

MEBANE BY DESIGN

Comprehensive Land Development Plan

City of Mebane



FINAL REPORT

Adopted by Mebane City Council

May 1, 2017





COMPREHENSIVE LAND DEVELOPMENT PLAN

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Prepared by the Piedmont Triad Regional Council for the City of Mebane

Supported with a grant from the NC Wildlife Resources Commission



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I. INTRODUCTION & VISION

INTRODUCTION

The City of Mebane last completed a Land Development Plan in 2001. Since the completion of that plan, the City has added nearly 7,000 residents to the population, more than doubling from an estimated population of 6,446 in 2000 to 13,277 in 2014. In response to that growth, several plans for transportation, trails, greenways, sidewalks, parks, recreation, economic development and others have been completed to assist the City of Mebane to plan for the consistent and rapid growth. This Comprehensive Land Development Plan (CLP) incorporates recommendations from those plans, while including additional recommendations identified during the planning process.

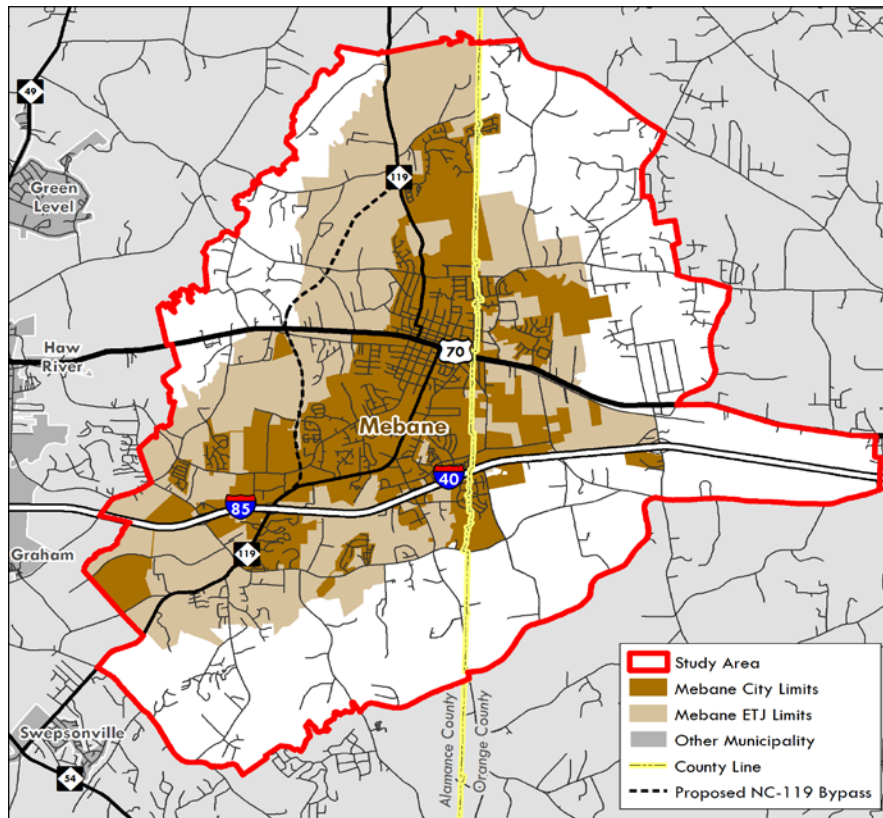
The City has seen a surge in residential, commercial, and industrial growth in recent years, as evidenced by the U.S. census data and projections. This growth is expected to continue, producing an estimated population of 26,367 by 2030. Being positioned along Interstates 40/85 (I-40/85) and equidistant from the centers of the Piedmont Triad and the Triangle, Mebane is a strong environment for development. More details on the growth and demographics of Mebane can be found in *Chapter 2. Existing Conditions* and the *Appendix*.

Anticipating this future growth, the study area chosen for this plan includes nearly 40 square miles, 38.4% of the study area is located within Orange County and 61.6% is within Alamance County (see *Map 1: Study Area Overview* on the following page). Although the current city limits encompass 8.8 square miles, land use and development constraints and opportunities beyond the city limits were considered necessary for this study to accommodate the projected growth for the city and region.



