

MEBANE BY DESIGN

COMPREHENSIVE LAND DEVELOPMENT PLAN

Executive Summary

Overview

The Comprehensive Land Development Plan (CLP) updates the previous plan completed in 2001. The City has doubled in size to 13,277 since 2001 and is expected to grow to 32,672 by 2035. The Mebane By Design CLP document combines over a year's worth of research, data, maps, advisory committee and public input into a guiding land development plan for the City of Mebane.

The CLP is:

- ◆ Long range
- ◆ Comprehensive
- ◆ A Vision for the Future

The CLP is not:

- ◆ An Ordinance
- ◆ A Master Plan
- ◆ Fiscally Constrained

Vision

Vision statements looking out to 2035 were developed through advisory committee and public input and cover the following key issue areas:

- Growth Management
- Public Facilities and Infrastructure
- Preservation of Community and Culture
- Community Appearance
- Open Space and Natural Resource Protection

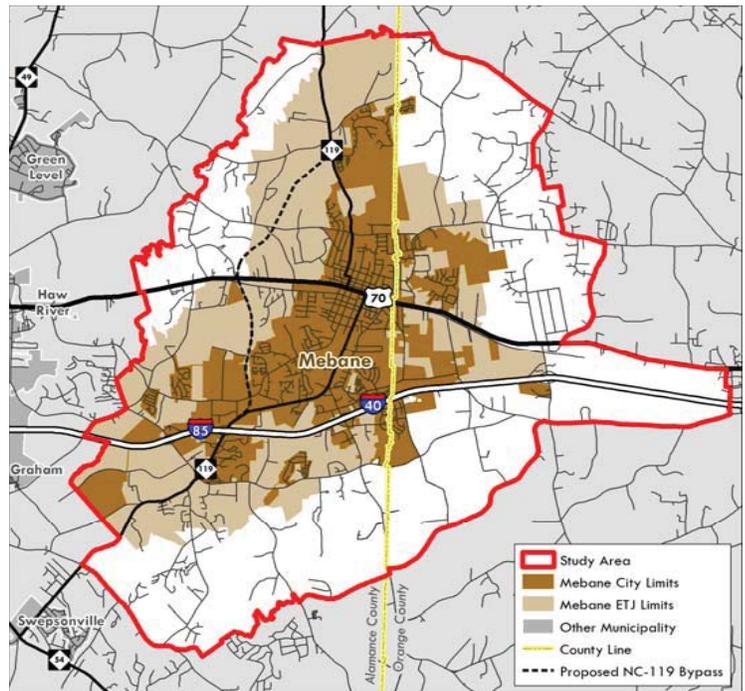
See the full plan document for detailed vision statements by key issue area.

Plan Contents

- CHAPTER 1: Introduction & Vision—Purpose, Organization of the Plan, Vision Statements, Goals and Relevant Plan Summary
- CHAPTER 2: Existing Conditions—Population & Growth, Economics, Infrastructure, Land Use, Zoning and Land Suitability
- CHAPTER 3: Advisory Committee & Public Input—Summary of Advisory and Public Meetings, Website and Other Meetings
- CHAPTER 4: Growth Strategy—Area Definitions and Descriptions
- CHAPTER 5: Land Development Plan Recommendations—Policy Goals, Strategies & Implementation Matrix
- APPENDIX: Demographics & References

Study Area

The study area is nearly 40 square miles analyzing land use and other conditions beyond the existing city limits, which is 8.8 square miles. Nearly two-thirds of the study area is in Alamance County and the other one-third is in Orange County.



Existing Conditions

The City of Mebane is a full-service City providing an array of services to its citizens. Maps identifying existing land use, zoning, steep slopes, hydric soils, water, sewer, transportation, recreation and natural resources were catalogued and mapped. In addition, a summary of demographics, population projections and economic conditions was compiled.

Public Involvement

There were several ways input was solicited for the CLP. The City Council established an advisory committee of over 20 members in January 2016. There were 8 advisory committee meetings, 2 public open house workshops and several presentations to organizations including Mebane on the Move, Mebane Business Association, Destination Downtown and the Downtown Merchant's Association. Meeting notes, documentation and Plan information can be found at www.mebanebydesign.net.

Growth Strategy

The City of Mebane has seen steady growth since the last land development plan was completed in 2001. The recent growth impacts manufacturing, distribution, commercial and residential sectors, with a particular concentration of development along I-40 in close proximity to interchanges.

A growth strategy map was developed to provide a geographic context for specific land development vision, goals and policies. The map shows the location of expected growth areas. The growth area descriptions provide policy goals for how growth should occur in these locations, what types of growth, uses, density and other features, providing guidance on the quality and mix of land use supporting Mebane's vision for land development. The areas that are expected to have a higher intensity of growth over the next 5 years are listed as G-1, G-2 or G-3 (1 being highest). Conservation areas (C) have high natural resource value and found throughout the study area, these are areas or corridors near streams, with contiguous forest cover or are watershed critical areas.

