



# COMPREHENSIVE LAND DEVELOPMENT PLAN

## MEBANE BY DESIGN

### Advisory Committee

### NOTES - MEETING #4

April 19, 2016 8am MACC

*Attendees: Steven Gray, Ken Walker, Darrell Russell, Kurt Pearson, Craig Benedict, Carl Steinbicker, Greg Payne, Dave Roth, Alice L. Bordsen, Chris Rollins, Jessica Simmons, Brooke Massa, Shari Bryant, Libby Hodges, Montrena W. Hadley, Judy Taylor, Jesse Day*

#### INTRODUCTIONS AND MEETING RECAP

Following introductions, the March public meeting results and February vision, goals and policy workshop results were shared. There was an open discussion by the committee regarding issues, with the following comments shared:

- -Mebane could grow faster than anticipated, depending on decisions made about land use and infrastructure
- -The use of "vibrant" includes a tension
- -Funding infrastructure for future residents causes a financial impact on current residents, which should be considered in capital funding decisions
- Infrastructure is needed to solve transportation issues, the City is working on a Comprehensive Transportation Plan to address those issues

#### GROWTH STRATEGY WORKSHOP

A growth strategy workshop was conducted with 3 map stations to provide feedback: 1) Downtown Growth; 2) Entire Study Area Growth and 3) Entire Study Area Natural Resources and Preservation. Steering committee attendees self-selected stations to provide feedback. The following areas were identified as growth areas (G1 – highest intensity, G3 – lowest intensity):

- i. G-1 Downtown Mixed-Use (ID-I) Location: Downtown
- ii. G-1 Mixed-Use (ID-II) Location: NC 119 and US 70

- iii. G-1 Mixed-Use (ID-III) Location: Cameron Lane Area
- iv. G-1 Industrial (ID-IV) Location: Part of NCCP
- v. G-2 Industrial (ID-V) Location: Part of BEDD and North of US 70
- vi. G-2 Residential (ID-VI) Location: Jones Drive and S. Mebane Oaks Rd
- vii. G-3 Undefined (ID-VII) Location: Where Bypass meets existing NC 119

The areas identified for resource protection included areas around existing wetlands and also a north to south greenway connection. See pictures on the following pages.

Darrell Russell, City Engineer provided a summary of sewer capacity and project sewer needs. He is working on 15 year plan for sewer improvements, which will need to correspond with the growth strategy laid out in the Mebane Land Development Plan.

### **ADDITIONAL TOPICS FOR CLARIFICATION AND UNDERSTANDING**

Issues discussed during the growth strategy workshop that need further review and attention include: 1. Affordable housing and gentrification; 2. Conditional district zoning; 3. Mixed-use district types and configuration and examples from other Towns (Cary, Apex); 4. Examination of industry that exists in Mebane and surrounding area; 5. Conservation ordinance examples.

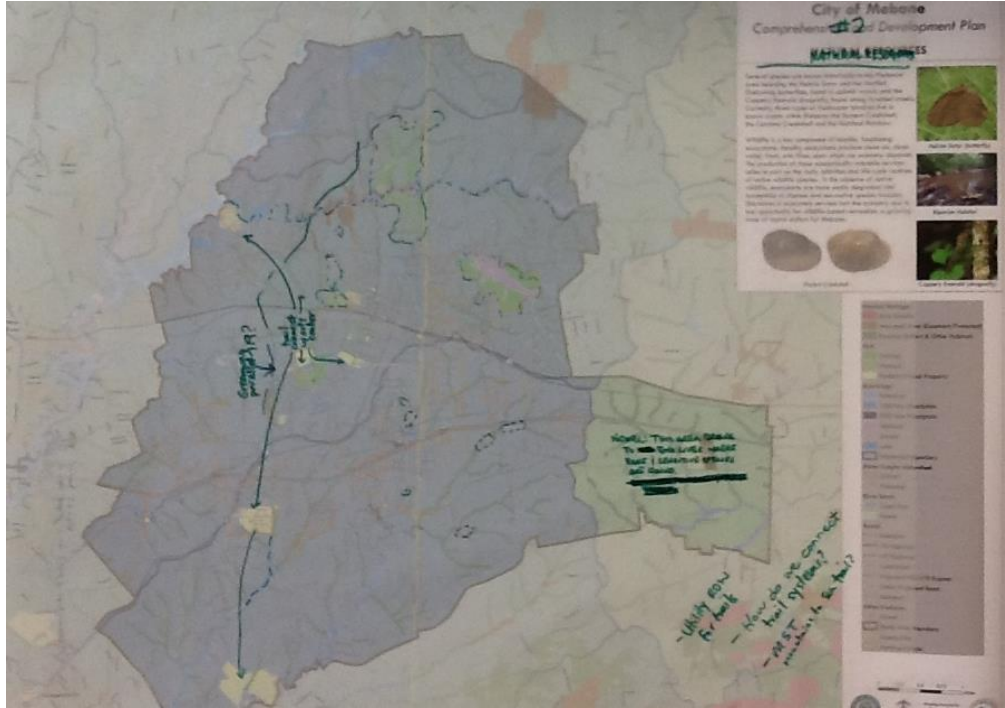
The next meeting is scheduled for **May 17, 2016** at 8am at the Historical Museum on Jackson St.



Downtown Growth Strategy Map Results 4/19/16



Primary Growth Areas 4/19/16



Natural Resources 4/19/16