



COMPREHENSIVE LAND DEVELOPMENT PLAN

Advisory Committee

MEETING #1 NOTES

January 19, 2016 • Mebane Arts & Community Center • 12:15 – 2:00 pm

ATTENDEES

Advisory Committee

Kathy Colville	Gregory Payne	Libby Hodges
Marcia Culler	Kurt Pearson	Ashley Moncado
Traci Davenport	Dave Roth	Staff
Morris Dean	Carl Steinbicker	Jesse Day
Scott Dorsett	Alan Stephenson	Malinda Ford
Steven Gray	Judy Taylor	Montrena Hadley
Sarah Hamlett	Ken Walker	Cy Stober
Richard Holt	Edward Woodall	
Jeff Jeffries	Ben Wooten	
Jason Massey	Jane Zilles	
Gregory Messinger	Craig Benedict	

PROJECT OVERVIEW

Jesse Day gave an introduction to the project.

DEMOGRAPHICS PRESENTATION

Malinda Ford gave a presentation with an overview of Mebane's population trends (see attached).

At this time, the meeting moved from the City Council Retreat Conference Room to the Gym

INTRODUCTIONS

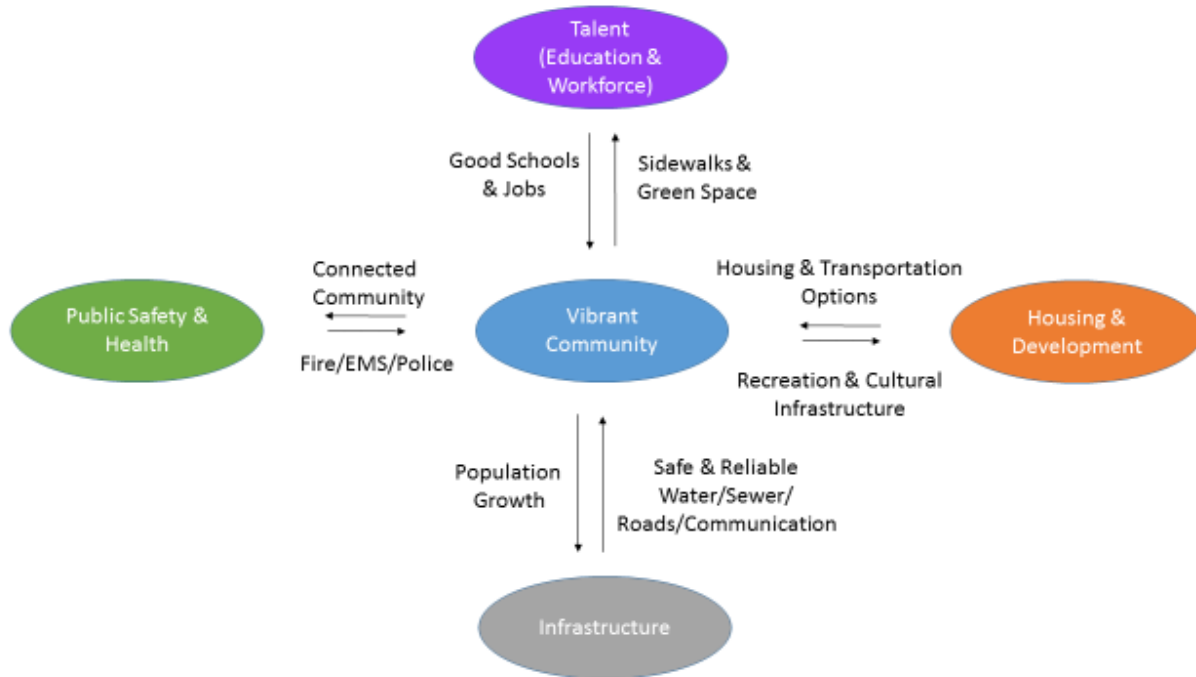
Each attendee introduced themselves and gave a brief bio on their background.

