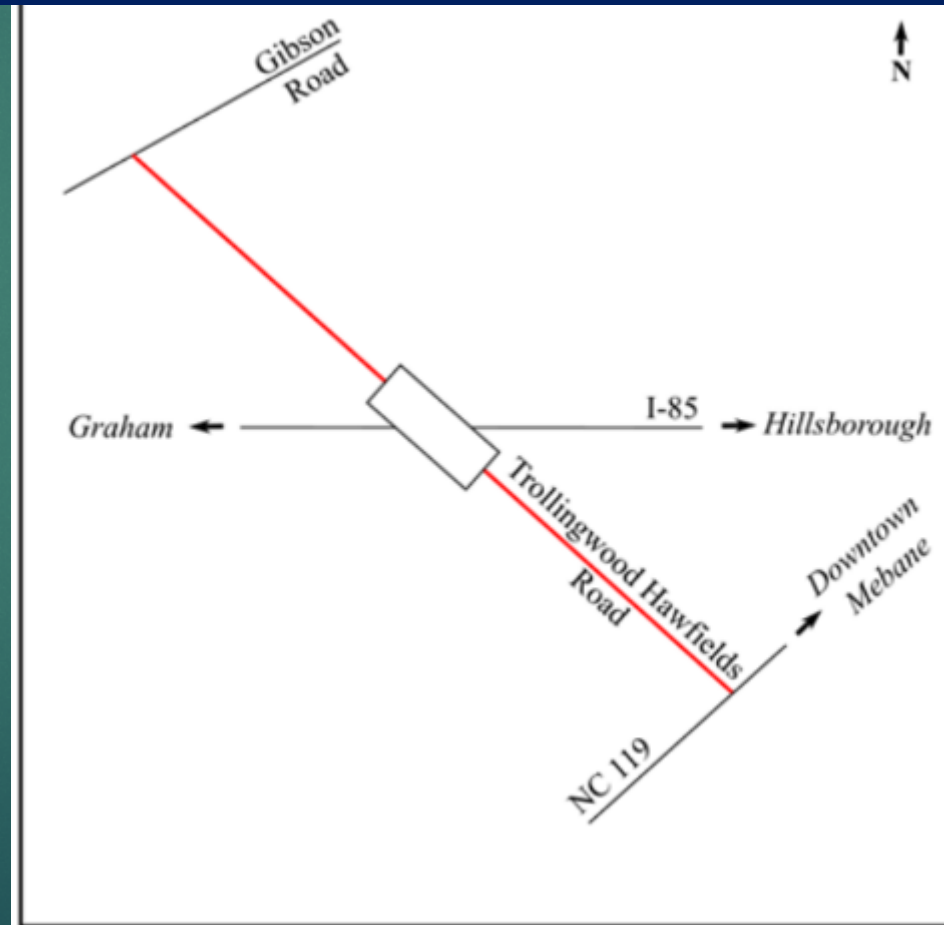
Comprehensive Transportation Plan



ROADWAY PROJECT # 3

MEBANE 2040 COMPREHENSIVE TRANSPORTATION PLAN PROJECT SHEET

Trollingwood Hawfields Road Widening



Roadway Facilities

Legend

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



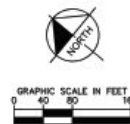


BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

NOVEMBER 28, 2023



Kimley»Horn



Buc-ee's Overview



BUC-EE'S®



MEBANE, NORTH CAROLINA

Signage Condition Proposal

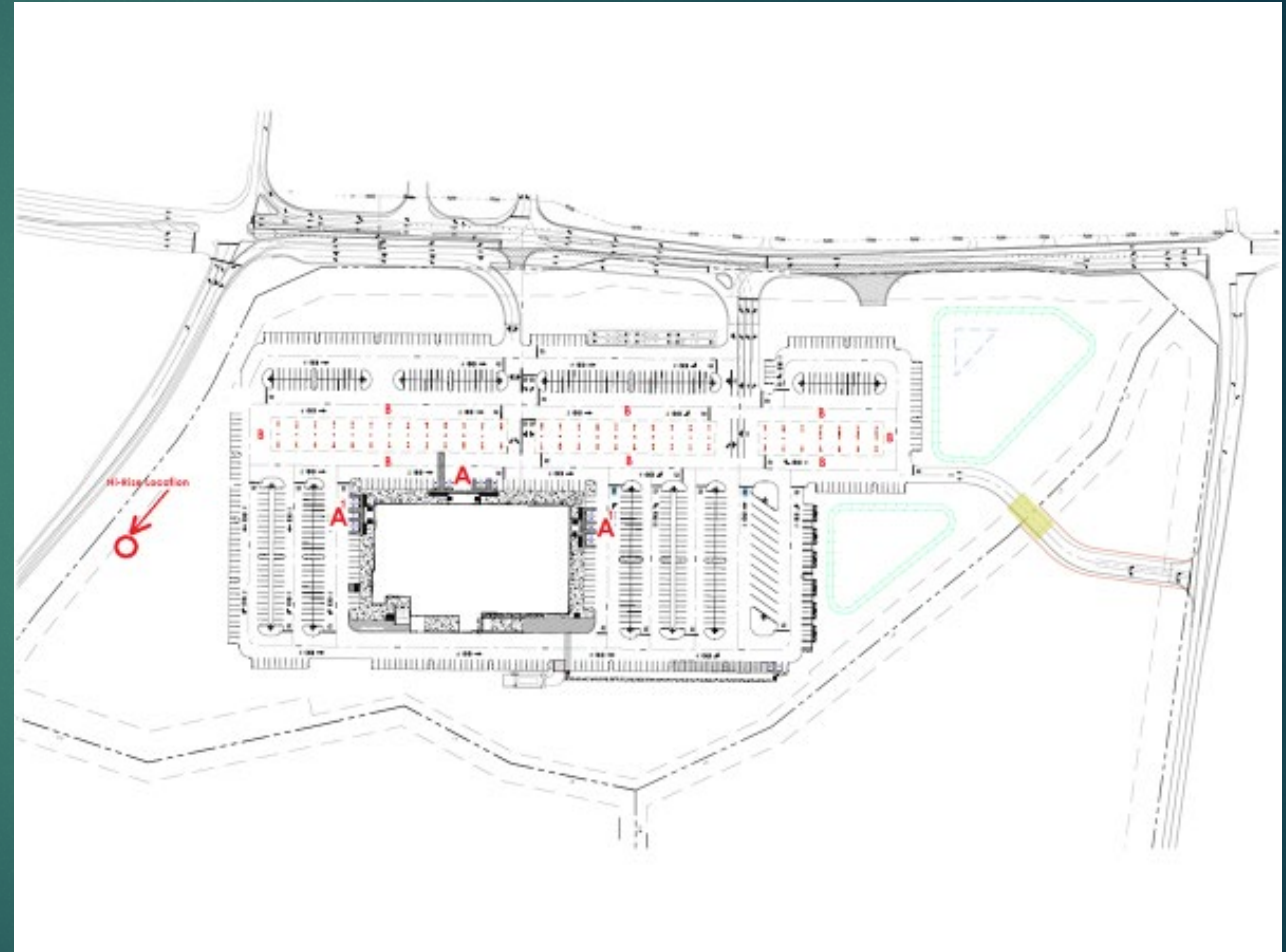


BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

NOVEMBER 8, 2023



Kimley»Horn





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



REAR ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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



FRONT ELEVATION

SCALE: NTS



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Buc-ee's Travel Center

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

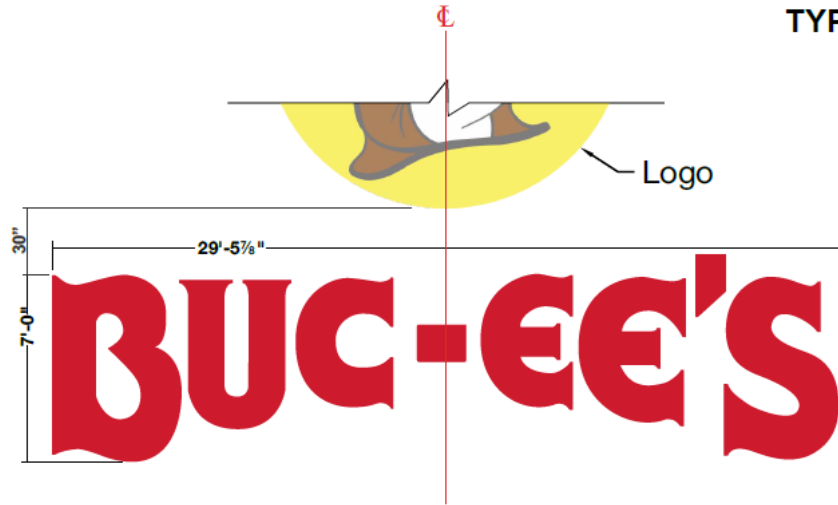
REVISION

1	



285 SQ./FT.

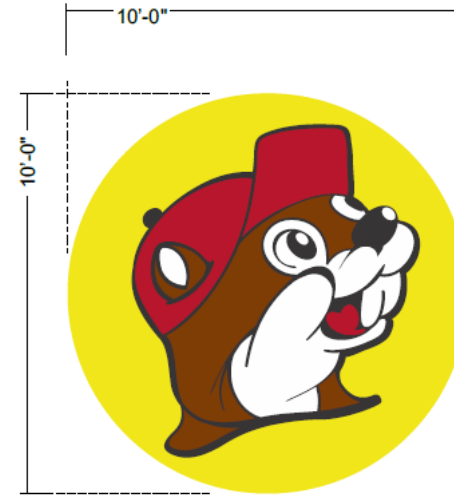
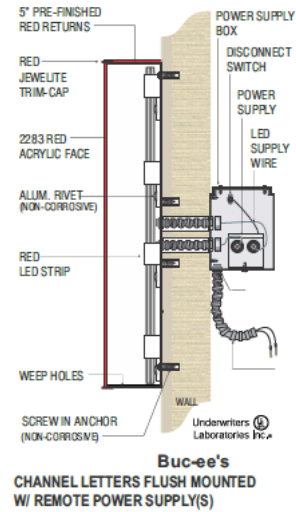
MAIN ENTRY WALL SIGN TYPE - A



