

# Executive Summary

## PURPOSE AND ORGANIZATION OF THE PLAN

The City of Mebane, with input from citizens and an appointed CLP Advisory Committee, adopted Mebane by Design, a Comprehensive Land Development Plan (CLP) in Month 2016. At adoption, the City’s population was 13,277, and according to the CLP, will grow to over 32,000 by 2035. The City also completed plans for transportation, sidewalks, greenways, recreation, and economic development to prepare for this growth. The CLP incorporates these plans’ recommendations, while including additional recommendations from its advisory committee and the insight of the planning team.

The 2035 vision of Mebane was created with input from the CLP Advisory Committee and the public. The CLP Advisory Committee was composed of Mebane citizens, planning and development staff at the City and County levels, developers, non-profit representatives, and health professionals. They identified and prioritized goals and policies for the CLP. Surveys and public meetings were used to gather additional feedback regarding Mebane land development policy. See [www.mebanebydesign.net](http://www.mebanebydesign.net) for meeting notes, survey results, presentations and other information.

The Mebane CLP is not a regulatory document, but is intended to guide land development decisions. The plan includes:

Purpose & Vision	<ul style="list-style-type: none"> <li>• Long-range guide for policy decisions</li> <li>• Focuses on physical growth &amp; development</li> </ul>
Existing Conditions	<ul style="list-style-type: none"> <li>• Demographic profile</li> <li>• Infrastructure</li> <li>• Land Use, Zoning &amp; Suitability</li> </ul>
Public Input	<ul style="list-style-type: none"> <li>• CLP Advisory Committee</li> <li>• Public Meetings &amp; Focus Groups</li> <li>• Website &amp; Surveys</li> </ul>
Growth Strategy	<ul style="list-style-type: none"> <li>• Principles</li> <li>• Growth Strategy Areas &amp; Development Goals</li> </ul>
Goals & Actions	<ul style="list-style-type: none"> <li>• Growth Management</li> <li>• Facilities &amp; Infrastructure</li> <li>• Community Appearance</li> <li>• Open Space &amp; Natural Resource Protection</li> <li>• Coordination</li> </ul>
Appendices	<ul style="list-style-type: none"> <li>• Demographic Profile</li> <li>• Zoning District Descriptions</li> <li>• Example Open Space Dedication Policy</li> <li>• References</li> </ul>

# MEBANE BY DESIGN

## Comprehensive Land Development Plan

*City of Mebane*



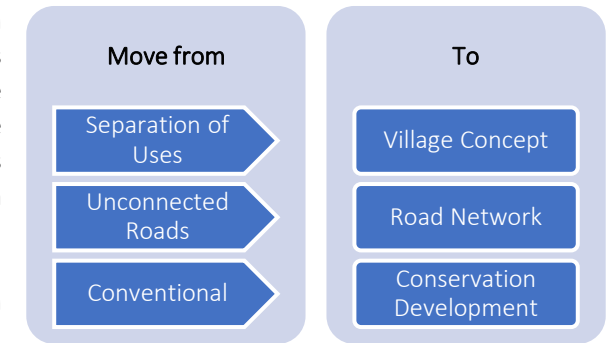
## VISION OF MEBANE IN 2035

The following vision of Mebane in 2035 was created by input from The CLP's Advisory Committee and the public. It was refined by staff and is a framework for setting policy goals for future land development in Mebane.

