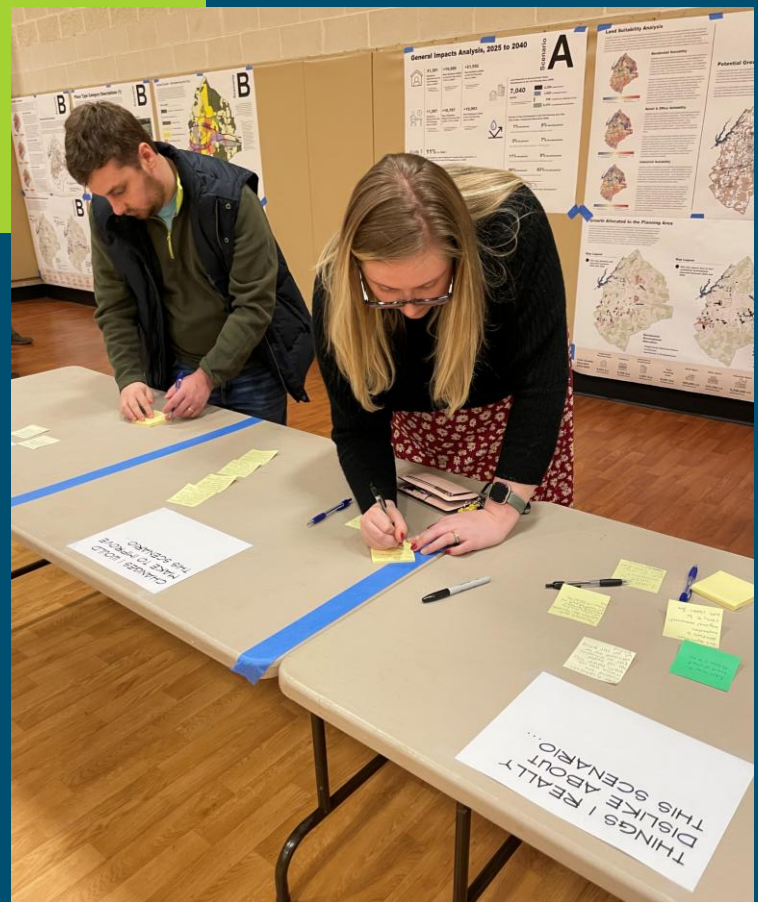


# Mebane 2045 Comprehensive Plan

Community Input Received  
at Public Forum #2

February 27, 2025



## OVERVIEW

On February 27<sup>th</sup>, 2025, the City of Mebane shared draft Goals & Objectives and three conceptual Future Land Use Scenarios at Public Forum #2 as part of the process to develop a Mebane 2045 Comprehensive Plan. The event was held from 6:00 to 8:00 p.m. at the Mebane Arts and Community Center. The event was structured as a drop-in session with four stations, including a background video and posters showing draft Goals & Objectives, Place Types, and three possible Future Land Use Scenarios for development and conservation. Attendees then had an opportunity to share their comments on sticky notes and flip charts.

The results of the public input provided are displayed on the following pages.



# 151

**comments received**





# Table of Contents

Goals & Objectives	1
Future Land Use Scenarios	5
• Scenario A	6
• Scenario B	11
• Scenario C	16
• Side-by-Side Comparison	23
• Graffiti Zone	28



# Goals & Objectives

A key component of the Mebane 2045 Comprehensive Development Plan is Goals & Objectives that outline a shared vision for the community. The following are public comments received at Public Forum #2.



**GOALS & OBJECTIVES**STATION 2

Place a post-it note with any comments or suggestions that you have



Goal #1: Vibrant downtown



Goal #2: Safe, walkable, and bikeable streets



Goal #3: Protected natural areas



Goal #4: Celebrated cultural history and community character



Goal #5: Plentiful recreation



Goal #6: Welcoming and inclusive community



Goal #7: Flourishing and innovative local business



Goal #8: Sustainable and dependable infrastructure



Goal #9: Range of community services



Goal #10: Abundant housing choices

## Comments on Goals & Objectives

Where is the focus on keeping our community affordable? People will be taxed out of their homes to fund all this.

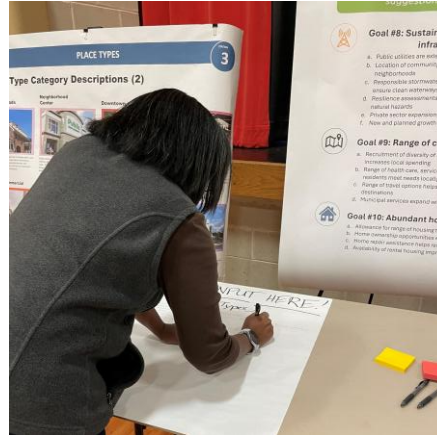
This is one thing I love about Mebane. I want to ensure that we continue to focus on our inclusivity.

I love the goals:

- Vibrant downtown
- Safe, walkable, bikeable streets
- Sustainable and dependable infrastructure

# Goals & Objectives

A key component of the Mebane 2045 Comprehensive Development Plan is Goals & Objectives that outline a shared vision for the community. The following are public comments received at Public Forum #2.



## Comments on Goals & Objectives

I'm loving the downtown improvements. Keep the progress, sustainably.

Keep the native plants safe as these plants are going extinct under heavy and extreme renovations from machinery and plowing of land and nature.

Balance is needed to protect our natural resources, and indigenous individuals need to have a voice.

Public basketball area

Ensure historically African American and Native land and neighborhoods are preserved and upgraded.

Seven Directions of Service would like to volunteer for programs for cultural appreciation and education.

- More variety in downtown shops.
- Large building could be a farmers market.
- Small businesses of locals.
- Less antiques and crafts and bars
- Put some household goods shops

# Goals & Objectives

A key component of the Mebane 2045 Comprehensive Development Plan is Goals & Objectives that outline a shared vision for the community. The following are public comments received at Public Forum #2.