Downtown Mebane

Map I: Study Area Overview



PURPOSE AND ORGANIZATION OF THE PLAN

The CLP is not a regulatory document, but is intended to be used by the City of Mebane and County partners to guide land development decisions.

- It is a long-range guide for public policy decisions concerning the overall growth and development of the Mebane community; and
- It focuses on the physical growth and development of Mebane and the study area.

The plan includes:

1. **Introduction & Vision** – Plan purpose and vision for future development;
2. **Existing Conditions** – A summary of demographics, infrastructure inventory, environmental constraints, zoning and land use;
3. **Advisory Committee & Public Input** – A summary of advisory committee meetings and public meetings (including survey and focus group input);
4. **Growth Strategy** – Describes different recommended growth strategies and general policies for small areas of the City of Mebane;
5. **Land Development Goals and Actions** – Policy, program, and partnership recommendations to achieve the desired vision of the CLP, implementation guide and community building principles

Appendices – Demographic profile and references (see www.mebanebydesign.net for meeting notes, survey results, presentations and other information).

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.

Growth Management

Growth in the City of Mebane is encouraged inward towards developed areas, increasing density in the downtown area. The City has controlled growth with logical and steadfast zoning designed with infrastructure, schools and health in mind, while supporting property values. Controlling the number and size of housing developments will lead to greater demand and increased property values and local tax revenue. If the City of Mebane will be a model of proper growth, committed to its founding values, it will be a result of planning and vision.

Public Facilities and Infrastructure

The City of Mebane is a family-oriented community with a diversity of activities and services that enhance quality of life. Schools will be a strong and integral part of the community. Developments will be carefully considered for established school districts and other services. The City will be family friendly and provide a variety of services to residents, but will be easily accessible to other regions. Mebane's growth will be fueled by sustainable internal economic growth enabled by external economic interest and strong corporate citizens. Industrial centers on the periphery provide stable local jobs that provide family-supporting wages, making the City an economic engine for the area.

Community Appearance

The City of Mebane will be an active, vibrant and connected community providing a well-balanced, healthy and sustainable quality of life through infrastructure, efficient and attractive development, improved public safety, and an attractive natural and built environment. The user-friendly and “positively charming” Downtown District includes mixed-use development, cultural spaces and is pedestrian and bicycle friendly. Through careful planning, there will be greater traffic disbursement and transportation options. The City values recreational and cultural activities, and has retained its “small town” charm by integrating businesses, institutions, and community gathering places in the Downtown District to serve all age groups. The City is at the leading edge of Alamance County's gateway into the Triangle and a bustling community of passionate citizens committed to the City.

Open Space and Natural Resource Protection

Greenspace and interconnectivity are provided with community growth, creating a well-maintained and attractive natural and built environment. Well-defined natural spaces, parks, recreation centers and historic districts are scattered across Mebane. A natural buffer around Mebane's development footprint is established wherever possible.

PLANNING PROCESS OUTCOMES

Advisory committee members were asked to identify what Mebane will have as a result of the CLP planning process:

- A document, complete with goals and actions, that communicates the plan to citizens.
- Design to anticipate and accommodate growth and its impacts on the community.
- Continued community input opportunities to define identity and growth.
- Proactive and sound decisions on land use, infrastructure, etc.
- Establish a robust infrastructure plan and vision to handle future issues that is fully modern, yet historically respectful.
- Lead the state on providing the best balance between life, work, education, and recreation.
- Minimum sidewalk standards and width that serve multiple lifestyle needs, especially commuting, recreation, and commerce.
- Connect publicly-accessible green spaces within new development.
- A consideration of the impact of policies and the approval processes on our older adult population.
- More non-traditional residential possibilities.
- An improved quality of life and a well-balanced community for current residents, future generations, employers, and industries.
- Schools, police, fire, EMS, and health care that continue to meet demand without placing additional undue burdens on existing residents to accommodate new residents.

GOALS FOR DEVELOPMENT POLICY

Policies addressed in this plan were identified through citizen, advisory committee and City Council input. The policy statements below are intended for future development in the greater Mebane area, and can be interpreted as the goals of these policies. Specific strategies to achieve this ideal are outlined in *Chapter 5. Land Development Recommendations*.