WORKSHOP

- Cy Stober gave a brief presentation on infrastructure capacity and the Partners In Green Growth (see attached).
- Each table was asked to write down their top key growth issues.
- Issues were shared with the group (see below).
- Members selected a new meeting time: 8:00am to 9:30am the third Tuesday of each month.
- The next meeting will be held at the **Mebane Community Arts Center, Tuesday, February 16th at 8am.**

KEY ISSUES

The key issues reported at the first meeting have been organized into the following categories: Talent, Public Safety & Health, Housing & Development and Infrastructure, which all support a Vibrant Community.



Vibrant Community

- Connectivity
 - o Physical
 - o Character/Identity
- Active Adult Community
- Recreation Infrastructure
 - o Sidewalks/crosswalks/bikeways/green space
 - o YMCA
- Green Infrastructure & Cultural Resources
 - o Summer concerts, growing farmers' market, local theater
 - o Protect local wildlife
 - o Protect existing green and open space from development
- Maintain good relations with municipal and county neighbors
- Aesthetic standards?

Talent (Education & Workforce)

- Schools
 - o Overcrowding
- Why will people move to Mebane?
- Want jobs closer to home
- What types of industry does the town want?
- Ensure affordability/financial stability
- Commercial development to support growing community (food services)
- Explore corporate partnerships

Infrastructure

- Transportation
 - o Freight
 - o Accommodate and guide growth
- Maintenance of Public Services
- Bury utilities
- Fiber internet (like in Triangle)

- What are the demographics of multifamily units?
 - o Young professionals
 - o Temporary workers

Public Safety & Health

- Law enforcement and fire safety able to grow with community
- EMS services also need to keep up with growth
 - o Retirement communities currently provide security services, but fail to maintain them
- Ensure there is a sufficient medical infrastructure

Housing & Development

- Transportation

- o Demand Control
- o Multimodal
- o Transit
- Business Infrastructure
- How involved will Mebane be in guiding growth?
- What is the future land use of undeveloped areas?
- Density must increase
- Impacts of NC-119 Bypass
- Water and sewer exist on the north side of U-70, but there is a huge capacity for growth south of I-85/40
- Explore mixed-use development & other housing types
- Future of Dell Webb community

KEY ISSUES VERBATIM

- Schools (x4)
 - o Overcrowding
- Transportation (x2)
 - o Freight (Railroad split)
 - o Demand Control
 - o Multimodal
 - o Transit
- Connectivity (x2)
 - o Physical and character
- Active adult community (not assisted living) (x3)
- Infrastructure
 - o Connected
 - o Serves Mebane
 - o Maintained (x3)
 - For both locals and travelers
 - o Business
 - o Recreation (x2)
 - o All Public Services
 - o Roads (x2)
 - Handling traffic due to growth
 - o Sidewalks/crosswalks/pedestrian ways/bikeways/greenspace (x2)
 - o Support existing infrastructure
- Green infrastructure and cultural resources (x2)
 - Cultural events/space (x2)
 - o Summer concerts, larger farmer's market, local community theater
 - Public Safety and Security (proper funding) (x2)
 - o Law enforcement & Fire concerns for future & safety
 - Providing EMS service (x2)
 - YMCA
 - Guide res, bus growth
 - o Options
 - o Ensure growth is desired
 - Jobs closer to home
 - MF units – demographics of these?
 - What is attracting growth?
 - o Jobs
 - o Quality of life
 - Is growth in MF area
 - Protect wildlife
 - Circumspect to types of development
 - Future land use of undeveloped areas
 - Types of Industrial preferences
 - Sufficient medical facilities
 - UDO – changes to enhance the decision process encountered by our planners and council members which will allow them to vote based on their conscience

- Tech. advancements
 - Bury utilities
 - Forward-thinking development
 - Fiber internet
 - ~2 years
- Growth
 - Growth requires increase in density, increase in education & infrastructure, 3-5 years
 - Planned growth around NC-119 bypass project
 - Impact of growth on greenspace and areas in conservation
 - Guided growth
- Water/sewer on north side of US 70
- Waste treatment south of interstate
- Intercounty relations
- Affordability/financial stability (x2)
- Commercial development to fit the needs of community (i.e. Target, Trader Joes, Chic Fil-a, Whole foods)
- Standards for development aesthetics
- Corporate partnership
- Mixed use development
- More housing types
- Dell Webb Community
- Community volunteers