



**COMPREHENSIVE LAND DEVELOPMENT PLAN**  
**MEBANE BY DESIGN**  
**City Council & Advisory Committee Joint Meeting**  
**NOTES - MEETING #7**

**September 6, 2016 4pm**  
**Mebane City Hall**

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**Attendees:**

Glendel Stephenson (City of Mebane - Mayor)	Shawn Cummings (Developer / Advisory Committee)
Ed Hooks (City of Mebane - Mayor Pro Tem)	Traci Davenport (Historical Museum / Advisory Committee)
Jill Auditori (City of Mebane - City Council)	Gregory Payne (Realtor / Advisory Committee)
Tim Bradley (City of Mebane - City Council)	Jessica Simmons (Advisory Committee)
Everette Greene (City of Mebane - City Council)	Judy Taylor (Planning Board / Advisory Committee)
Patty Philipps (City of Mebane - City Council)	Ken Walker (Remax / Advisory Committee)
David Cheek (City of Mebane - City Manager)	Ben Wooten (Cone Health / Advisory Committee)
Chris Rollins (City of Mebane - Asst. City Manager)	Perdita Holtz (Alamance County - Planner)
Montrena Hadley (City of Mebane - Planning Officer)	Brooke Massa (NC WRC - Conservation Biologist)
Lawson Brown (City of Mebane - Attorney)	Adam Powell (Mebane Enterprise - Reporter)
Stephanie Shaw (City of Mebane - City Clerk)	Jesse Day (PTRC - Planning Director)
	Malinda Ford (PTRC - GIS Manager)

1. Brooke Massa (*NC Wildlife Resources Commission*) gave a presentation on the Green Growth Toolbox. The Commission offers training opportunities and technical assistance to municipalities. To fulfill the Partners for Green Growth Grant, this plan will need (1) an *Open Space and Natural Resources Protection* section; and (2) policy recommendations to protect and connect habitats.
2. Jesse Day (*Piedmont Triad Regional Council*) gave a presentation on the public involvement up to this point and led a discussion on the plan vision and policy recommendations. Comments from the attendees included:
  - Desire mixed-use and mixed residential densities, not just a denser residential land use
  - Concerned over the traffic implications of additional growth
  - Sidewalks are important in new developments; however, the elimination of curb and gutter requirements should be examined
  - Want to encourage tidying up above ground utilities where possible, but concerned about the cost of retrofitting
  - Make getting to school easier and safer; school bus ridership is down; work with the school system on the placement of new schools to facilitate safe access regardless of mode of travel

- Reduce parking requirements (example: the Walmart parking lot is very large and is almost never full)
  - Concerned with development in the Jones Road Area where sewer is currently unavailable – don't want to take up valuable space with septic fields
  - Traffic is also a limiting factor for the Jones Road Area
  - City should plan for the type of development it wants; if you don't build the infrastructure, they won't come
  - City will have to consider what changes may need to be made to the UDO at the completion of this plan
  - Discussion of impact fees and revenue to pay for traffic studies
3. Malinda Ford (*Piedmont Triad Regional Council*) gave a presentation on Mebane's past and future growth. Holly Springs was used as a comparison jurisdiction that has seen growth over the past 20 years that Mebane could expect in the next 20 years.
- If Mebane's population increases by 20,000 people in the next 20 years, where will those people go? Based on current land uses and zoning, the City could possibly accommodate another 15,000 people. The City's sewer study has come to almost the same conclusion. Where will the additional 5,000 people go? Does the City need to expand its limits or increase capacity within the City?
  - Scenario modeling exercise will help visualize (1) where new homes and jobs will go based on current land uses and zoning regulations and also (2) how new growth strategies in targeted areas could change where and how dense growth develops.
4. Jesse Day presented the proposed growth strategy areas:
- Primary Growth Areas (G-1)
    1. G-1 Mixed-Use Downtown
    2. G-1 Mixed-Use NC-110/US-70
    3. G-1 Mixed-Use Cameron Lane
    4. G-1 Industrial NCCP
  - Primary Growth Areas (G-2)
    5. G-2 Industrial BEDD
    6. G-2 Residential Jones Drive/South Mebane Oaks Road
  - Primary Growth Areas (G-3)
    7. G-3 Mixed-Use NC-119/Bypass
  - Secondary Growth Areas (G-4)
  - Conservation Area & Corridors
5. Next steps were discussed. Another advisory committee will need to be held in late September or October before the second public meeting. Different options for public notification need to be considered to also include people outside the City limits.
6. The City Council approved the membership for the Comprehensive Transportation Plan Advisory Committee, a list of members was distributed with the addition of a West End neighborhood representative.

Please visit <http://www.mebanebydesign.net/advisory-committee/> for related documents and presentations.