



**COMPREHENSIVE LAND DEVELOPMENT PLAN**  
**MEBANE BY DESIGN**  
**Advisory Committee Meeting**

**NOTES - MEETING #9**

November 29, 2016 8am  
Mebane Arts and Community Center

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**Attendees:**

Libby Hodges (Alamance County – Planning Dir)

Jill Auditori (City Council)

Montrena Hadley (Mebane - Planning Officer)

Franz Holt (City of Mebane – City Engineer)

Dave Roth (Advisory Committee)

Gregory Payne (Realtor)

Jessica Simmons (Advisory Committee)

Ken Walker (Remax)

Ben Wooten (Cone Health)

Ashley Moncado (Orange County - Planner)

Brooke Massa (NC WRC - Conservation Biologist)

Jesse Day (PTRC - Planning Director)

Kathy Colville (Advisory Committee)

Judy Taylor (Advisory Committee)

1. **Meeting Notes.** Jesse Day reviewed the October 25, 2017 meeting notes and asked for any comments.
2. **Draft Report and Recommendations:** Jesse Day handed out the latest draft of the report and walked through comments received to date to discuss how to address the comments:
  - pgs. 5 & 6: Remove goals for development? These should be kept in the document, but cleaned up grammatically
  - pg. 34: Recreation Map (Map 8): Added proposed greenways here and moved from the Natural Resources Map
  - pg. 53: Natural Resources Map (Map 13): Moved priority greenways to the recreation map, need to show recommended buffers in the contiguous forest layer
  - pg. 59: Growth Strategy Scenarios: The growth strategy scenarios are giving mixed results in locating homes and jobs, showing growth in an illogical way. The use of these scenarios for graphically describing future growth will probably not be useful.
  - pg. 60: Add Economic Developments section? Decided to keep these strategies as part of the growth management section.
  - pg. 62: Goal 2.4: This was added and additional specifics on locations where “underserved areas” are located for referencing future infrastructure investments was included.
  - pgs. 62-64: Plan Recommendations: Add pictures for each policy area

- pg. 70: Policy Implementation Guide: This is not complete, but shows where in the development ordinance policies will be need to be updated or change to align with the recommended policy

Additional discussion was centered around what the minimum open space requirements should be for development. It was decided that there should be an aspirational goal of 30% for open space dedication for major subdivisions, depending on the 1) density, 2) location and 3) proximity of nearby open space facilities. The community building principles section of the plan provides examples of open space dedication, a couple more visuals of open space scenarios would be helpful. The issue of how City trail systems connect to the privately help trails was discussed. The privately held land may consider adding a dedicated easement to allow public use if the trail is part of the larger connected trail and sidewalk system.

The upcoming December 8 public meeting was discussed. The meeting is being promoted in the newspaper, online and through social media. Draft comments are being collected on the plan through the public meeting. A revised draft will be posted on [www.mebanebydesign.net](http://www.mebanebydesign.net) December 5 for review by the public. There is not another Advisory Committee meeting scheduled for the planning process.