**GOALS & OBJECTIVES**STATION 2

Place a post-it note with any comments or suggestions that you have.

**Goal #5: Plentiful recreation**

- a. Recreational facilities are accessible for all ages and abilities
- b. Centralized, new, and renovated parks serve residents throughout the community
- c. Partnerships with schools and other institutions expand recreation options
- d. Location of community facilities provides equitable access to all neighborhoods
- e. Connections to regional and state trails expand options for outdoor exercise

**Goal #6: Welcoming and inclusive community**

- a. Community projects and events celebrate range of cultures, ages, identities, and household types in community, helping all feel welcome
- b. Affordable community ensures broad mix of residents
- c. Widespread use of ADA and universal design improves accessibility
- d. Educational programs highlight local activities, services, and how local government works
- e. Volunteer opportunities help connect residents and businesses to each other and community

**Goal #7: Flourishing and innovative local business**

- a. Continued collaboration with business partners supports local entrepreneurship and small-business development
- b. Adequate land set aside for existing industrial uses and growing commercial uses
- c. Continued investment in community amenities and educational facilities helps attract skilled workforce
- d. Opportunities for simplified online permitting and on-call assistance help local businesses and work-from-home residents make things happen
- e. Flexible spaces and flexible uses promote business innovation

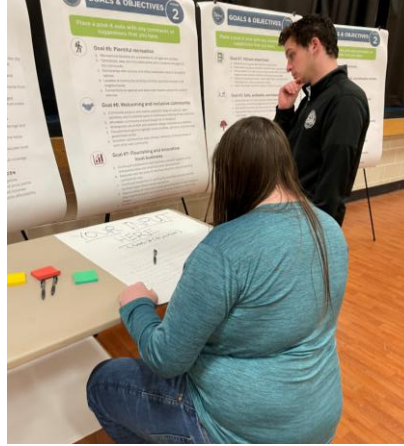
## Comments on Goals & Objectives





# Goals & Objectives

A key component of the Mebane 2045 Comprehensive Development Plan is Goals & Objectives that outline a shared vision for the community. The following are public comments received at Public Forum #2.



**GOALS & OBJECTIVES** Station 2

Place a post-it note with any comments or suggestions that you have.

**Goal #8: Sustainable and dependable infrastructure**

- a. Public utilities are extended equitably when feasible throughout the city
- b. Location of community facilities provides equitable access to all neighborhoods
- c. Responsible stormwater management helps reduce flooding and ensure clean waterways
- d. Resilience assessments and upgrades protect public investments from natural hazards
- e. Private sector expansion of broadband services is encouraged
- f. New and planned growth are used to assist with infrastructure costs

**Goal #9: Range of community services**

- a. Recruitment of diversity of businesses expands local offerings and increases local spending
- b. Range of health care, service, and entertainment options helps residents meet needs locally
- c. Range of travel options helps residents and workers access local destinations
- d. Municipal services expand with growth to ensure full coverage

**Goal #10: Abundant housing choices**

- a. Allowance for range of housing types expands options
- b. Home ownership opportunities exist at a range of price points
- c. Home repair assistance helps residents on fixed incomes
- d. Availability of rental housing improves community affordability

## Comments on Goals & Objectives

I would like “public transportation options” to be added to Goal 9..

Repurpose and reuse structures already built.

Allow for higher density to provide more affordable housing solutions.

We need dispersed utility operations to avoid single point failures, i.e. a tree falls on 3<sup>rd</sup> Street and the whole town’s power goes out.

# Future Land Use Scenarios

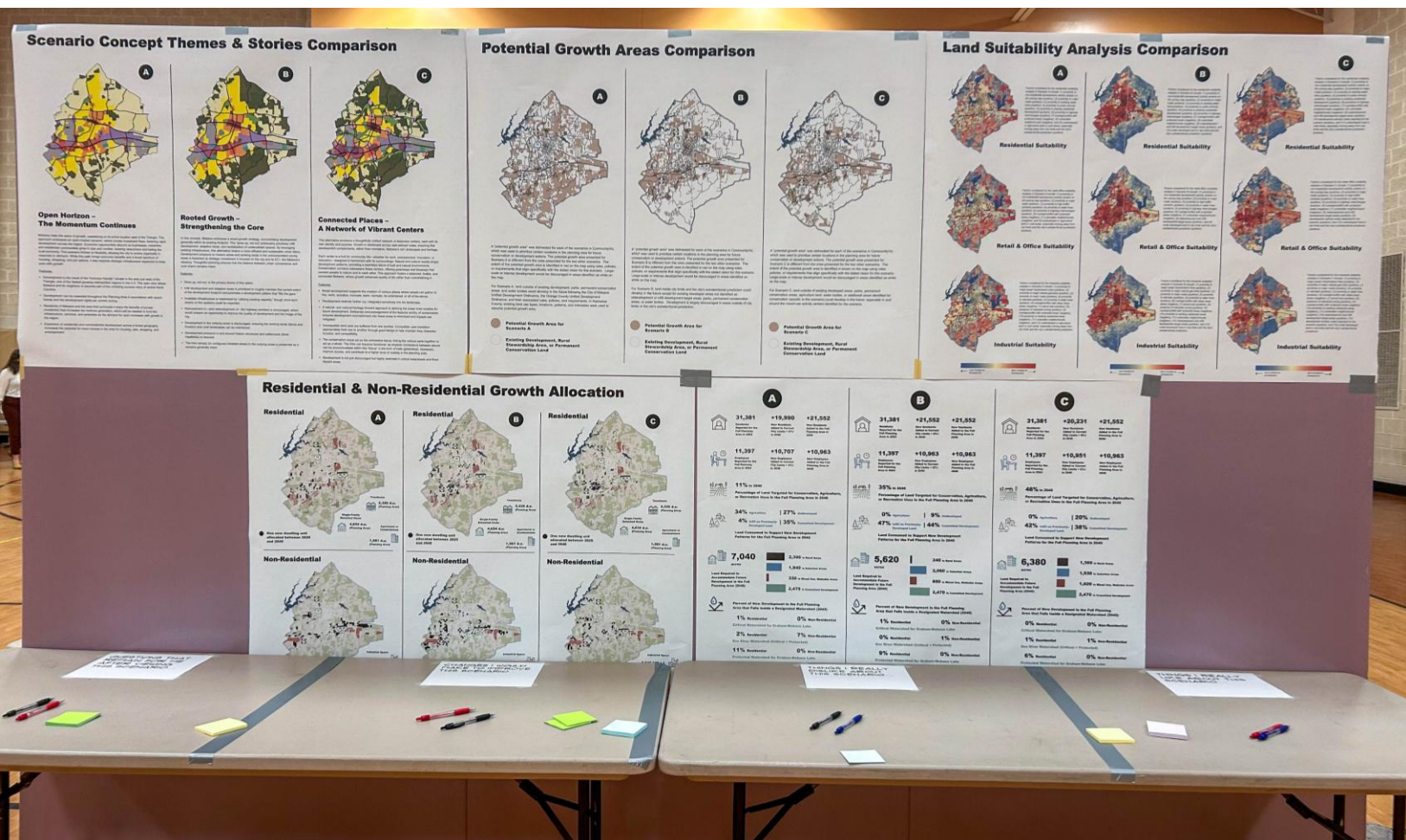
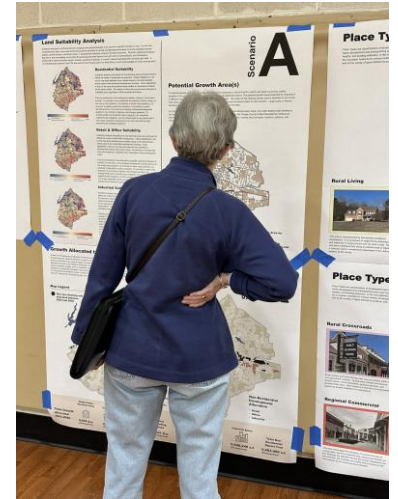
The City presented three Future Land Use Scenarios:

- **Scenario A: Open Horizon** – The Momentum Continues
- **Scenario B: Rooted Growth** – Strengthening the Core
- **Scenario C: Connected Places** – A Network of Vibrant Centers

Four questions that the City asked included:

1. What do you like about each scenario?
2. What do you dislike about each scenario?
3. What changes could be made to improve each scenario?
4. What topics highlighted in each scenario would you like to learn more about?

Responses from community stakeholders are listed on the following pages.



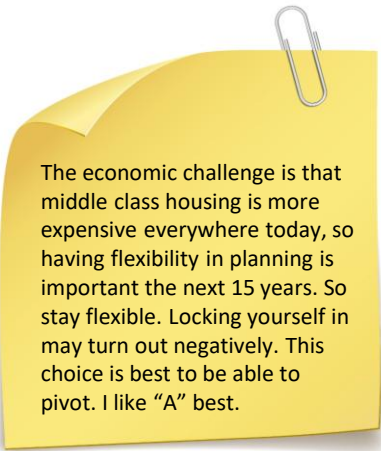


# Open Horizon – The Momentum Continues

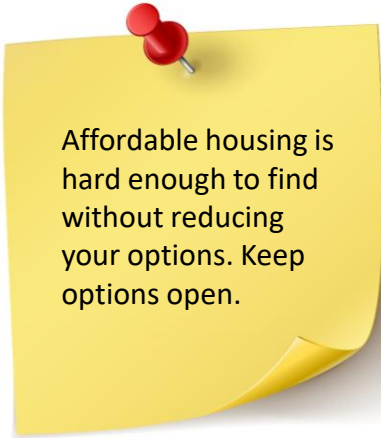
## Scenario **A**

In this scenario, Mebane rides the wave of growth, capitalizing on its prime location west of the Triangle. This approach embraces an open-market dynamic, where private investment flows, fostering rapid development across the region. Economic opportunities abound as businesses, industries, and residential communities grow in size and number, drawing newcomers and fueling the local economy. This scenario thrives on flexibility, allowing the city to evolve organically in response to demand. While this path brings economic benefits and a broad spectrum of housing, shopping, and job options, it also requires strategic infrastructure expansion to keep pace with growth.


### Things I Really Like About the Scenario



The economic challenge is that middle class housing is more expensive everywhere today, so having flexibility in planning is important the next 15 years. So stay flexible. Locking yourself in may turn out negatively. This choice is best to be able to pivot. I like "A" best.



Affordable housing is hard enough to find without reducing your options. Keep options open.



Nothing.

# Open Horizon – The Momentum Continues

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### Things I Really Dislike About the Scenario

This Plan (A) is a progressive monstrosity which would decrease agricultural land to less than half of the other two plans.

Plan A references increased tax revenue from the growth forecast. This has not helped keep our community affordable thus far.

This scenario spells long-term doom. The momentum will continue for a time and eventually the expense will exceed the growth and Mebane will stall and fail.

Previous growth-minded “progressive” decisions have turned this area into a truck stop. Enough is enough.

2,400 acres lost to development. But we only have 7,000 acres. Tragedy.

Global/national industrial development does not care about our community. Why encourage it?

2,400 acres lost to development.

Shortsighted development resulting in exit 154s in additional areas.

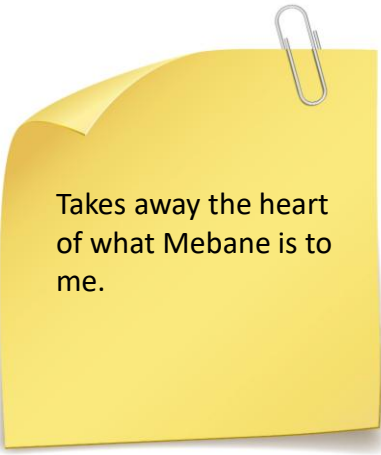
Interchange at Trollingwood/Hwy 119 needs to be commercial/mixed use.