COLOR SPECS

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

206.42 SQ./FT.



78.54 SQ./FT.

COLOR SPECS

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



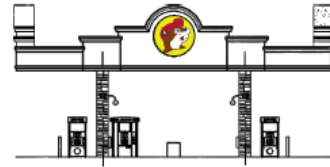
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Project ID#: _____
 Project Mgr: _____
 Designer: _____
 Created on: _____

REVISION

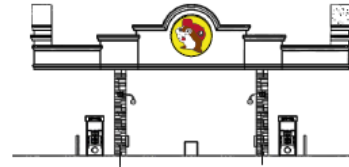
**TYPICAL FUEL CANOPY
Sign Type B**

50 SF
13.12%



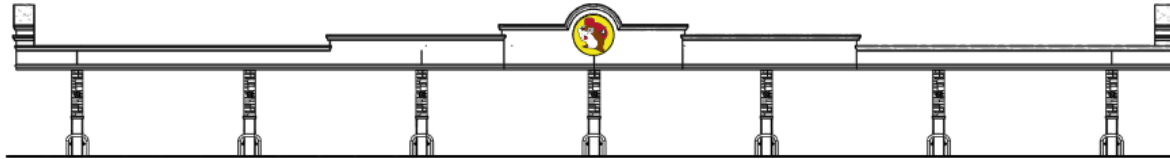
3 FUEL CANOPY 2 - EAST ELEVATION 3/32" = 1'-0"

50 SF
13.12%



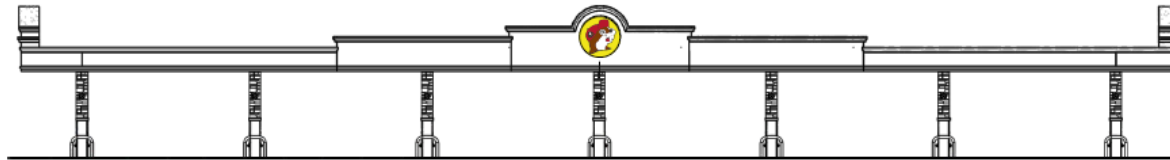
4 FUEL CANOPY 2 - WEST ELEVATION 3/32" = 1'-0"

50 SF
1.44%
(Typical)



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

50 SF
1.44%
(Typical)



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

TYPICAL CANOPY COVERAGE TOTAL: 3.53%



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

REVISION

R1



DEF

ETHANOL
FREE

BUC-EE'S



MEBANE, NC - SIGN ANALYSIS

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

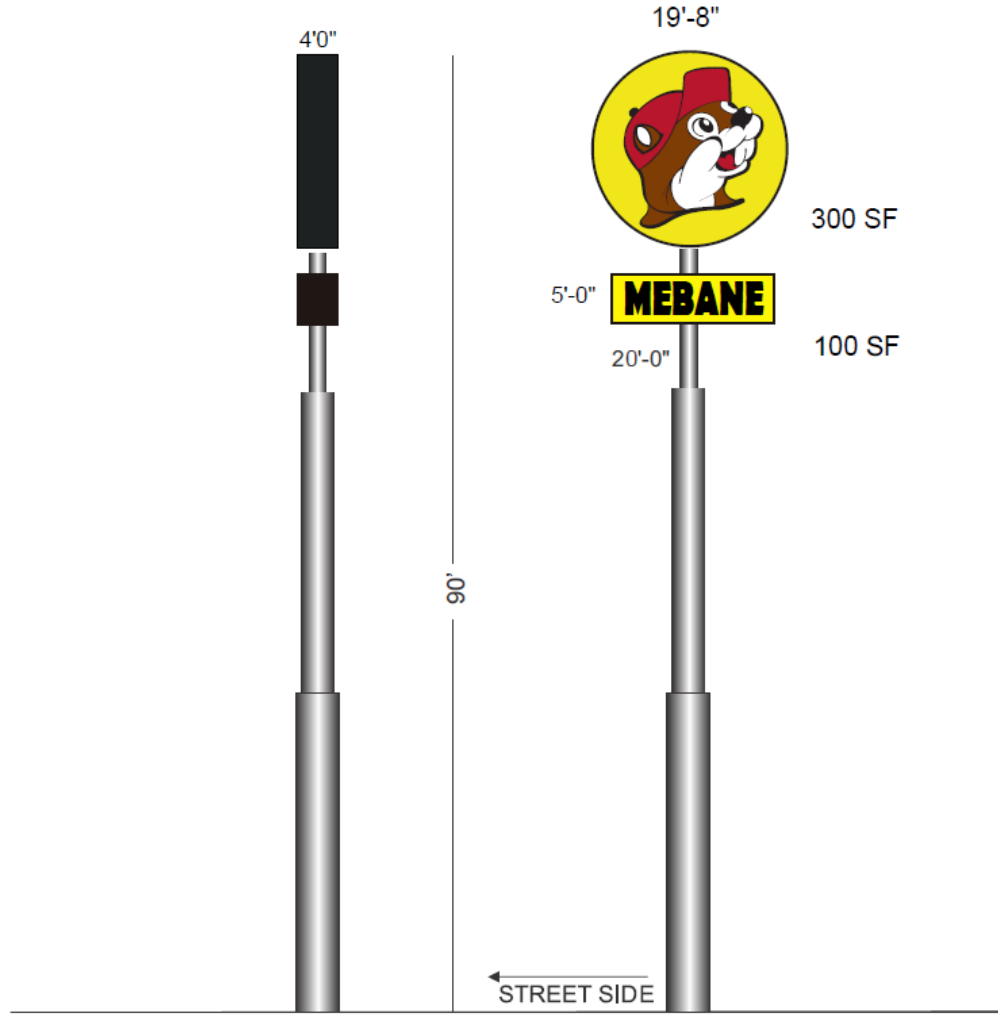




WALMART CENTER RETAIL



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



300 SF
 100 SF



OPPOSITE VIEW
 LOGO FACES LEFT

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

PRESENTATION DRAWING

Client:
 Buc-ee's

Client's Location:
 Mebane, NC

Sales Rep: Justin B.

Project Manager: Brenda B.

PM Approval:

Date:

Drawn By: DR

Revision:

Work Order#

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

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

TEN MOST RECENT SIGN APPROVALS

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

Pilot Freeway



Pilot
T-H Road



Love's
Freeway



Love's
State 119

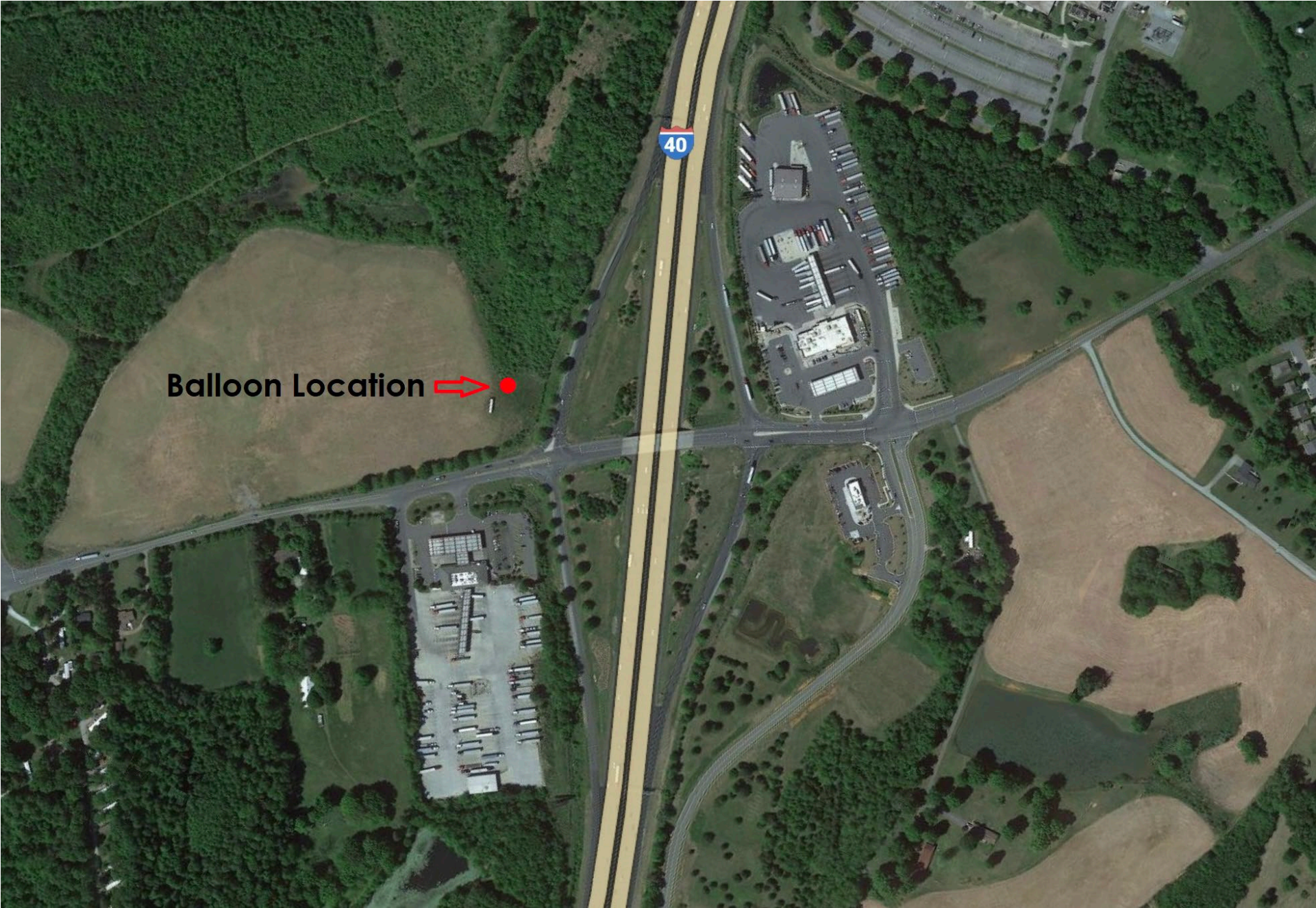


Lowe's
State 119



Lowe's
Freeway





Balloon Location → ●

Westbound Street View



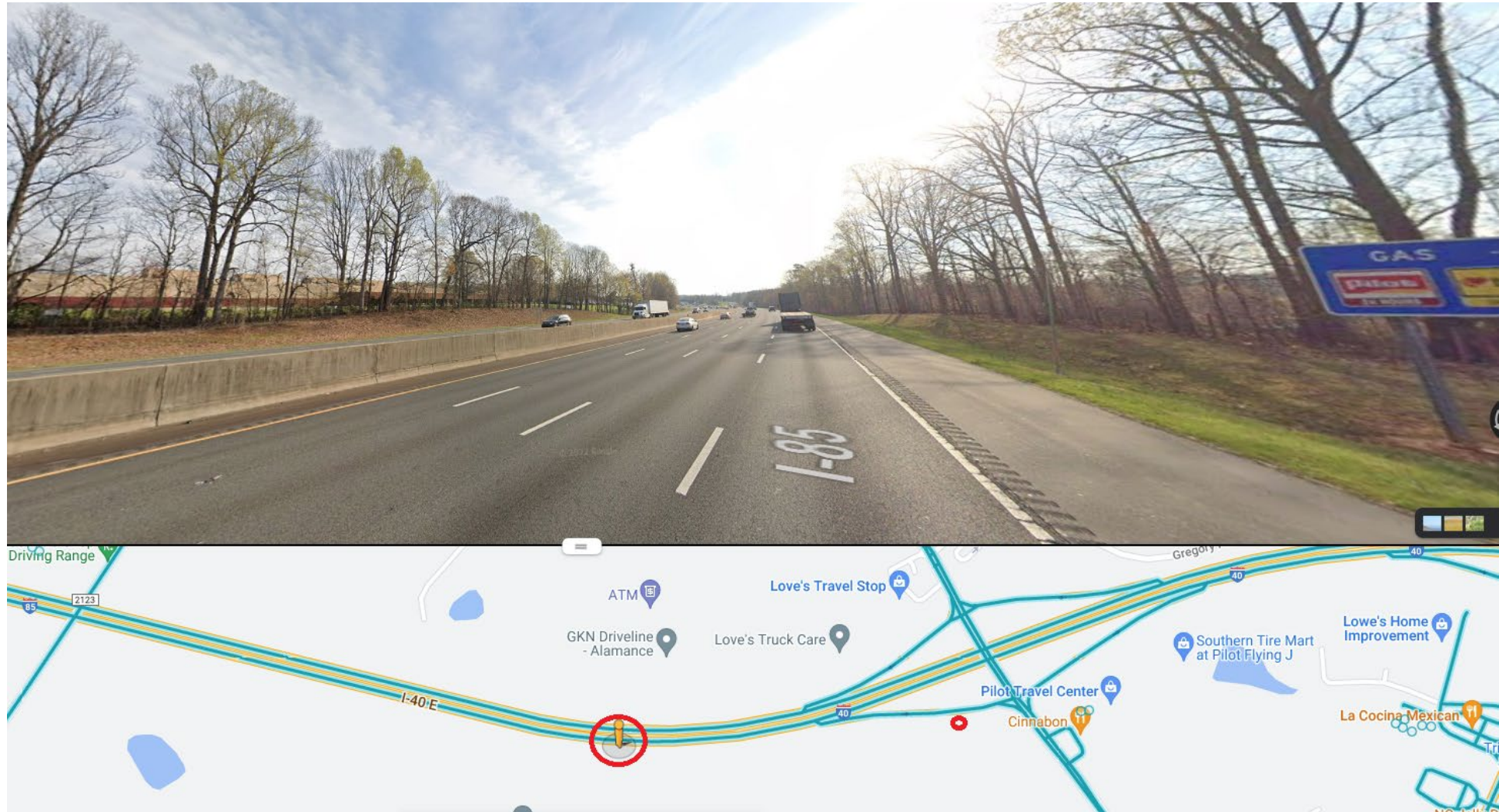
80 Ft.
Westbound
First Sight



100 Ft.
Westbound
First Sight



Eastbound Street View



80 Ft.
Eastbound
Not Visible



VIDEO

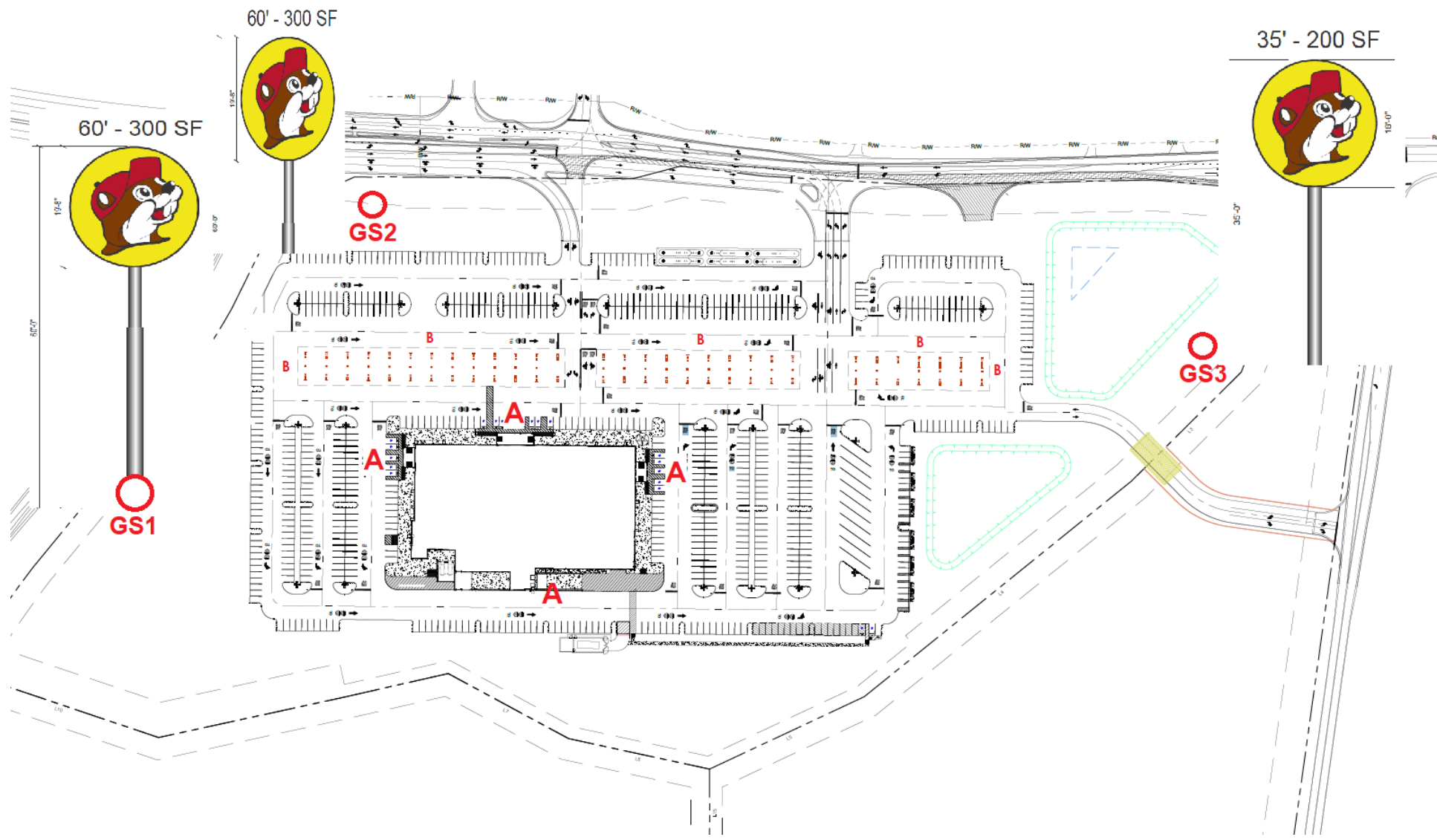
100 Ft.
Eastbound
First Sight

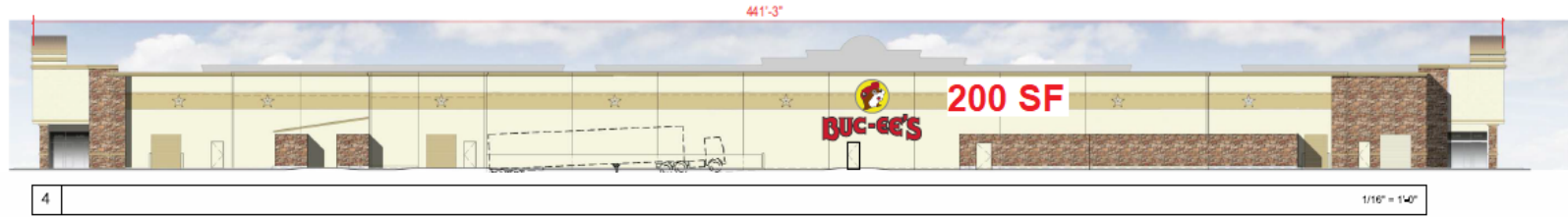


ORDINANCE / PROPOSED COMPARISON

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

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





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

REVISION

REVISION	DATE	DESCRIPTION



BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

NOVEMBER 28, 2023

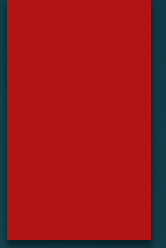


Kimley»Horn

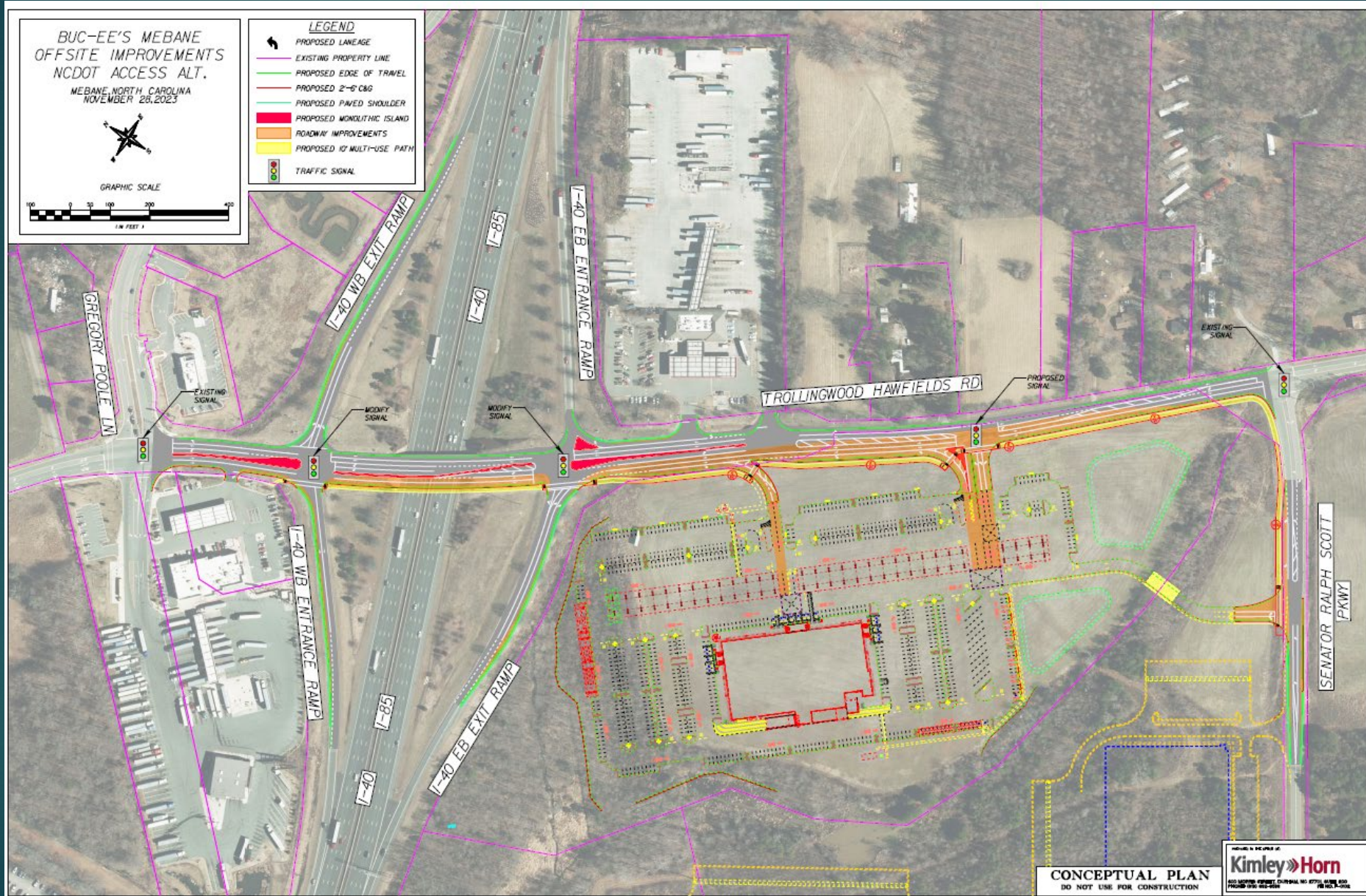


GRAPHIC SCALE IN FEET
0 40 80 160

TRAFFIC IMPACT ANALYSIS



TRAFFIC IMPROVEMENTS



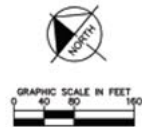


BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

NOVEMBER 28, 2023



Kimley»Horn



EXISTING LAND USE PATTERN



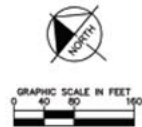


BUC-EE'S MEBANE: CONCEPTUAL SITE PLAN RENDERING

NOVEMBER 28, 2023



Kimley»Horn



MEBANE BY DESIGN

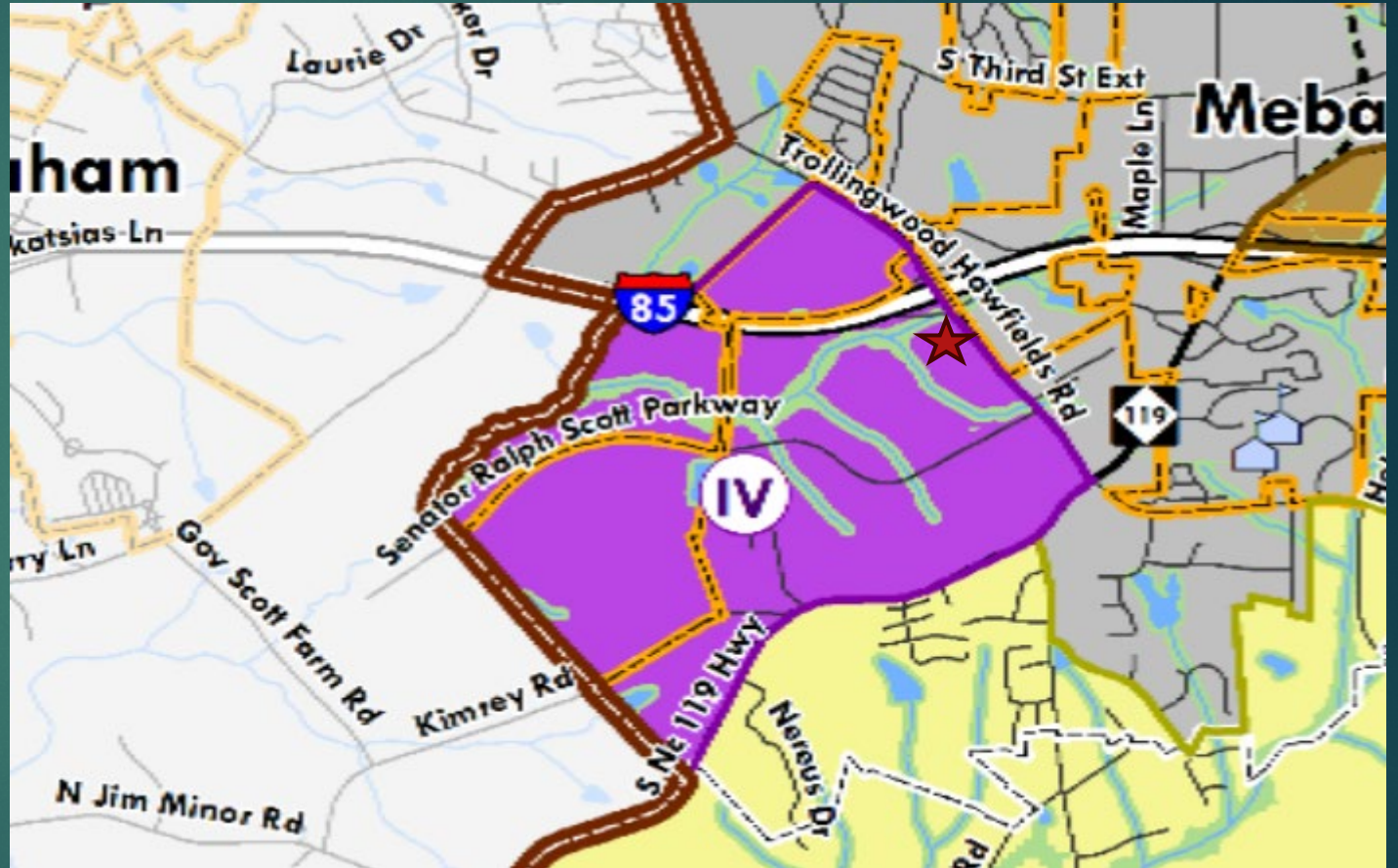
MEBANE BY DESIGN Comprehensive Land Development Plan *City of Mebane*



FINAL REPORT

Adopted by Mebane City Council

May 1, 2017



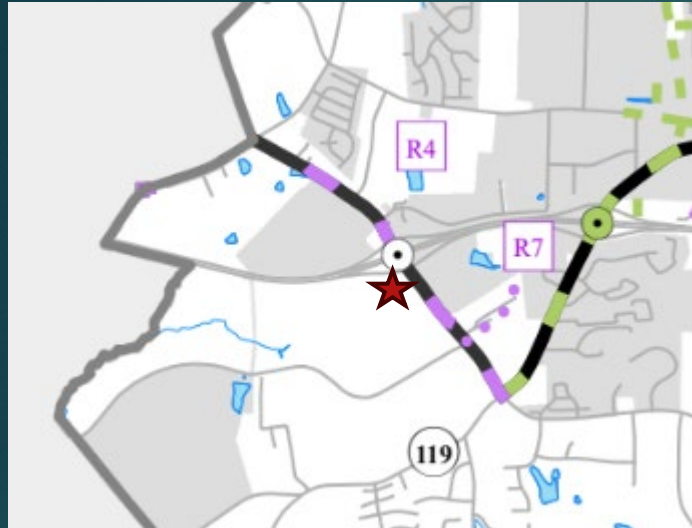
Designated G-1, Industrial (IV): Greatest Access and Infrastructure, Part of NCCP, destination oriented, employment center; support Industrial uses in this location

