



COMPREHENSIVE LAND DEVELOPMENT PLAN
MEBANE BY DESIGN
Advisory Committee

NOTES - MEETING #6

June 28, 2016 8am
Mebane Arts and Community Center
322 Corregidor Street

Attendees: Rebecca Bronwer, Ken Walker, Traci Davenport, Libby Hodges, Judy Taylor, Perdita Holtz, Steven Gray, CC King, Kurt Pearson, Greg Payne, Carl Steinbicker, Morris Dean, Jessica Simmons, Shawn Cummings, Montrena Hadley, Jesse Day

GROWTH STRATEGY WORKSHOP CONTINUED

The growth strategy workshop, mapping and elements of growth strategy areas was continued from the May meeting. The growth strategy overview below summarizes the results of the growth strategy workshops. 3 small groups worked on growth strategy areas (Cameron Lane Area ID-III, Part of NCCP ID-IV and Bypass meets Existing NC 119 ID-VII) for the first hour of the meeting and reported out results of the small group discussions helping to answer the following questions about each location:

- 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?**
- C. What lots sizes should be allowed?**
- D. How can walkability, natural resource protection and other amenities be incentivized through the development process?**

Greg Payne provided an update on the small group working on the *Mixed Use Cameron Lane Area (ID-III)*. The following was reported out related to future land use, lot sizes and walkability and natural resource protection:

- No industrial or big box development
- Encourage vertical integration
- Mandate how internal roads connect and encourage/incentivize parks
- Provide a density bonus for amenities
- Revisit fee structures if amenities are not provided
- Provide public transportation hub or stop
- Provide connectivity to the downtown with bicycling and walking paths, possibly along the new bypass to US 70
- Explore a regional stormwater facility for the study area

Perdita Holtz provided an update on the ***NCCP Industrial Area (ID-IV)***

The following was reported out related to future land use, lot sizes and walkability and natural resource protection:

- Promote light industrial development
- Public recreation, parks or open space is needed south of I-40
- A walking trail around the industrial park and connecting with Hawfields Middle School would help provide recreation opportunities in this developing area
- Intersection improvements for vehicles and active transportation is needed at NC 119 and Trollingwood-Hawfields Road

CC King provided an update on the ***Bypass meets Existing NC 119 (ID-VII)***

The following was reported out related to future land use, lot sizes and walkability and natural resource protection:

- Boundary is updated to include more area to the north of Mrs. Whites Lane
- Excluded commercial north of Mrs. Whites Lane, no industrial and PUD is acceptable
- Different lot sizes allowed in the Mill Creek PUD, with 2 acre lots in the critical watershed areas
- Re-apply for Clean Water Management Trust Fund support for greenway development to support connectivity
- Insure new development requires complete streets, greenway easement along sewer lines, bike lanes and sidewalks
- Explore incentives for 1,000 ft. conservation easements to protect the watershed critical area and the drinking water supply from development encroachment
- Connect the area to Cummings Drive on the Orange County side of Mebane to support EMS and connectivity

Greg Payne made a motion to adopt the growth strategy areas and Carl Steinbicker 2nd the motion to recommend the growth strategy areas be recommended to City Council for adoption.

COMMUNITY VIZ SCENARIO MODEL OVERVIEW & TAX VALUE PER ACRE

Jesse Day provided an overview of the Community Viz scenario modeling tool, methodology and sampling of tax value per acre for different development. When presenting locations with common areas (e.g. multi-family, condominiums), include the common area in the tax value per acre. Also, when presenting retail locations, some normalization for sales tax should be considered to show economic impact.

The scenario model methodology and purpose was presented. There was a question on how sewer service extensions and infrastructure (or lack of) will affect the scenario model. The status quo scenario will assume that there will be limited expansion of sewer into unserved areas.

The meeting adjourned at approximately 9:45am

Supporting documents for the June 28th meeting will be posted to the website as they are available. Please visit <http://www.mebanebydesign.net/advisory-committee/> for current and past meeting materials.