# Open Horizon – The Momentum Continues

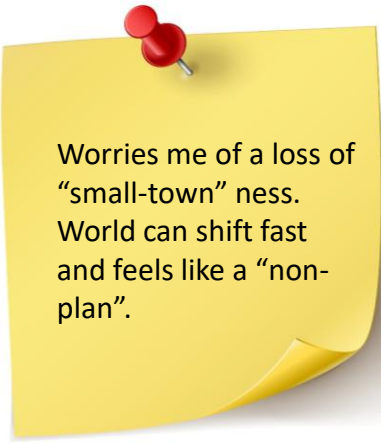
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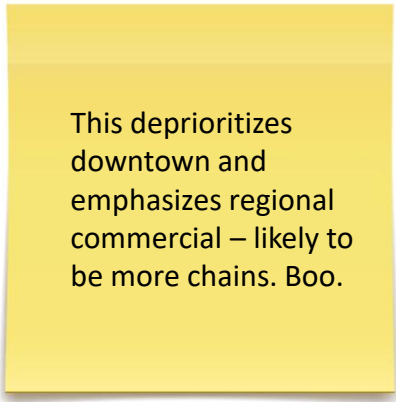
### Things I Really Dislike About the Scenario




Takes away the heart of what Mebane is to me.



Worries me of a loss of “small-town” ness. World can shift fast and feels like a “non-plan”.



This deprioritizes downtown and emphasizes regional commercial – likely to be more chains. Boo.



This is a lot of farmland lost to development.



# Open Horizon – The Momentum Continues

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### Changes I Would Make to Improve the Scenario

Financial sustainability for native

Agree with above.

Nature

Better regulation of industrial waste/ biproducts and stormwater pollutants, and/or a fund that can be accessed for repair of damaged sites after industries have left.

Better noise regulations for industrial uses positioned near residential or community/ institutional areas.

Mebane should work toward becoming more than just a logistics node on a developer's map.

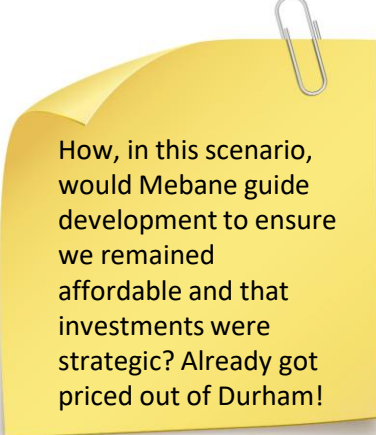
The City needs to prioritize community/ civic development to counter larger itinerant business corporation fueled development.

# Open Horizon – The Momentum Continues


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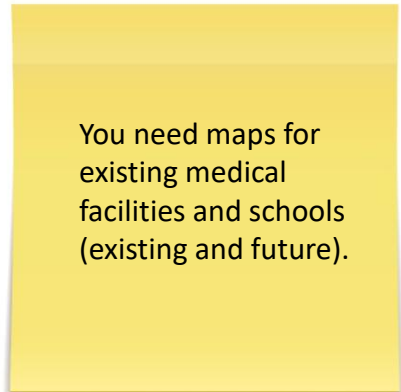
### Questions that Remain After Viewing the Scenario



How, in this scenario, would Mebane guide development to ensure we remained affordable and that investments were strategic? Already got priced out of Durham!



Transportation access and flow of traffic. Possible widening of US 70 through Mebane.



You need maps for existing medical facilities and schools (existing and future).

# Rooted Growth – Strengthening the Core

## Scenario **B**

In this concept, Mebane embraces a smart-growth strategy, concentrating development generally within its existing footprint. This "grow up, not out" philosophy prioritizes infill development, adaptive reuse, and revitalization of underutilized spaces. By leveraging existing infrastructure, this alternative fosters a more efficient and sustainable urban fabric. Development pressure on historic areas and working lands in the unincorporated county areas is lessened as strategic investment is focused on the city and its ETJ, the Mebane's vibrancy. Thoughtful planning ensures that the balance between urban convenience and rural charm remains intact.

### Things I Really Like About the Scenario

I appreciate "B" for its recognition of nature and existing space. Follows the motto "positively charming." I like the plan to use existing space while respecting natural land.

Agree with above.

I like leveraging what we already have and this scenario allows for greater space for planning resilience into our existing fabric.

Green space!  
Startling to compare to A. This preserves Mebane's beauty.

Increasing density in downtown areas allowing for taller buildings.

Does not lose any farmland to development. I like this scenario (B) better than the others.

Thoughtful use of existing spaces.

Keeps what Mebane is in mind. Uses what we have before getting outside.

Shortsighted development resulting in exit 154s in additional areas.

I like to fill in existing spaces that already exist. Up not out.




# Rooted Growth – Strengthening the Core


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### Things I Really Like About the Scenario



This community has endured unchecked growth for decades. It is destroying the "charm." Plan B is the only plan that doesn't continue to exploit our resources.



For smaller, more affordable starter homes.

# Rooted Growth – Strengthening the Core

## Scenario **B**

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### Things I Really Dislike About the Scenario

Multifamily and urban living will likely come w/HOAs that add expenses on homeowners looking for affordable mortgages.

Suburban neighbors consume available land. Make clusters and separations of neighborhoods.

We will need careful regulations around noise and stormwater design.

I dislike Option "B" where land is limited to growth because those who own those areas can charge premium since growth can't go to other areas.

Business location when they come for tax breaks then leave. No continuity.

Less suburban development. Suburban development is a very inefficient use of land.

Rural living is prohibitive to incoming residents.