<p><b>Vision - Growth Management &gt;</b> The City will manage growth by:</p> <ul style="list-style-type: none"> <li>•Encouraging growth inward;</li> <li>•Increasing downtown area density;</li> <li>•Logical zoning, mindful of infrastructure, schools, health &amp; market value;</li> <li>•Controlling the number &amp; size of housing developments; &amp;</li> <li>•A commitment to its values, planning and vision.</li> </ul>
<p><b>Vision - Facilities &amp; Infrastructure &gt;</b> The City will include:</p> <ul style="list-style-type: none"> <li>•A diversity of activities &amp; services, as a family-oriented community;</li> <li>•Strong schools that are an integral part of community;</li> <li>•A variety of services, and easily accessible to other regions;</li> <li>•Sustainable internal economic growth &amp; strong corporate citizens; &amp;</li> <li>•Industrial centers on the periphery that provide stable local jobs.</li> </ul>
<p><b>Vision - Community Appearance &gt;</b> Mebane will:</p> <ul style="list-style-type: none"> <li>•Be an active, vibrant &amp; connected community;</li> <li>•Provide a well-balanced, healthy &amp; sustainable quality of life;</li> <li>•Provide efficient &amp; attractive development;</li> <li>•Promote mixed-use development;</li> <li>•Have cultural spaces &amp; be pedestrian &amp; bicycle friendly;</li> <li>•Encourage greater traffic disbursement;</li> <li>•Value recreational &amp; cultural activities; &amp;</li> <li>•Be the leading edge of Alamance County's gateway into the Triangle.</li> </ul>
<p><b>Vision - Open Space &amp; Natural Resource Protection &gt;</b> The City will provide:</p> <ul style="list-style-type: none"> <li>•Greenspace &amp; interconnectivity;</li> <li>•well-maintained and attractive natural and built environment;</li> <li>•well-defined natural spaces, parks, recreation centers &amp; historic districts</li> <li>•Natural buffers around the City's development footprint wherever possible.</li> </ul>

## MEBANE GROWTH STRATEGY

Three community building principles were used in developing the City's growth strategy and to define its primary growth strategy areas. These principles are necessary to achieve the City's vision, representing the interests of all City residents. The three principles include moving from a "Separation of Uses" toward a "Village Concept"; moving from "Unconnected Roads" toward a "Road Network"; and, moving from "Conventional Development" to "Conservation Development."



Mebane's growth areas provide guidance based on infrastructure access: G-1 areas have the greatest access; G-4 areas have the least access. Conservation areas (C) have high natural resource value.

### Primary Growth Areas (G-1, G-2, G-3)

These areas have immediate access to existing municipal infrastructure and services. They include opportunities for reuse and mixed-use infill development. They also include Mebane's industrial parks, sites of significant economic development investment. Development within Primary Growth Areas that serve the CLP's principles and goals should be encouraged over the next 5 years.

### Secondary Growth Areas (G-4)

The G-4 or secondary growth areas make up most of Mebane. These areas are where most of Mebane's residents currently live. They are generally residential and commercial in nature, and adequately serve the needs of those land owners with access to municipal infrastructure and services.