Mebane Mill Lofts (Photo: Apartment Finder)

General Development Policies

- Require subdivisions that are over a determined size (as defined by number of units and/or total area) should develop community centers for resident gathering and community sharing, including open space, parks and squares;
- Encourage a walkable and aesthetically-pleasing central commercial center;
- Encourage more compact and walkable development to support aging in place, thereby reducing sprawl, protecting natural areas, improving access, promoting walkability, and reducing infrastructure cost and maintenance over time;
- Promote a mix of land uses and open spaces for residential choice and activity;
- Utilize functional and logical land use and zoning;
- Ensure that new activity centers that are intentionally designed and located for future growth; and
- Construct water and sewer collection systems that accommodate existing and future growth in an efficient pattern, supporting entrepreneurial and residential choice and flexibility.

Office and Institutional Land Uses

- Incentivize the creation of art in private shared spaces;
- Continue to place new commercial and industrial facilities along I-40/85;
- Integrate residential growth appropriately with and adjacent to commercial and industrial jobs centers; and
- Continue to support creative and innovative entrepreneurs and businesses that are good members of the Mebane community and instill pride in the community.

Residential Land Uses

- Provide residential choice through a diversity of housing, including adequate, affordable, attractive and quality housing opportunities;
- Increase density where infrastructure and mixed use destinations better support walkability;
- Are bicycle- and pedestrian-friendly and interconnected through sidewalks and/or greenway trails; and
- Continue to have well-maintained, connected open space as a part of every neighborhood owners' association agreement;

Commercial Land Uses

- Are integrated with other uses and expand along north and south I40/85 at exits 153 and 154;
- Are filling in available vacant spaces along high capacity roads; and
- Reduce parking requirements and increased pedestrian accessibility for large-scale “big box” development, where appropriate per this CLP.

Industrial Land Uses

- Have infrastructure that keeps pace with and drives employment growth;
- Are appropriately located in the NCCP, the NCIC, the CCIC, the BEDD, or other potential locations with ready access to the interstate and railroad; and
- Continue to generate stable and sustainable jobs for residential and economic development.

Schools and Safety

- Continue to ensure that Mebane’s public safety staff is adequately supported to ensure the safety of municipal residents;
- Enforce and perhaps strengthen the city’s noise ordinance;
- Accommodate current and future growth and students into the Alamance Burlington and Orange County School Systems through interjurisdictional cooperation; and
- Continue to work with the Alamance Burlington School System (ABSS) and Orange County Schools on school location
- Design and site schools so that they have safe pedestrian access (i.e. Safe Routes to Schools).



E.M. Yoder Elementary School

Open Space and Recreation

- Support open space and unstructured recreational activities, connected by pedestrian access, greenways, and bikeways across I-40/85;
- Connect jobs centers to residential areas through passive green space/pocket parks;
- Support programs to preserve or purchase open space for natural resource protection and/or recreation using land donations, conservation easements and other land preservation tools in partnership with Alamance County and local land trusts;
- Preserve existing green space and promote additional "green infrastructure" in developed areas;
- Connect communities and subdivisions through greenways trail;
- Blend soft natural "buffers" between inconsistent land uses in ways that are harmonious with the surrounding land uses;
- Preserve natural corridors for new development projects that require continuity with adjacent properties;

- Build parks that provide both active recreation (e.g. Lake Michael) and other natural areas for passive recreation (e.g. free play and natural habitat);
- Connect communities and neighborhoods via large tracts of green space, and preserve the large tracts that are currently present;
- Continue to require sidewalks and greenway trails, when identified, in new development; and
- Develop standards for ditch and swale development for stormwater management.



Lake Michael Park (Photo: City of Mebane)

Downtown

- Provide a welcoming downtown with multiple uses.
- Create new green spaces and benches in the Downtown District;
- Place wayfinding signage larger and lower to accommodate all downtown users;
- Create signs and aesthetic standards that compliment downtown's architectural aspects;
- Reduce minimum square footage requirements for parking;
- Provide public downtown parking that is harmonious with the Downtown aesthetic;
- Support everyday goods and services in a walkable and accessible environment;
- Encourage walking and biking by implementing the *City of Mebane Bicycle and Pedestrian Transportation Plan*;
- Have small businesses define our downtown area;
- Support the center of a diverse, lively community with its own unique "feel";
- Preserve and enhance accessibility for all residents, including those with physical handicaps;
- Preserve historic buildings within the City, connecting its communities and neighborhoods;
- Utilize existing structures for redevelopment, and require that new structures be respectful of current architecture; and
- Include a "cottage community" provision in the City ordinances so that small clusters of dense housing in the historic district may add to the vibrancy of the downtown.