Growth Strategy areas I, II, III and IV on the map are expected to receive the highest growth pressure with adequate access to development infrastructure. Here are brief summaries of these Growth Strategy areas:

G-1 Downtown Mixed-Use (ID-I) Location: Downtown

Summary: The downtown area extends the opportunity for mixed-use development beyond the existing central business district containing a mix of stores, restaurants, old industrial, institutional and residential land uses.

G-1 Mixed-Use (ID-II) Location: NC 119 Bypass and US 70

Summary: This area will be an entrance and gateway to downtown Mebane when the NC 119 bypass is complete, ensure that it is aesthetically pleasing and feels connected to other parts of Mebane.

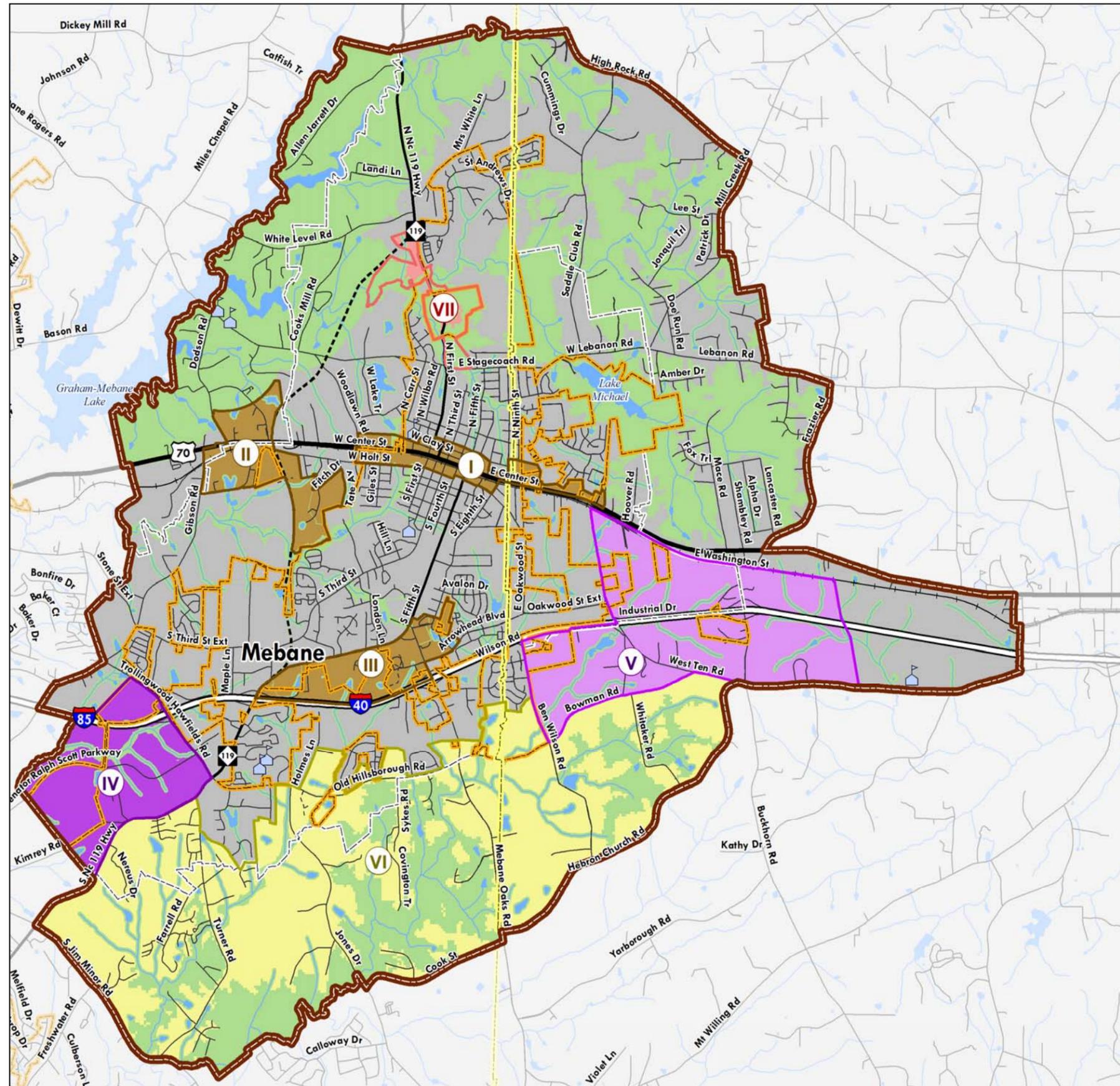
G-1 Mixed-Use (ID-III) Location: Cameron Lane Area

Summary: This area is receiving tremendous growth pressure and currently has several multi-family and commercial developments proposed in the area.