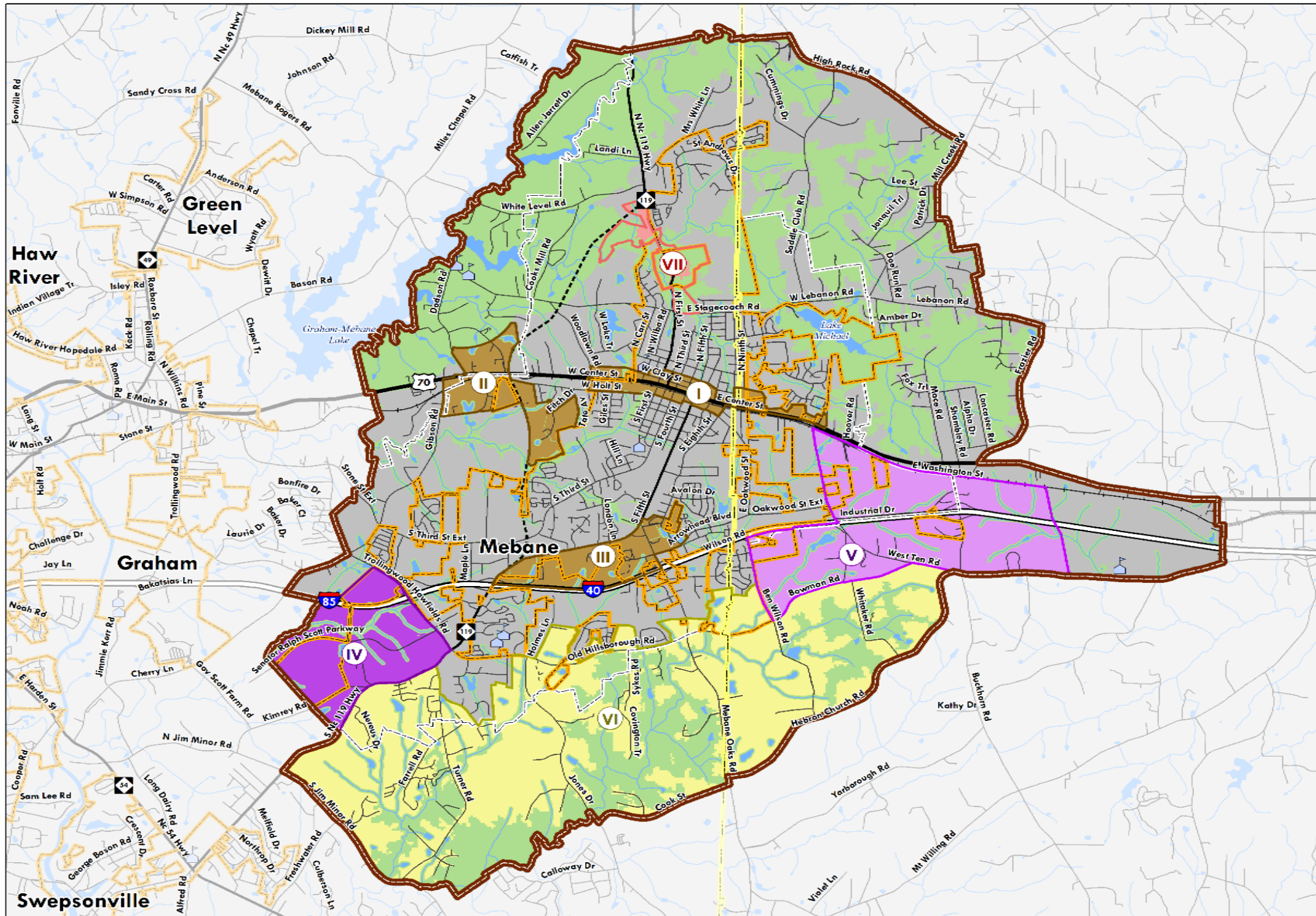
### Conservation Areas (C)

Conservation areas should be maintained by permitting low-density developments featuring open space, recreation, etc. or remain undeveloped for the next 15 years. Non-residential development should be encouraged elsewhere. Creeks and rivers, floodplains, steep slopes, sensitive soils, and tree canopies over 500 acres should be protected and preserved in these areas.

# CITY OF MEBANE

## Comprehensive Land Development Plan

### GROWTH STRATEGY AREAS OVERVIEW

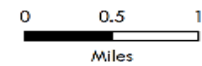


**Growth Strategy Areas**

- G-1, Mixed-Use
- G-1, Industrial
- G-2, Residential
- G-3, Mixed-Use
- G-4, Secondary Growth Area
- Conservation Area

**Roads & Other Features**

- Interstate
- US Highway
- NC Highway
- Proposed NC-119 Bypass
- Other Proposed Road
- Local Road
- Railroad
- Study Area Boundary
- County Line
- Municipal Limits
- ETJ
- Stream
- Lake
- School



Mapping provided by the  
Piedmont Triad Regional Council Planning Department  
Date: January 11, 2017