Agree but if rural living is done in a way to improve local agriculture, that would be ok.

# Rooted Growth – Strengthening the Core

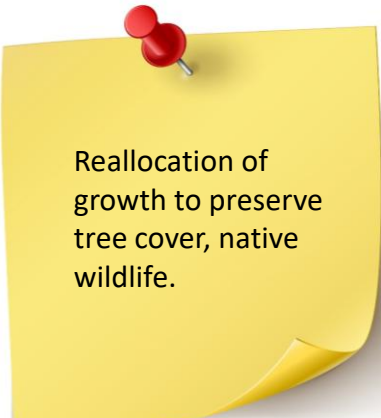
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### Changes I Would Make to Improve the Scenario



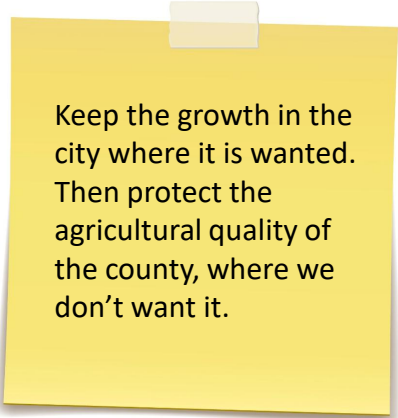
Green space mixed in with single family or townhomes to create a much needed balance




Reallocation of growth to preserve tree cover, native wildlife.



Conservation neighborhood and cluster subdivision , etc. to preserve tree cover. We must plan for this now.



Keep the growth in the city where it is wanted. Then protect the agricultural quality of the county, where we don't want it.



Consideration for housing and recreation for our growing 60+ population.

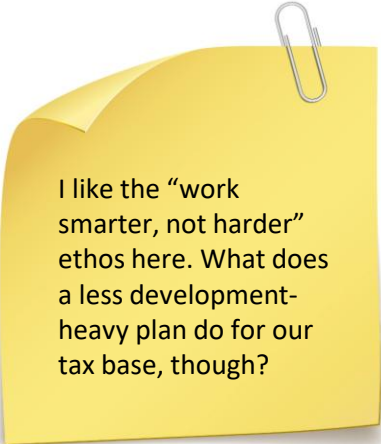


# Rooted Growth – Strengthening the Core

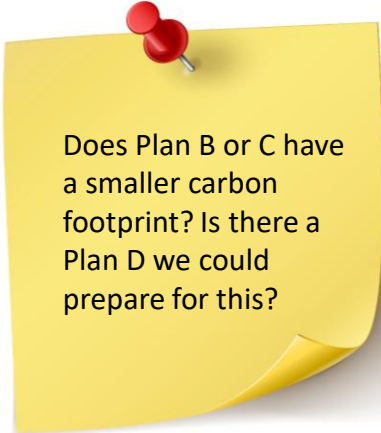
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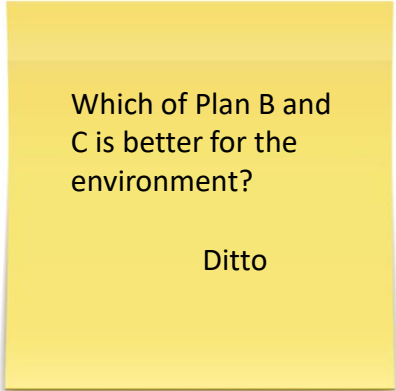
### Questions that Remain After Viewing the Scenario



I like the "work smarter, not harder" ethos here. What does a less development-heavy plan do for our tax base, though?

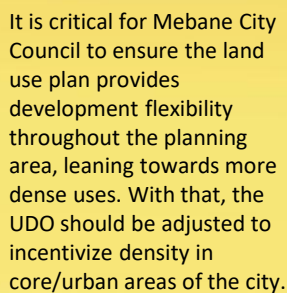


Does Plan B or C have a smaller carbon footprint? Is there a Plan D we could prepare for this?



Which of Plan B and C is better for the environment?

Ditto



It is critical for Mebane City Council to ensure the land use plan provides development flexibility throughout the planning area, leaning towards more dense uses. With that, the UDO should be adjusted to incentivize density in core/urban areas of the city.


# Connected Places – A Network of Vibrant Centers

## Scenario C

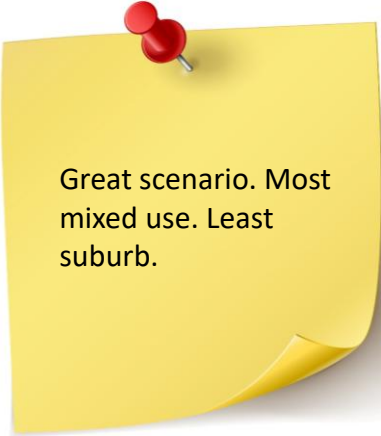
This alternative envisions a thoughtfully crafted network of distinctive centers, each with its own identity and purpose. Growth is distributed across well-defined nodes, ensuring that development complements, rather than overtakes, Mebane's rich landscapes and heritage.

Each center is a hub for community life—whether for work, entertainment, innovation, or relaxation—designed to harmonize with its surroundings. Natural and cultural assets shape development patterns, providing a seamless blend of built and natural environments. Conservation corridors interweave these centers, offering greenways and blueways that connect people to nature and to each other. This approach fosters a balanced, livable, and connected Mebane, where growth enhances quality of life rather than overwhelming it.