G-1 Industrial (ID-IV) Location: Part of NCCP

Summary: This area makes up a large part of the North Carolina Commerce Park (NCCP) and is a quickly growing industrial area, surrounded by a developing residential area. Creating safe traffic flow, intersections and trail connections throughout the growth area will increase the attractiveness of the industrial park.

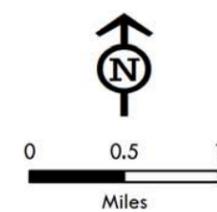
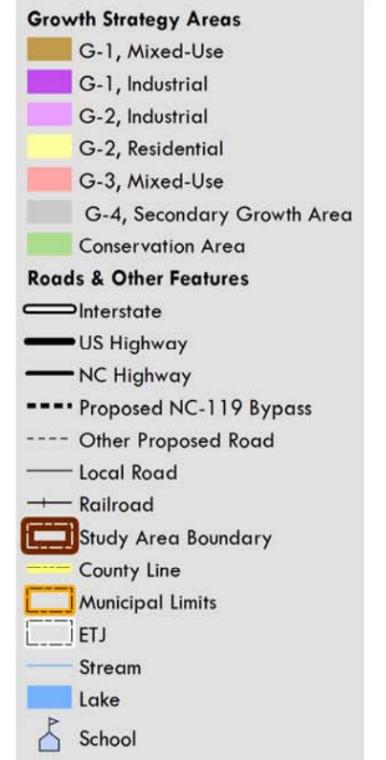
Please review the full plan for more information on the growth strategy areas, proposed uses, lot sizes, walkability and natural resource recommendations. In addition, the full report has detailed maps of each growth strategy area to help locate and identify the boundaries of each area.



CITY OF MEBANE

Comprehensive Land Development Plan

GROWTH STRATEGY AREAS OVERVIEW



Mapping provided by the
Piedmont Triad Regional Council Planning Department
Date: January 11, 2017



Land Development Plan Recommendations

The plan includes 21 policy goals in 6 areas. See Chapter 5 of the full plan for a list of strategies associated with each policy goal shown here:

1. Growth Management

1.1 Encourage a variety of uses in mixed use growth strategy areas and in the downtown, incorporate a village concept that supports compact and walkable environments.

1.2 Support Historic Downtown Mebane aesthetics, walkability, bikeability, shopping, dining and housing options.

1.3 Provide full cost accounting for future land development scenarios.

1.4 Ensure that adequate community facilities are integrated into new development to reduce distances to parks, schools and community centers.

1.5 Establish quality affordable housing goals that are encouraged and monitored.

1.6 Provide pedestrian-friendly commercial development, encouraging walking trips between land uses, while also reducing parking requirements.

1.7 Continue to support industrial development at existing industrial parks near Interstate 40.

2. Public Facilities and Infrastructure

2.1 Improve safety and comfort of pedestrian access across major streets, including Interstate 40/85, US 70, NC 119, Mebane-Oaks Road and other highly-traveled roadways.

2.2 Develop a coordinated public transportation system with trolleys, commuter buses, and ridesharing programs to reduce vehicular traffic demand on city streets and thoroughfares.

2.3 Develop more community facilities in partnership with private sector and non-profit partners.

2.4 Provide community facilities to underserved areas of Mebane.

3. Preservation of Community and Culture

3.1 Historic Downtown Mebane will be strengthened as the heart of the City by enhancing mixed-use development standards, walkability, and accessibility.

3.2 Public art will be encouraged, promoted and prevalent in downtown, public gathering spaces, parks, and public facilities.



White Furniture Company Apartments

4. Community Appearance

4.1 City entrance corridors, streetscapes, wayfinding, and signage will consistently reflect the City's "Positively Charming" brand, enhance accessibility and respect historic and cultural heritage.

4.2 Improve parking guidelines for downtown development, village centers and high density areas to encourage pedestrian transportation.

5. Open Space & Natural Resource Protection

5.1 Enhance water quality for streams and creeks, providing additional incentives for streams and creeks that are in Watershed critical areas or contiguous forest cover.

5.2 Provide abundant open space.

5.3 Provide greenways, parks and open space connectivity between different land uses and across major transportation corridors advancing safety and health.

5.4 Support park and open space expansion in developed and developing areas, prioritizing connectivity between each location.

5.5 Provide better information to landowners and citizens on the natural resource value of land.

6. Coordination

6.1 Document and share information related to land development that can be utilized across levels of government for better decision making.

Implementation

The full report includes a policy implementation guide at the end of Chapter 5: Land Development Plan Recommendations, identifying applicable growth strategy areas, ordinance locations and partners for implementation.



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