Focus Area	Goal	Priority Growth Strategy Areas	Current Ordinance Section (if applicable)	Additional Organization Partners or Resources
Growth Management	1.1 Encourage a variety of uses in growth strategy areas and in the downtown, promote/encourage a village concept that supports compact and walkable environments.	I, II, III, VII	Article 4-7.4B	Downtown associations, NC Department of Transportation (NCDOT), Burlington Graham Metropolitan Planning Organization (BGMPO), Mebane Business Association (MBA)
	1.2 Continue to support historic Downtown Mebane’s culture: aesthetics, walkability, bikeability, and shopping, dining and housing options.	I	Article 6-3D	Mebane <i>Comprehensive Transportation Plan</i> (CTP), Downtown Associations, NCDOT, BGMPO, MBA, Piedmont Triad Regional Council (PTRC) Housing Department, IMPACT Alamance
	1.3 Provide full-cost accounting for future land development that accurately reflects the costs and benefits of new developments.	All		Community Viz consultant, City of Graham, Town of Kernersville
	1.4 Ensure that adequate community facilities are integrated into new development to reduce distances to parks, schools and community centers.	All	Article 7-4.2, Article 7-6.8D, Article 6-7	Mebane <i>Bicycle and Pedestrian Transportation Plan</i> (BPTP), Mebane <i>Parks and Recreation Master Plan</i> (PRMP), Mebane Historical Museum, Alamance Burlington School System (ABSS), Orange County Schools, NC Wildlife Resources Commission, IMPACT Alamance
	1.5 Establish municipal affordable housing goals that enable both residents and developers to provide more housing options.	All		PTRC Housing Department, Alamance County Health Department, City of Burlington Community Development Department, West End Revitalization Association (WERA), the Cone Foundation, the United Way, research consultant
	1.6 Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements.	I, II, II, VI, VII	Article 6-4.1A-K	Mebane CTP, Mebane BPTP, Mebane business association
	1.7 Continue to support industrial development at existing industrial parks near I-40/85.	IV, V	Article 5-6 A-B	Industrial park management companies, Chamber of Commerce, small area plan consultant
Public Facilities and Infrastructure	2.1 Improve safety and confidence of pedestrian access across major streets, including I-40/85, US-70, NC-119, Mebane-Oaks Road and other highly-traveled roadways.	All	Article 3 – C(e), Article 5-6B1(a)	Mebane CTP, NCDOT, BGMPO, IMPACT Alamance
	2.2 Develop a coordinated public transportation system to reduce vehicular traffic demand on city streets and thoroughfares.	All		Mebane CTP, Alamance County Transportation Authority (ACTA), Piedmont Authority for Regional Transportation (PART), Orange County Transit, Triangle Transit Authority (TTA) and Link Transit
	2.3 Develop community facilities with private sector and non-profit partners.	All		YMCA, MBA, WERA, IMPACT & Healthy Alamance, Cone Foundation, Local foundation and public service providers
	2.4 Provide residents equitable access to Mebane’s community service.	All		PTRC Housing Department, City of Burlington Community Development Department, WERA, NC Division of Water Resources, NC Division of Rural Development, the Cone Foundation, the United Way,
Community Appearance	3.1 Continue to support the Downtown District with public art, parks, and facilities.	I, II, III		Mebane PRMP, Mebane Historical Museum, Arts organizations, businesses and non-profits
	3.2. Improve efforts to identify entrance corridors, streetscapes, wayfinding, and signage that consistently reflects the City’s “Positively Charming” brand.	All	Article 2-15C, Article 6-6, Article 4-4C3	Mebane CTP, Mebane Business Association, Alamance County Historic Properties Commission, Duke Energy, IMPACT Alamance
	3.3 Improve guidelines for downtown development to feature mixed-use village centers and high density areas that encourage multi-modal transportation.	I, II, III	Article 6-4.1A-K	Downtown associations, Parking feasibility study consultant
Open Space & Natural Resource Protection	4.1 Enhance water quality for streams and creeks by providing additional incentives for streams and creeks protections.	II, III, IV, V, VI, VII		NC Wildlife Resources Commission, Alamance County and Orange County
	4.2: Provide greenways, parks and open space connectivity between different land uses and across major transportation corridors, thereby advancing safety and health.	All	Article 5-2B, Article 6-7	Mebane CTP, IMPACT Alamance, Healthy Alamance, BGMPO, NCDOT
	4.3 Support park, greenway, and open space expansion in developed and developing areas, prioritizing connectivity between each location.	All	Article 5-2B3	IMPACT Alamance, Healthy Alamance, Alamance County Soil and Water Conservation District, Alamance County Parks Department, Piedmont Land Conservancy, Triangle Land Conservancy; NC Wildlife Resources Commission
Coordination	5.1 Document and share information related to land development that can be utilized across levels of government for better decision making.	All		Alamance County, Orange County, City of Graham, Town of Haw River, NC Wildlife Resources Commission, Piedmont Land Conservancy and Triangle Land Conservancy