Vibrant Community

- Market the City of Mebane's community assets;
- Encourage and foster things for people to do in Mebane so residents have local choices; and
- Work to maintain quality of life in Mebane for all residents.

Aesthetics, Wayfinding and Signage

- Continue to utilize a consistent, aesthetically-pleasing theme for signs, roads, etc. (e.g. the entrance corridor signs);
- Continue to provide streetscapes of tree-lined walking paths that enable all residents access to necessities and amenities, especially in the downtown area;
- Employ energy efficient lighting technology for streetscapes;
- Reevaluate the sign ordinance to reconsider standards for lower and consistent lighting;
- Require new development bury wires and lights and encourage retrofitting, as feasible; and
- Explore alternative options to curb and gutter road cross sections, while preserving and encouraging walkability and open space.

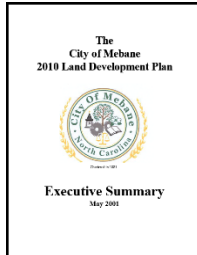


Downtown Mebane (Photo: www.visitalamance.com)

LOCAL AND REGIONAL PLAN SUMMARY

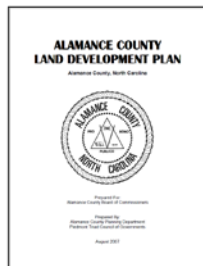
The City of Mebane, Alamance County and Orange County have several existing adopted plans that provide vision, goals and strategy for transportation, parks, recreation and economic development. The last land development plan was adopted in 2001. The relevant plans are summarized to illustrate the various recent planning efforts and inform strategies for implementation.

2010 Land Development Plan (2001)



The City of Mebane last adopted a Land Development Plan in 2001. The plan provided development guidance for the City of Mebane through 2010. Policies and goals are included for economic development, community appearance, water and sewer, transportation and growth management. The plan identified future growth areas, land use classifications and made specific recommendations for 5 small areas including Central, North, West, South-West (Hawfields) and South-East (Hebron).

Alamance County Land Development Plan (2007)



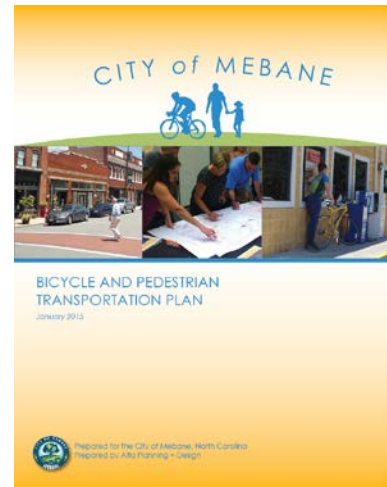
Alamance County completed a land development plan in 2007, providing a vision for land development for Alamance County. The following 16 general plan goals outline a detailed set of 88 specific “growth management policy guidelines”:

- Achieve a moderate rate of population growth;
- Develop a sense of vision for the overall future of Alamance County;
- Development should pay more of its way when possible;
- Encourage high quality growth;
- Ensure that the costs of new development do not exceed the service demands that are generated;
- Equip leaders to make good development decisions;
- Maintain a positive identity for the county and its individual communities;
- Maintain quality of life;
- Maintain rural character;
- Preserve agriculture and family farms, as well as the agricultural heritage of the county;
- Preserve open space and natural areas;
- Promote flexibility in development regulations;
- Protect highway corridors from potential future development;
- Protect private property rights;
- Provide a forum for communications with the citizens of the county; and
- Seek a realistic balance among the many diverse interests in the county, and especially between economic and environmental concerns.

