



COMPREHENSIVE LAND DEVELOPMENT PLAN

MEBANE BY DESIGN

Advisory Committee

NOTES - MEETING #5

May 17, 2016 8am Historical Museum

Attendees: Morris Dean, Chris Rollins, Jason Massey, Carl Steinbicker, Ken Walker, Traci Davenport, Alan Stephenson, Judy Taylor, Jill Auditori, Dave Roth, Perdita Holtz, Brooke Massa, Jesse Day, Montrena Hadley

WELCOME AND PRESENTATIONS

Following a round of introductions, two presentations were conducted on mixed use zoning types and example conservation ordinances. Hard copies of both were provided to meeting participants and also shared via email to committee members. These items will also be shared on the website. The purpose of the presentation was to educate steering committee members on potential characteristics to include for growth strategy areas. Following the presentations, this question was asked:

- Who can complete a conservation survey for Mebane? NC Wildlife Resources or a certified biologist can complete a survey.

GROWTH STRATEGY WORKSHOP CONTINUED

The Growth Strategy workshop was continued from the previous meeting, fine tuning specific characteristics that are desired in each of the growth strategy areas.

- i. **G-1 Downtown Mixed-Use (ID-I) Location: Downtown (Group 1)**
- ii. **G-1 Mixed-Use (ID-II) Location: NC 119 and US 70 (Group 2)**
- iii. **G-1 Mixed-Use (ID-III) Location: Cameron Lane Area (Group 3)**
- iv. **G-1 Industrial (ID-IV) Location: Part of NCCP (Group 3)**
- v. **G-2 Industrial (ID-V) Location: Part of BEDD and North of US 70 (Group 2)**
- vi. **G-2 Residential (ID-VI) Location: Jones Drive and S. Mebane Oaks Rd (Group 4)**
- vii. **G-3 Undefined (ID-VII) Location: Where Bypass meets existing NC 119 (Group 4)**

The attendees split into 4 groups and help define the characteristics of each growth area and answered the following questions:

- A. Do the boundaries of the growth area make sense? If not, please redefine the boundaries.**
- B. What types of uses should BE or NOT BE allowed in this growth area, be as specific as possible? (please refer to the table of permitted uses 4-1-1 for reference)**
- C. What lots sizes should be allowed? (please refer to the table of density and dimensional requirements 4-2-1 for reference)**
- D. How can walkability, natural resource protection and other amenities be incentivized through the development process?**

Following the growth strategy workshop conducted by the 4 groups, each of the desired characteristics and elements were shared with the group. Not all areas were reviewed, here are the summaries:

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

SUMMARY: Boundaries: Extend the boundaries to Woodlawn and Mebane Lumber. Uses: Allow current uses and encourage live/work units. Lot sizes: Continue no minimum lot sizes. Walkability/Natural Resources: Make sure to promote walkability and natural resource preservation where possible.

G-1 Mixed-Use (ID-II) *Location: NC 119 and US 70 (Group 2)*

SUMMARY: Boundaries: Change eastern boundary to coincide with the NC 119 Bypass. Uses: This area will be an entrance/gateway to Mebane, insure that it is aesthetically pleasing. Allow mix of uses north or US 70, south of US 70 use as a transitional zone. Lot sizes: Instead of minimum lot size, create minimum density & encourage preservation of green space. Walkability/Natural Resources: Make sure sidewalks connect to downtown.

G-2 Residential (ID-VI) *Location: Jones Drive and S. Mebane Oaks Rd (Group 4)*

SUMMARY: Boundaries: No change. Uses: Residential and light commercial, create a village concept here (e.g. Southern Village). Lot sizes. Encourage conservation cluster and make water and sewer infrastructure investments wisely. Require conservation data with site plan. Walkability/Natural Resources: Incentivize for larger stream buffers, build greenways in preserved open space and try to connect with the MST trail nearby in Orange County.

G-2 Industrial (ID-V) *Location: Part of BEDD and North of US 70 (Group 2)*

SUMMARY: Boundaries: No change. Uses: Maximize for non-residential use and discourage single family development, but allow for some multi-family or workforce housing. Encourage clean industry and low water users.

GREEN INFRASTRUCTURE FIELD TRIP

The field trip to the NC Wildlife Resources land was discussed. The purpose of the field trip will be to highlight natural resources in Mebane and discuss how to value and preserve open space in the fast growing community. The date is set for **June 11th at 8:30am**. Kathy Colville will set up registration and help to partner with the Wellness Collaborative and Traci Davenport will help film the event. Other places to possibly look at for natural resource value and potential surveying include: Cooks Mill, Cates Farm, Scott Farm and other historic properties.

FOCUS GROUPS

Staff is working to schedule focus groups in early June with Mebane on the Move (Rebecca Brower to assist), Downtown Stakeholders (Traci to assist with contacts) and the Mebane Business Association to discuss plan recommendations and gain feedback and priorities. Other opportunities for input include the Farmer's Market (1st Saturday in June) and the 4th of July Event.

FUTURE MEETINGS

The June meetings have been moved. The steering committee will meet on **June 28th at 8am** at the MACC and the community open house will be **June 30th at 4:30-6:30pm** at the MACC.