Comprehensive Transportation Plan

ROADWAY PROJECT # 3

MEBANE 2040 COMPREHENSIVE TRANSPORTATION PLAN PROJECT SHEET

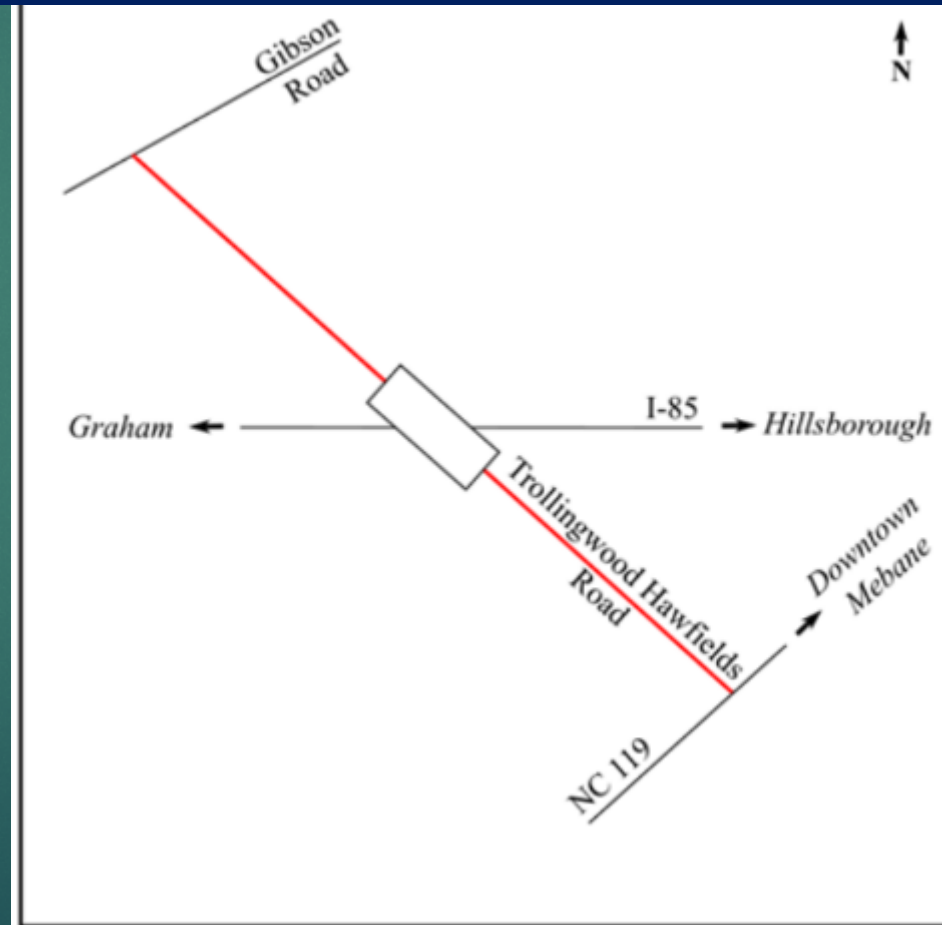
Trollingwood Hawfields Road Widening



Roadway Facilities

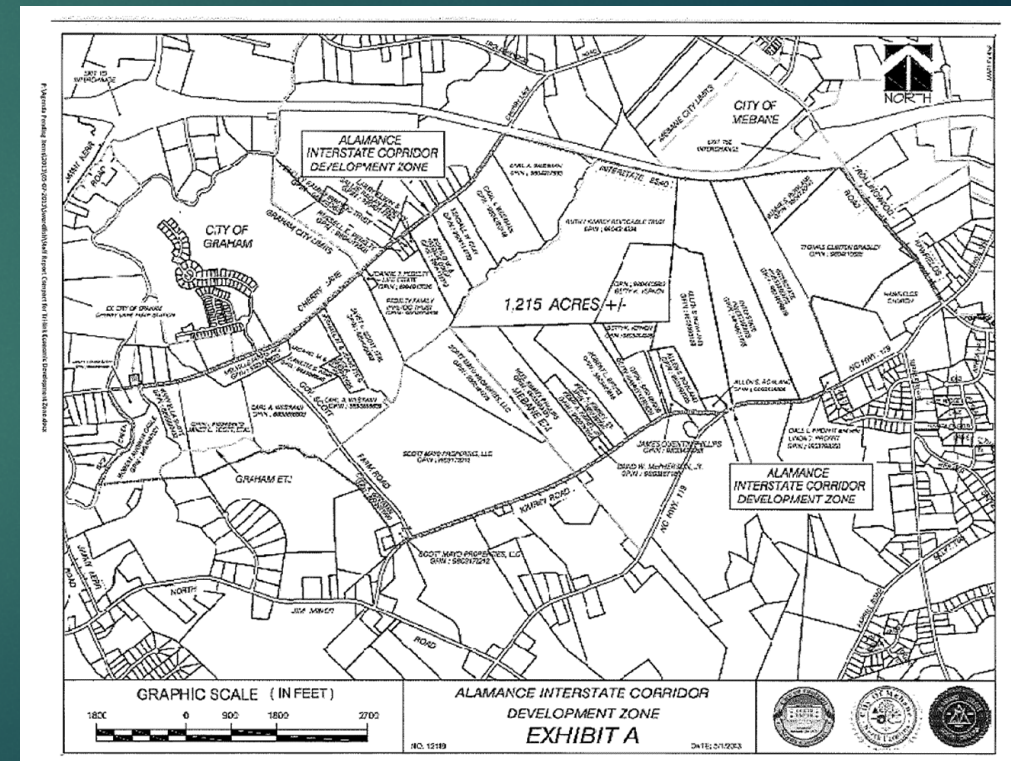
Legend

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



NORTH CAROLINA COMMERCE PARK

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



NEIGHBORHOOD OUTREACH

327 FM 2004
Lake Jackson, Texas 77566



979.230.2920

October 20, 2023

Dear Neighbor:

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

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

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

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

We look forward to answering your questions as we move through the rezoning process. Please feel free to contact our project representative, Amanda Isidiera, with any questions you have about this request. Her direct phone number is 888-609-5137, or you can email her at amanda@isaacsonsheridan.com.

Sincerely,

Stan Beard

Director of Real Estate and Development

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



Questions and Discussion



APPLICATION FOR A SPECIAL USE PERMIT

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

Name of Applicant: CSMS Management, LLC

Address of Applicant: 327 FM 2004, Lake Jackson, TX, 77566

Address and brief description of property: 1425 Trollingwood Hawfields Road

Southwest quadrant of Trollingwood Road interchange at I-40 corridor; approximately 32.47 acres

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

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

Yes Explain: _____ No

Type of request: Modification of standards within the HM CD Zoning

Sketch attached: Yes No

Reason for the request: To allow for the Travel Plaza within the HM district.

Signed: JMCR

Date: 10/26/23

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.

Site plan documents are available through the following link:

<https://cityofmebane.sharefile.com/d-s932325bc89324134905c169a1f3eab46>

PLANNING PROJECT REPORT

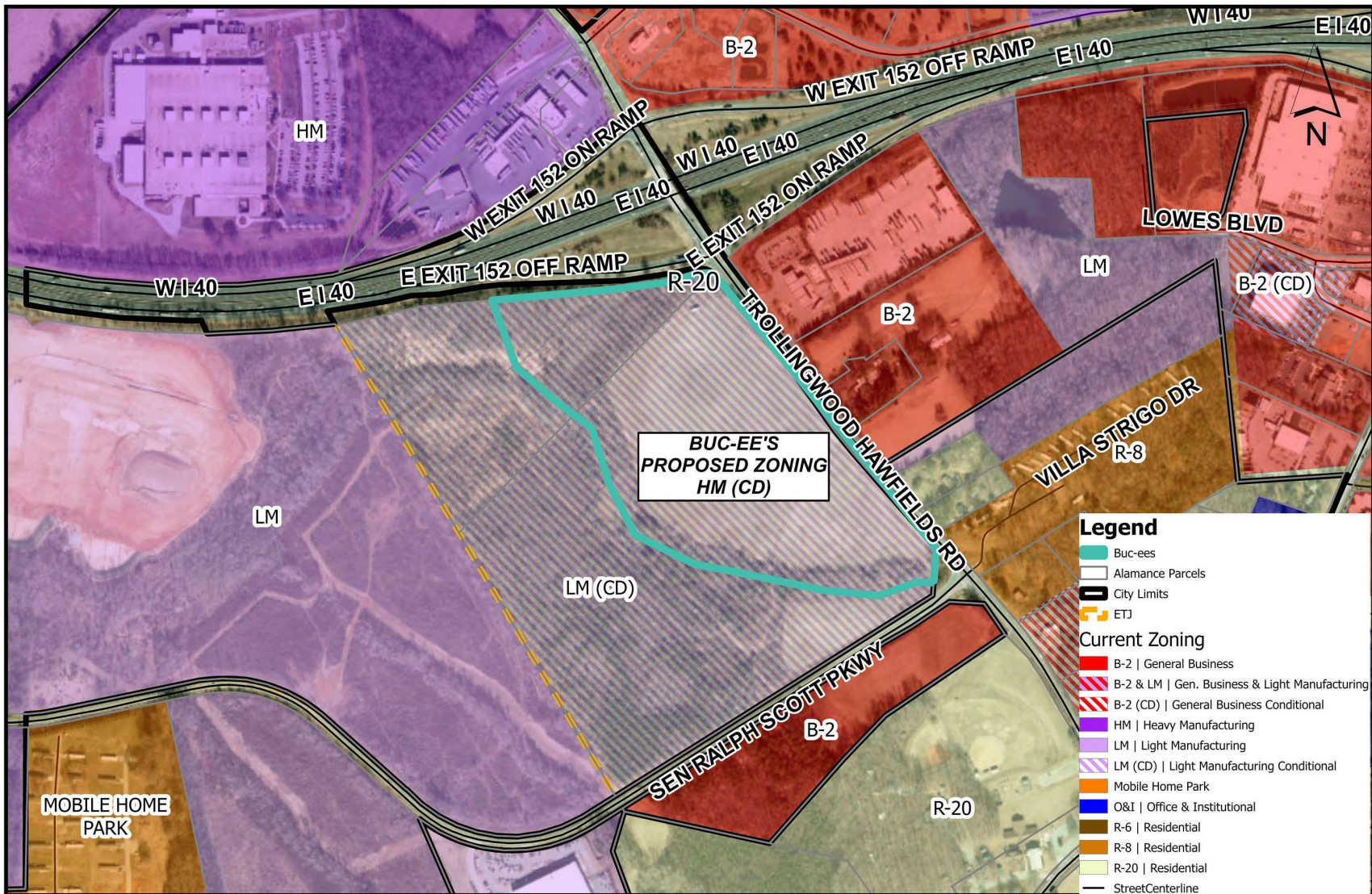
DATE	12/04/2023
PROJECT NUMBER	RZ 23-09; SU 23-04
PROJECT NAME	Buc-ee's Mebane
APPLICANT	CSMS Management, LLC 327 FM 2004 Lake Jackson, TX 77566