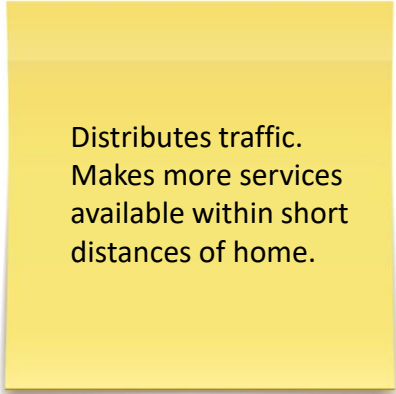
### Things I Really Like About the Scenario



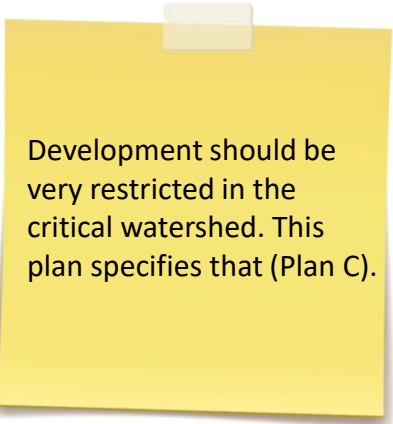
The amount of green space/open space.




Great scenario. Most mixed use. Least suburb.



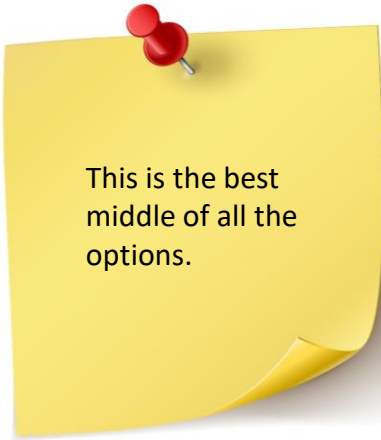
Distributes traffic. Makes more services available within short distances of home.



Development should be very restricted in the critical watershed. This plan specifies that (Plan C).



Keeps the small town while adapting it to the times we're in.



This is the best middle of all the options.


# Connected Places – A Network of Vibrant Centers

## Scenario C


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### Things I Really Like About the Scenario



More land conserved.



I like this scenario the most.



# Connected Places – A Network of Vibrant Centers

## Scenario C

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### Things I Really Dislike About the Scenario

A, B, and C do not consider carbon footprint. Plan D?

Cheesy fake city nodes are an inorganic form of planning. The market should decide.

Protecting more environment.

- Nodes are bad
- Less urban development is bad
- More rural is okay but it should be done to support local agriculture

Not losing 2,000 acres to development.

Less density means less public transportation.

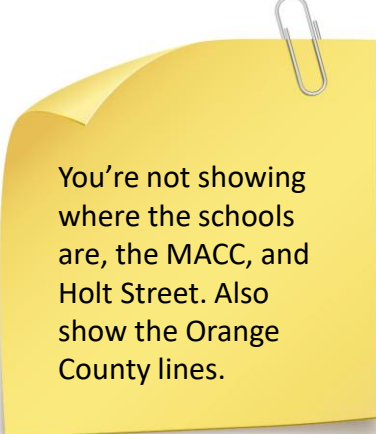
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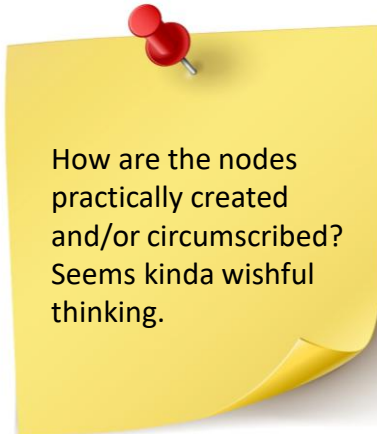
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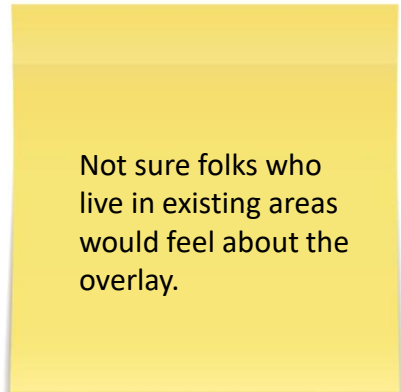
### Things I Really Dislike About the Scenario



You're not showing where the schools are, the MACC, and Holt Street. Also show the Orange County lines.



How are the nodes practically created and/or circumscribed? Seems kinda wishful thinking.



Not sure folks who live in existing areas would feel about the overlay.


# Connected Places – A Network of Vibrant Centers

## Scenario C


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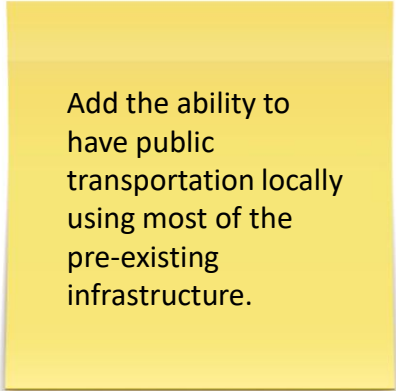
### Changes I Would Make to Improve the Scenario



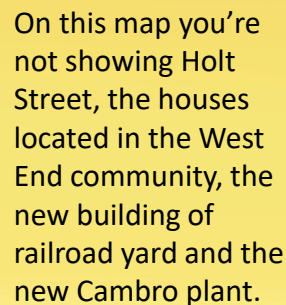
Maybe a little bit of multi-family or more mixed use




Trollingwood-Hwy 119 Interchange needs to be commercial/mixed use.




Add the ability to have public transportation locally using most of the pre-existing infrastructure.



On this map you're not showing Holt Street, the houses located in the West End community, the new building of railroad yard and the new Cambro plant.



Protect agriculture! It will be a wealth creating decision for future generations.



Public transportation to connect the "vibrant centers."