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ZONING REPORT

EXISTING ZONE	LM (CD), Light Manufacturing Conditional District
REQUESTED ACTION	HM (CD), Heavy Manufacturing Conditional District
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Vacant, Farm
PARCEL SIZE	+/- 32.087 acres
PROPERTY OWNERS	CSMS Management, LLC 11200 West Broadway, Suite 2332 Pearland, TX 77584
LEGAL DESCRIPTION	<p>Request to rezone the +/- 32.087-acre property with a preliminary address of 1425 Trollingwood-Hawfields Road and frontage on I-40/85 (formerly GPINs 9804810638 and 9804720640), from LM (CD) to HM (CD) to allow, contingent on the approval of a special use permit, a travel plaza by CSMS Management, LLC.</p> <p>Request for a Special Use Permit to allow for a travel plaza on the +/- 32.087-acre property with a preliminary address of 1425 Trollingwood-Hawfields Road and frontage on I-40/85 (formerly GPINs 9804810638 and 9804720640) by CSMS Management, LLC.</p> <p>A subdivision plat was recorded on October 19, 2023. The subject property is described as Lot 1 on the plat recorded with the Alamance County Register of Deeds in Book 84, Pages 95-99. A GPIN has not been assigned to the new lot.</p>
AREA ZONING & DISTRICTS	<p>Adjoining properties are zoned LM (CD) and properties to the northwest are zoned HM (Heavy Manufacturing). Across Trollingwood-Hawfields Road, the adjacent zoning varies, with properties zoned B-2 (General Business), LM (Light Manufacturing), R-20 (Residential), and Mobile Home Park. Properties to the south of Senator Ralph Scott Parkway are zoned B-2 and R-20.</p>
SITE HISTORY	<p>The site has historically been used as farmland. Stream, wetlands, and floodplain are present. In December 2022, the Mebane City Council approved a rezoning request that included the subject property. The property was rezoned to LM (CD), and the site-specific plan associated with the conditional zoning district showed a +/- 279,000 square foot warehouse with 49 truck docks, 71 trailer storage spaces, and 211 parking stalls.</p>
STAFF ANALYSIS	
CITY LIMITS?	<input checked="" type="checkbox"/> YES <input 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	The proposed rezoning is consistent with the LM and HM zoning of surrounding properties and the location of the property in the North Carolina Commerce Park.



**CITY OF MEBANE
ZONING MAP**

**CONDITIONAL REZONING
BUC-EE'S**

DATE: 12/6/23

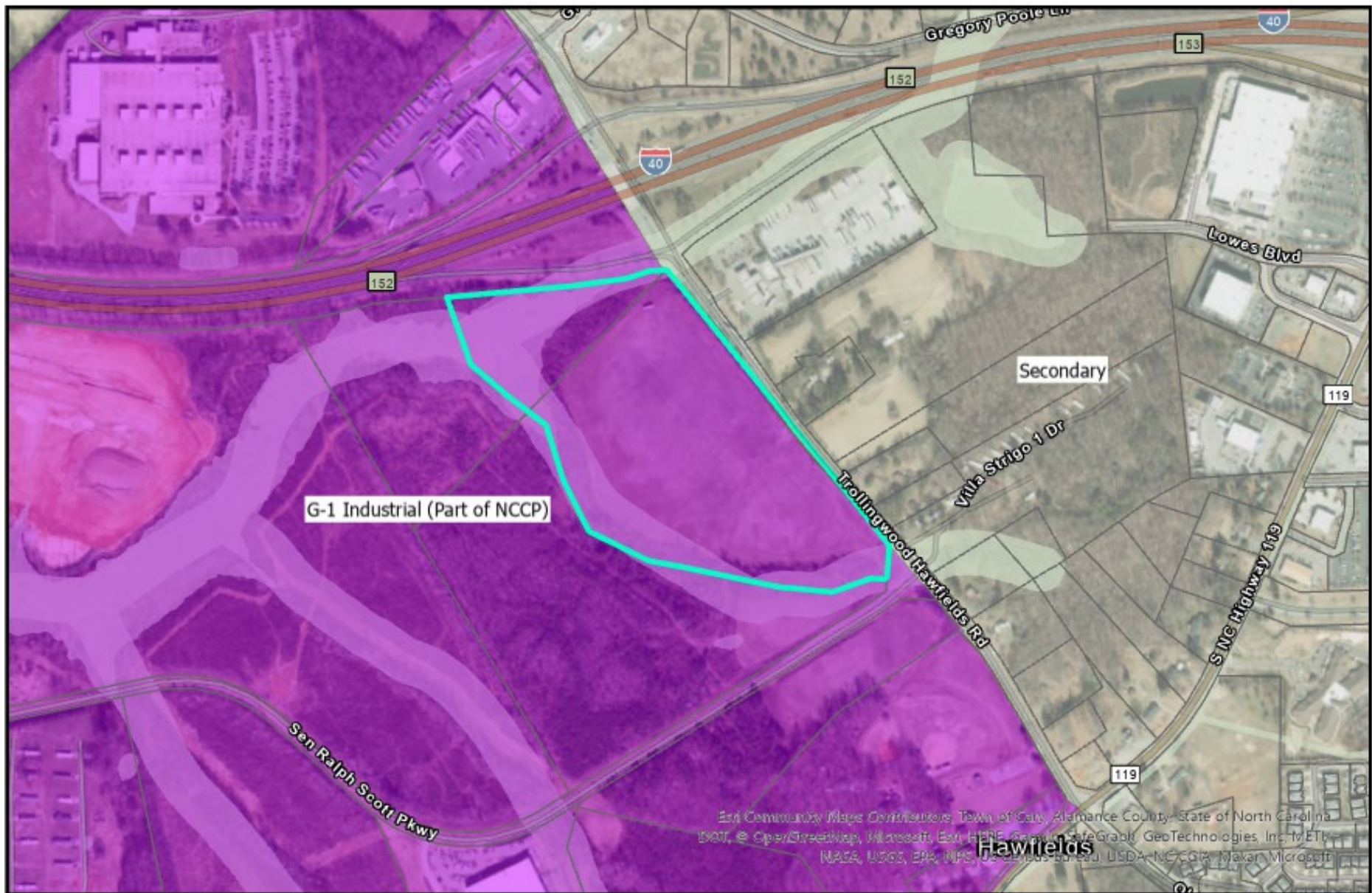
DRAWN BY: BP

1 inch = 600 feet

LAND USE REPORT

EXISTING LAND USE	Vacant, Farm
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting to rezone a +/- 32.087-acre property from LM (CD) to HM (CD). Additionally, the applicant is requesting a special use permit to develop a travel plaza on the subject property.
PROPOSED ZONING	HM (CD) Heavy Manufacturing Conditional District
PARCEL SIZE	+/- 32.087 acres
AREA LAND USE	The property is part of the North Carolina Commerce Park, which includes such industrial users as UPS, Walmart, and Revere Copper. Crow Industrial is currently developing the adjoining properties to the west for two warehouse buildings. Love's Travel Stop is across I-40/85, and a Pilot Travel Center is across Trollingwood-Hawfields Road. Residential uses are also across Trollingwood-Hawfields Road, including single-family detached homes and a mobile home park. Property immediately across Senator Ralph Scott Parkway is undeveloped.
ONSITE AMENITIES & DEDICATIONS	The applicant proposes a 10' public multi-use path across the property's frontage on Trollingwood-Hawfields Road and to its driveway access on Senator Ralph Scott Parkway. A 10' public multi-use path is also proposed as part of the bridge improvements. Crosswalks and pedestrian signals will be installed where required. Right-of-way dedications will occur as necessitated with roadway improvements.
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF PROPOSED CONDITIONS	The applicant is proposing one freestanding sign not to exceed 90 feet in height and 400 square feet in sign area. The Mebane UDO allows one sign per street frontage. For signs within 400 feet of the interstate highway and interchanges, the maximum allowed height is 60 feet and the maximum area is 300 square feet. The applicant is proposing wall signs that exceed the maximum sign area of 200 square feet. The signs adhere to the rule used to calculate allowable sign area, which is one square foot for every linear foot of building wall.

CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-1 Industrial
OTHER LAND USE CONSIDERATIONS	Mebane Comprehensive Transportation Plan, Roadway Project #4
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	PUBLIC FACILITIES AND INFRASTRUCTURE 2.1 Improve safety and confidence of pedestrian access across major streets, including I-40/85, US-70, NC-119, Mebane-Oaks Road and other highly traveled roadways.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



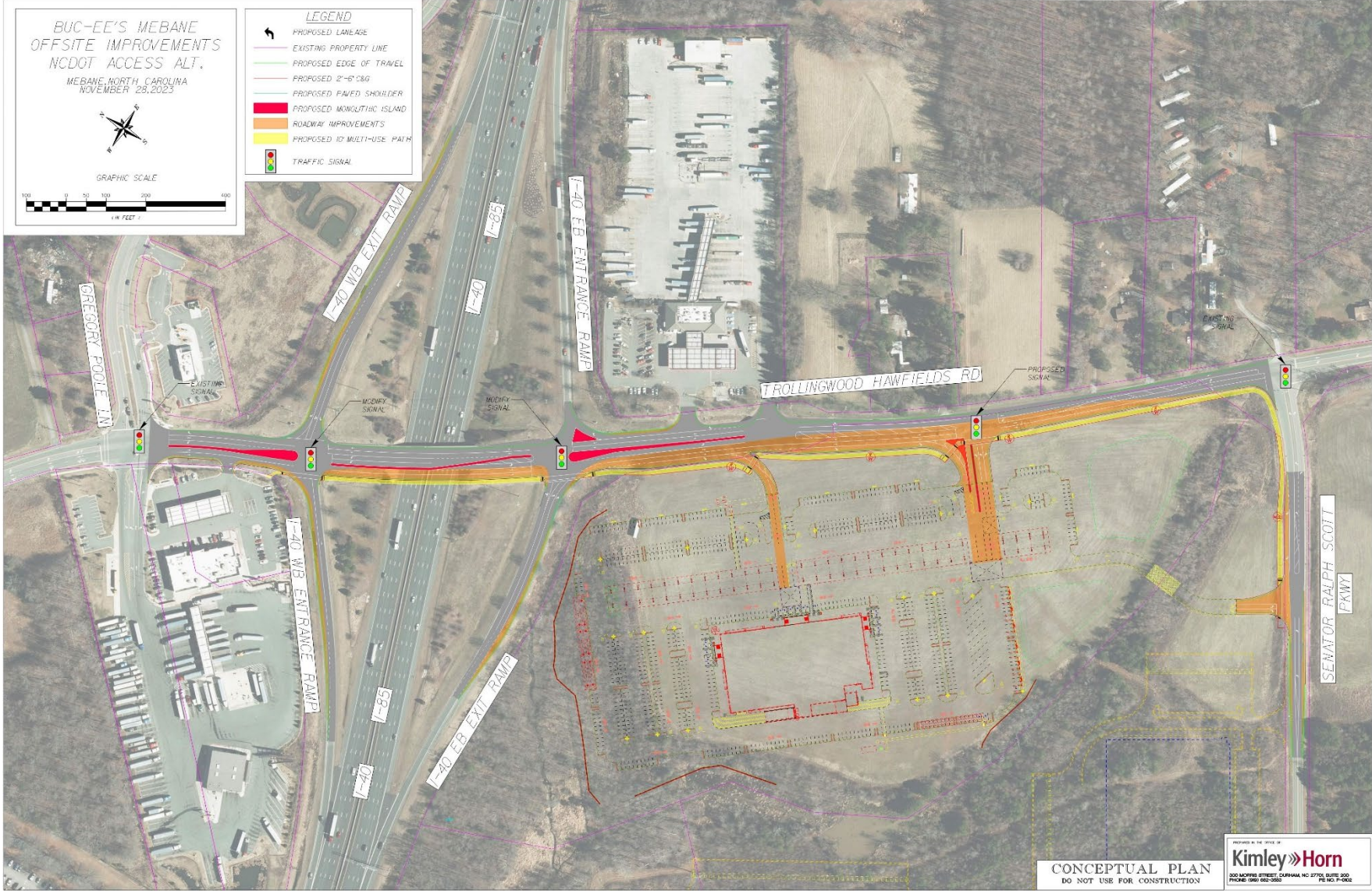
UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	Per the memorandum from Franz Holt of AWCK, the anticipated water and sewer use for the proposed development is 23,000 gallons per day. An extension of a 12-inch water main along Trollingwood-Hawfields Road from the City's 16-inch water main at Senator Ralph Scott Parkway will provide for private fire and domestic connections. For sewer, the applicant will extend a 12-inch public sewer main from its 15-inch outfall to and under Trollingwood-Hawfields Road. The proposed extension is consistent with the planned City of Mebane GKN Pump Station flow reroute project to Graham. An 8-inch private connection to this public line will serve the proposed development and include a grease trap. Upon completion of public water and sewer main improvements, they will become part of the City of Mebane's water and sewer systems for ownership and maintenance.
UTILITIES PROVIDED BY APPLICANT	The 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 checked="" type="checkbox"/> NO

TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS	<p>The property has frontages on Trollingwood-Hawfields Road and I-40/85. Two driveway connections are proposed on Trollingwood-Hawfields Road, one as a right-in only and the other as full movement and signalized. Though the property does not have frontage on Senator Ralph Scott Parkway, the applicant has acquired a 55' permanent access easement to provide the site with another point of entry and exit.</p> <p>NCDOT provides traffic count data for Trollingwood-Hawfields Road, which is currently a two-lane undivided road. In 2019, this section of the road had an average daily traffic volume of 10,000 trips. NCDOT does not provide any data for Senator Ralph Scott Parkway. In 2022, the I-40/85 ramps registered the following number of trips: 6,200 at eastbound exit; 4,100 at eastbound</p>
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	<p>entrance; 4,000 at westbound exit; and 6,600 at westbound entrance.</p> <p>North of Senator Ralph Scott Parkway, Trollingwood-Hawfields Road registers a low safety score of 78, with 48 crashes recorded in the area between 2018 and 2022. The section of Trollingwood-Hawfields Road that extends from the intersection with Senator Ralph Scott Parkway to the south registers a moderate safety score of 33.</p>
<p>TRAFFIC IMPACT ANALYSIS REQUIRED?</p>	<p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>DESCRIPTION OF RECOMMENDED IMPROVEMENTS</p>	<p>The applicant is required to make roadway improvements on Trollingwood-Hawfields Road, Senator Ralph Scott Parkway, I-40/85 ramps, and the bridge across I-40/85. These improvements include widening, monolithic islands, turn lanes, and multi-use path. The detailed improvements required by the Traffic Impact Analysis (TIA) are included in the attached letters from the NCDOT, VHB (the City's contracted TIA reviewer), and the City Engineer. A conceptual design is also included on the following page.</p>
<p>CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?</p>	<p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?</p>	<p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>DESCRIPTION OF MULTIMODAL IMPROVEMENTS</p>	<p>Consistent with the requirements of the Mebane Unified Development Ordinance, the applicant will provide a bicycle rack for every ADA space. To accommodate the bicycle racks, the applicant has proposed a bicycle plaza that includes parking for bicycles and a repair station.</p> <p>The applicant will construct a 10' multi-use path from its driveway entrance on Senator Ralph Scott Parkway to the existing sidewalk at Love's Travel Stop along Trollingwood-Hawfields Road. Internal sidewalk will connect the development to the multi-use path. Crosswalks and pedestrian crossing signals will be provided where required.</p>



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 “Buc-ee’s Mebane” is consistent with the guidance provided within Mebane By Design, the Mebane Comprehensive Land Development Plan. Specifically, it is located in an industrial growth strategy area, serves Goal 2.1, and widens Trollingwood-Hawfields Road consistent with Roadway Project #4 of the City’s Comprehensive Transportation Plan. The site is part of the North Carolina Commerce Park and the proposed project is in harmony with nearby light and heavy industrial uses.
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 MEBANE BY DESIGN, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?	<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.



December 5, 2023

Seth Ward, PE
Kimley-Horn and Associates
300 Morris Street Suite 200
Durham, NC 27701

Subject: Buc-ee's at NCCP – Water and Sewer System

Regarding the subject Preliminary Site Plan and in accordance with the UDO, this letter is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

1. Water system –
 - Buc-ee's proposes to extend a 12-inch water main along Trollingwood-Hawfields Road from Mebane's 16-inch water main at Senator Ralph Scott Parkway. This 12-inch water main will eventually be looped back to Lowes Blvd. with future development. Private fire and domestic connections will be made from the 12-inch water main extension with appropriate valves, backflow devices, and fire hydrants protecting and serving the site.
 - Anticipated water use is 23,000 gallons per day.
 - The City has adequate water capacity at the Graham-Mebane Water Plant to provide domestic water use and fire flows for the proposed development.
 - Upon completion of the public water main improvements, to City of Mebane requirements, they will become a part of Mebane's water distribution system for ownership and maintenance.
2. Sanitary Sewer system –
 - Buc-ee's proposes to extend a 12-inch public sewer main from its 15-inch outfall to and under Trollingwood-Hawfields Road. The proposed extension is consistent with the planned City of Mebane GKN Pump Station flow reroute project to Graham. An 8-inch private connection to this public line will serve the proposed development and include a grease trap.
 - Anticipated wastewater use is 23,000 gallons per day.
 - The City has adequate wastewater capacity available in the downstream Mebane 15-inch sanitary sewer outfall, Graham's 18-inch sanitary sewer outfall, Graham's Cherry Lane Pump Station, and at the Graham Wastewater Treatment Plant. This wastewater flow does not count against Mebane's 0.75 MGD purchased wastewater capacity agreement.
 - Upon completion of public sewer main improvements, to City of Mebane requirements, they will become a part of Mebane's sewer collection system for ownership and maintenance.

If there are any questions, please let me know.

Sincerely,

Franz K. Holt, P.E. City Engineer

CC:

Ashley Ownbey - Development Director

Kyle Smith, P.E. – Utilities Director



Technical Memorandum

Date: December 5, 2023

To: Ashley Ownbey - Development Director

From: Franz K. Holt, P.E - City Engineer

Subject: Buc-ee's at the NC Commerce Park (NCCP) – City Engineering review

Preliminary Site Plans for Buc-ee's at the NCCP dated November 28th, 2023, and prepared by Seth Ward, P.E. with Kimley Horn and Associates, INC., of Durham, NC, have been reviewed by the Engineering Department as a part of the TRC process. Our technical memo comments are as follows:

A. General

1. Buc-ee's proposes to construct a 74,000 square foot building on a 32.47-acre site located within the NCCP and fronting along Trollingwood-Hawfields Road.
2. Stormwater management controls will be required to treat and detain the stormwater runoff from the proposed built upon surfaces meeting Mebane Phase II stormwater requirements for post-construction runoff.
3. A Traffic Impact Analysis (TIA) has been completed for the site and reviewed by NCDOT and City with certain roadway improvements being identified to Trollingwood-Hawfields Road and Senator Ralph Scott Parkway. NCDOT review and approval will be required for utility encroachments, multi-use path improvements, the three proposed driveway connections, and the proposed roadway, bridge, turn lane, and signal improvements identified as a part of the TIA.
4. A 10' wide multi-use path is shown along Trollingwood-Hawfields Road from Senator Ralph Scott Parkway through the Interstate overpass to the existing sidewalk at Love's. The 10' wide multi-use path will also continue along Senator Ralph Scott Parkway to the Buc-ee's driveway. Internal sidewalk network will connect to these public walkway improvements.

B. Availability of City Water and Sewer

1. Water system –
 - Buc-ee's proposes to extend a 12-inch water main along Trollingwood-Hawfields Road from Mebane's 16-inch water main at Senator Ralph Scott Parkway. This 12-inch water main will eventually be looped back to Lowes Blvd. with future development. Private fire and domestic connections will be made from the 12-inch water main extension with appropriate valves, backflow devices, and fire hydrants protecting and serving the site.
 - Anticipated water use is 23,000 gallons per day.
 - The City has adequate water capacity at the Graham-Mebane Water Plant to provide domestic water use and fire flows for the proposed development.
 - Upon completion of the public water main improvements, to City of Mebane requirements, they will become a part of Mebane's water distribution system for ownership and maintenance.



2. Sanitary Sewer system –

- Buc-ee's proposes to extend a 12-inch public sewer main from its 15-inch outfall to and under Trollingwood-Hawfields Road. The proposed extension is consistent with the planned City of Mebane GKN Pump Station flow reroute project to Graham. An 8-inch private connection to this public line will serve the proposed development and include a grease trap.
- Anticipated wastewater use is 23,000 gallons per day.
- The City has adequate wastewater capacity available in the downstream Mebane 15-inch sanitary sewer outfall, Graham's 18-inch sanitary sewer outfall, Graham's Cherry Lane Pump Station, and at the Graham Wastewater Treatment Plant. This wastewater flow does not count against Mebane's 0.75 MGD purchased wastewater capacity agreement.
- Upon completion of public sewer main improvements, to City of Mebane requirements, they will become a part of Mebane's sewer collection system for ownership and maintenance.

C. *Phase II Stormwater Post Construction Ordinance, Watershed Overlay District, and Falls Lake Watershed Stormwater Regulations*

1. Watershed Overlay District requirements are provided under Sec. 5.3 of the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. These requirements do not apply as the project drains to Back Creek below the Graham-Mebane Lake dam with no restrictions on built upon area.

2. Phase II Stormwater Post Construction Ordinance

Sections 5.1 and 5.2 in the UDO provide standards for Storm Water Management and 5.1.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provides detailed standards. The SPCO does apply to this project as it will disturb more than one acre of land and it is estimated that the new built upon will be more than 24% of the site. The project proposes to construct two privately maintained stormwater management control devices meeting the City's requirements for stormwater treatment and detention. Fencing is required with water pooling at 2 feet and above.

D. *Storm Drainage System*

Sec. 5-1.D in the UDO provides requirements for storm drainage systems. The preliminary site plans include a preliminary layout of storm drainage swales, piping, and inlets that collect stormwater runoff that is directed to stormwater management control devices where treatment and detention occurs before being discharged off-site.



G. *Street Access and TIA*

The following is from NCDOT's review letter:

Based on the information provided, and as a condition of the pending driveway permit, the developer will be required to construct the following road improvements to mitigate the anticipated impacts of site traffic.

Trollingwood-Hawfields Road – I-40 Westbound Ramps:

- Construct a second westbound left-turn lane with a minimum of 400 feet of full width storage and appropriate transition per NCDOT requirements.
- Widen the bridge over I-40 to provide two southbound receiving lanes and a second northbound left-turn lane with a minimum of 250 feet of full width storage and appropriate transition per NCDOT requirements.
- Widen the I-40 westbound on-ramp to provide a second receiving lane with a minimum of 750' feet of full width and appropriate transition per NCDOT requirements.
- Restripe the existing southbound right-turn lane to provide a second through lane.
- Subject to available right of way, construct a southbound exclusive right turn-lane with 250 feet of full width storage and appropriate transition per NCDOT requirements.
- Modify the existing traffic signal to accommodate the proposed laneage.

Trollingwood-Hawfields Road – I-40 Eastbound Ramps:

- Widen the eastbound approach to provide a shared through/left turn lane and two exclusive right turn lanes.
- Extend the eastbound left and right turn lanes to provide a minimum of 400 feet of full width storage and appropriate transition per NCDOT requirements.
- Widen the bridge over I-40 to provide two continuous southbound through lanes, and an exclusive southbound left turn lane with 150 feet of full width storage with appropriate transition per NCDOT requirements.
- Widen the southbound departure to accommodate two through lanes.
- Widen to provide two northbound through lanes, and an exclusive northbound right turn lane with a minimum of 300 feet of full width storage and appropriate transition per NCDOT requirements.
- Modify the existing traffic signal to accommodate the proposed laneage.

Trollingwood-Hawfields Road – Pilot Truck Stop North Driveway:

- Coordinate with the property owner and convert the Pilot Truck Stop north driveway to a stop-controlled right-in/right-out access by constructing a median along Trollingwood-Hawfields Road with appropriate channelization, signing and markings per NCDOT requirements.



Trollingwood Hawfields Road – Pilot Truck Stop South Driveway/Buc-ee’s North Driveway:

- Construct the Buc-ee’s north driveway with one channelized southbound free-flow right-turn ingress lane, providing a minimum of 200 feet of full width storage and appropriate transition per NCDOT requirements.
- Provide appropriate internal protected stem length on the proposed access and internal circulation pattern to accommodate all possible movements safely and efficiently.
- Widen Trollingwood Hawfields road to provide two northbound through lanes, two southbound through lanes, and an exclusive southbound left turn lane with a minimum of 300 feet of full width storage and appropriate transition per NCDOT requirements.

Trollingwood-Hawfield Road – Buc-ee’s South Driveway:

- Construct the Buc-ee’s south driveway under signal control with two ingress lanes and three egress lanes, consisting of two exclusive left-turn lanes with 400’ of full width storage and an exclusive right-turn lane with 100’ of full width storage.
- Provide appropriate internal protected stem length and internal circulation pattern to accommodate anticipated queues and all possible movements safely and efficiently.
- Construct a northbound left-turn lane with 150 feet of full width storage and appropriate transition per NCDOT requirements.
- Construct a channelized southbound right-turn lane with a minimum of 200 feet of full width storage and appropriate transition per NCDOT requirements.
- Widen Trollingwood-Hawfields Road to accommodate two southbound through lanes and two northbound through lanes to receive dual left-turn movements from the access.
- Construct a connected and coordinated traffic signal to accommodate the proposed geometry.

Trollingwood-Hawfields Road – Senator Ralph Scott Parkway- Villa Strigo Drive Intersection:

- Extend the existing southbound right-turn lane to provide continuous storage and terminating as a right-turn lane drop.

Senator Ralph Scott Parkway – Buc-ee’s Site Driveway:

- Construct a full-movement, stop controlled site driveway with one ingress lane and two egress lanes consisting of an exclusive right-turn lane and exclusive left-turn lane.
- Provide a minimum internal protected stem length of 100’.
- Construct an eastbound left-turn lane with 100 feet of full width storage and appropriate transition per NCDOT requirements.
- Construct a westbound right-turn lane with 100 feet of full width storage and appropriate transition per NCDOT requirements.



H. Construction Plan Submittal

- The UDO indicates that construction plans for all street facilities, including water and sewer facilities, shall be submitted following preliminary plat or site plan approval; therefore, construction plans are not required as a part of the site plan review.
- A utility plan is provided which generally shows the proposed water lines, sewer lines, and storm drainage and stormwater management devices to indicate that the project is feasible for utility service and providing stormwater management.
- Appendix E, which is included in the UDO, is a Construction Document checklist which is to be provided at such time as construction plans are submitted after Preliminary Site Plan approval.
- Based on city engineering review of the referenced preliminary site plans, it is my opinion that said plans are in substantial compliance with the UDO.

Traffic impact analysis (TIA) documents are available through the following link:

<https://cityofmebane.sharefile.com/d-s932325bc89324134905c169a1f3eab46>