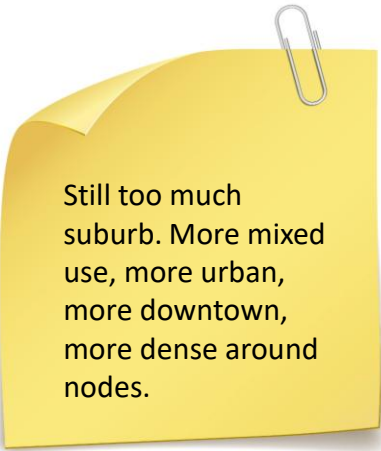
# Connected Places – A Network of Vibrant Centers

## Scenario C


This alternative envisions a thoughtfully crafted network of distinctive centers, each with its own identity and purpose. Growth is distributed across well-defined nodes, ensuring that development complements, rather than overtakes, Mebane's rich landscapes and heritage.

Each center is a hub for community life—whether for work, entertainment, innovation, or relaxation—designed to harmonize with its surroundings. Natural and cultural assets shape development patterns, providing a seamless blend of built and natural environments. Conservation corridors interweave these centers, offering greenways and blueways that connect people to nature and to each other. This approach fosters a balanced, livable, and connected Mebane, where growth enhances quality of life rather than overwhelming it.

### Changes I Would Make to Improve the Scenario

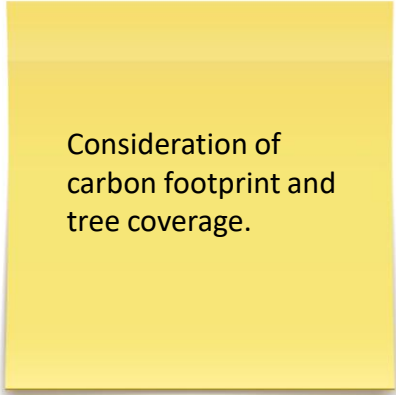


Still too much suburb. More mixed use, more urban, more downtown, more dense around nodes.

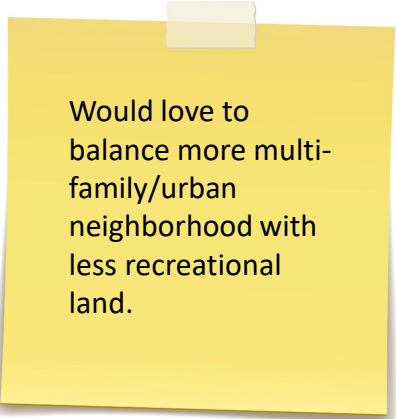


Walkable urban neighborhoods.

Agree!!!



Consideration of carbon footprint and tree coverage.



Would love to balance more multi-family/urban neighborhood with less recreational land.



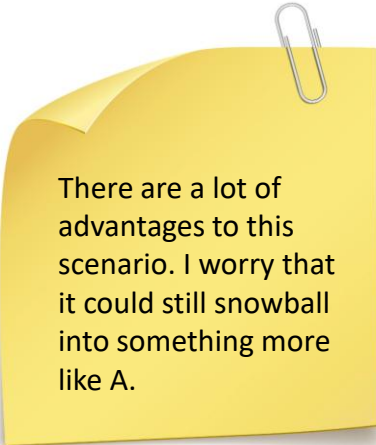
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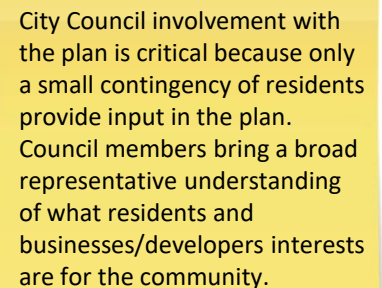
### Questions that Remain After Viewing the Scenario



There are a lot of advantages to this scenario. I worry that it could still snowball into something more like A.



Will there be more road construction? New road patterns developed from existing roads connectivity?



City Council involvement with the plan is critical because only a small contingency of residents provide input in the plan. Council members bring a broad representative understanding of what residents and businesses/developers interests are for the community.

# Side-By-Side Comparison of Three Scenarios

Which scenario (A, B, or C) best matches your early vision for the future of Mebane?

(knowing a hybrid scenario will be developed using parts from one or more of the five scenarios later in the planning process.)



## Things I Really Like About Scenarios

Mix C with A. A does better for housing affordability. Reduce suburban sprawl. Rural is fine if done sustainably.

Like Scenario C the best.

B and C are more green.

I choose Option C because it would enable people to enjoy their own neighborhood center, reduce traffic between areas across town. Also, it will encourage community bonding.

Protect current community. Not A which ends in gentrification.

Unclear features! Bulletpoint the conversation areas.

Scenario B. It reuses the same land that is not being used.

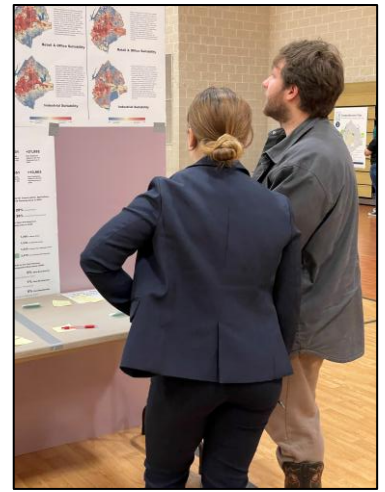
Scenario C preferred.

Plan B. Like it. Preserve historic structures.

# Side-By-Side Comparison of Three Scenarios

Which scenario (A, B. or C) best matches your early vision for the future of Mebane?

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## Things I Really Dislike About the Scenario

Scenario A. I don't like how the land on A becomes more suitable as you go out more. Although it'll be compacted on B, A is using lots of land just for more buildings, which is destroying the culture, the plants, native-trading paths, etc.

Where's all our land going?  
Wildlife needs natural spaces.

Economic gentrification is a real thing. It should be avoided at all costs.

Scenario C is too targeted – pockets would be difficult to develop in a cost effective manner. Scenario B would be difficult to provide affordable housing.

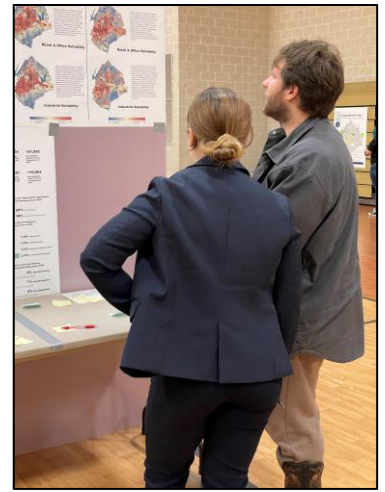
Scenario A. Too much land use.

The land suitability graphics seem problematic and create false sense of inevitability based on corporate valuation.

# Side-By-Side Comparison of Three Scenarios

Which scenario (A, B. or C) best matches your early vision for the future of Mebane?

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## Things I Really Dislike About the Scenario

I dislike Scenario A because it is too much too soon and may overchallenge our infrastructure which is lagging behind.

Scenario A. I don't like the "market" deciding how Mebane grows and requires destroying the most land.

Plan A allows too much growth in the critical watershed.

Scenario A is a definite no. Taking away agricultural lands, not using pre-existing lands.

Scenario A focuses on over-populate rural and protected lands, Native lands.

Population growth. Dislike.



# Side-By-Side Comparison of Three Scenarios

Which scenario (A, B. or C) best matches your early vision for the future of Mebane?

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## Changes I Would Make to Improve the Scenario

Tighten rules on developers.

“Slow down, you move too fast – gotta make the small town feel last.”

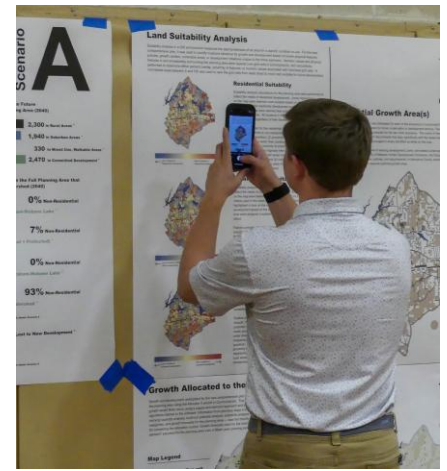
Protect land.  
  
Ditto.

Post-it note graphics created by Macrovector-Floppymonster.com

# Side-By-Side Comparison of Three Scenarios

Which scenario (A, B, or C) best matches your early vision for the future of Mebane?

(knowing a hybrid scenario will be developed using parts from one or more of the five scenarios later in the planning process.)



## Questions that Remain After Viewing the Scenario

I want the plan with the most natural environments (untouched) – is it plan B?

What's "under-developed property"? Please define.

Need to consider the ability of current schools to handle the population.

Schools needed for growing population.

# General Input Provided in Graffiti Zone

Public Forum #2 also included a special “Graffiti Zone” where stakeholders can share miscellaneous input. Here’s what people told us.



## Questions that Remain After Viewing the Scenario

I like Scenario B.  
Grow, but growth  
should be  
smart/controlled.

Urban and rural spaces are the best. Put lots of things in commercial spaces (including affordable housing – condos, townhomes, shotgun houses – but leave lots of space for agriculture and rural spaces to feed the community. Suburbs are feel-good spaces that don’t build the community.

I like Scenario B. It gives the City more control over how the community/ civic fabric will develop. It depends less on corporate bottom dollar strategies and encourages innovation around how we solve existing problems.

Hybrid of B and C.

- No Alamance Crossing replicas
- No HOAs
- More green space and parks/walking trails
- Senior Center
- Repurpose empty spaces in existing buildings
- Public transportation within Mebane – circle between neighborhoods, downtown, medical facilities

I like C in theory – close adherence to that could be good. I like the ethos of B a lot, but I think it won’t solve the problem of demands for commercial areas, more community spaces that aren’t green spaces, etc.

It would be nice to see some incentivization of innovative planning/ housing solutions, like the encouragement of ADUs, quadplex, triple, dense small house communities, “missing middle” development and small office development rather than big box development.

Scenario A is not a good option.

Agreed

Ditto

I would like to see a plan D that focuses on sustainable growth, forest/ wildlife protection, 0 land footprint, as minimal carbon footprint as possible, keeping natives here.

Maybe tax incentives for that kind of community development instead of continuing corporate tax incentives, maybe regulation review fast tracking, ad parking adjustments and city providing some of the stormwater costs.

# General Input Provided in Graffiti Zone

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## Questions that Remain After Viewing the Scenario

The best plan would be a hybrid of B and C.

Please arrange for a public meeting with training for public, city council members, planning board members, and the 2 planners we are using on the Green Growth Toolbox by the NC Wildlife Federation. They have done the hard work for us in determining our sustainable development planning options. We want to know more before deciding our fate for generations to come.

More homes beyond starter homes and no more apartment complexes.

Incorporate more multi-family development to the Mebane community.

No more apartments! Build wealth not corporate ownership.

Will the City actually be using this costly plan this time, or will it sit on the shelf like the last 2?

No HOAs

Mebane is a small town with charm. It should be kept small and rebuilt to leave charm in the aging buildings. The big cities are big. We can be smaller. I do love the idea of filling what we have then expanding. The psychological benefits to healthy small communities can't be overstated here!



# General Input Provided in Graffiti Zone

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## Questions that Remain After Viewing the Scenario

Manmade green spaces are not the same as natural spaces. Protect natural spaces.

Agree

Mebane is a bedroom community. Focus on spaces that help a variety of people enjoy their weekends.

Love this!

Less 5-lane roads.  
More bike lanes.

I love Mebane’s current unique spaces – parks, downtown, community centers. Mebane Oaks Road (or at least the part by the highway) should not be a model for future growth.

Yes    Agree  
Yes! This.

Mebane Oaks needs massive traffic calming. Place is a death trap.

Utilize the downtown area/street. Put variety of stores in place. Downtown year round farmers market. Small goods variety. Enough with all the candles and antiques. No more please.