[Bicycle and Pedestrian Transportation Plan \(2015\)](#)

The City of Mebane's Bicycle and Pedestrian Transportation Plan communicates the blueprint for making bicycling and walking an integral part of daily life in Mebane. The purpose of this plan is to expand the existing network, complete network gaps, provide greater connectivity, educate and encourage the public, and maximize funding sources. Key goals are to:

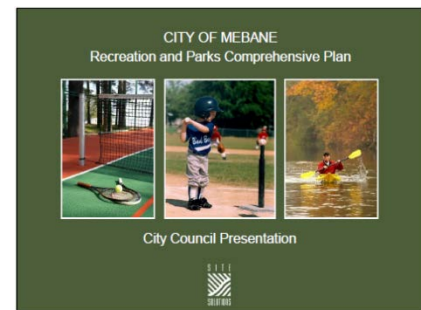
- Create recurring annual community events to educate and encourage residents to bike and walk to school and to local businesses and services;
- Raise awareness and educate decision-makers, stakeholders, interest groups, and the public on the benefits of bikeways, walkways, greenway trails, and active, healthy lifestyles;
- Identify consistent funding streams for bicycle and pedestrian improvements;
- Build high priority bicycle and pedestrian facilities as part of a comprehensive network to better connect neighborhoods to the downtown, public spaces, and other important destinations;
- Increase pedestrian and bicyclist safety by reducing the number of bicycle and pedestrian-related crashes each year; and
- Improve pedestrian connectivity by filling sidewalk gaps and providing crosswalks at intersections.



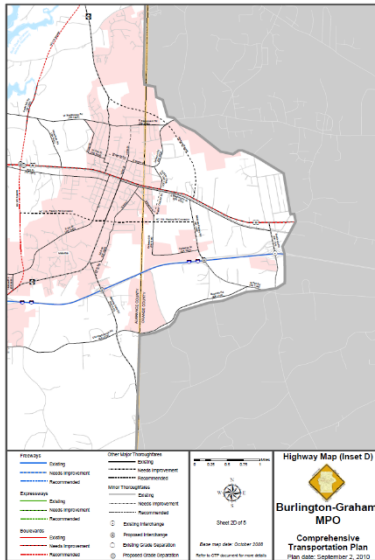
[Recreation and Parks Comprehensive Plan \(2014\)](#)

The 2014 City of Mebane Recreation and Parks Comprehensive Plan used a four-step assessment approach to develop a Plan of Action. The four steps were to assess its existing inventory, collect public input, develop standards for Parks and Recreation facilities, and administer a needs assessment. This produced a Plan of Action with the following priorities for the first five years of the plan's implementation:

- Renovate the Mebane Arts and Community Center – *finished*;
- Expand/improve trails at Lake Michael;
- Expand/improve facilities at Holt Street Park;
- Develop phase one of Turner Road Park;
- Purchase property and construct initial phase of a community park; and
- Develop Master Plan and phasing strategy for community greenways.



[Burlington-Graham Metropolitan Planning Organization Comprehensive Transportation Plan \(2015\)](#)



The Burlington-Graham MPO Comprehensive Transportation Plan (CTP) study is a long-range plan, which identifies major transportation improvement needs and develops long term solutions for the next 25 to 30 years. The CTP study involves both government officials and the public in an effort to determine the area's future transportation needs based on the best information available including, but not limited to, population, economic conditions, traffic trends and patterns of land development in and around the town. The study will also include alternative modes of transportation. A recommendation for a solution that provides for the safe, efficient, cost-effective and environmentally sensitive use of the transportation system, while addressing current and future travel needs, will be made. Most importantly to Mebane, the 2015 CTP features the NC-119 Bypass as a priority project (*pictured*).

[2040 Burlington Graham MPO Metropolitan Transportation Plan Update \(2015\)](#)



The Burlington-Graham Urban Area (BGUA) is located in central North Carolina. Approximately 60 miles west of Raleigh and 21 miles east of Greensboro, the Urban Area consists of nine municipalities: Burlington, Gibsonville, Graham, Green Level, Haw River, Mebane, Elon, Whitsett, and the Village of Alamance. Based on the need for a comprehensive approach to planning and air quality regulations, the TAC approved the county wide planning area expansion in 2002. Most significant to the City of Mebane is its identification of the NC-119 Bypass as the top priority project for the BGUA. The MTP is reviewed and updated at least every five years and must, among other things:

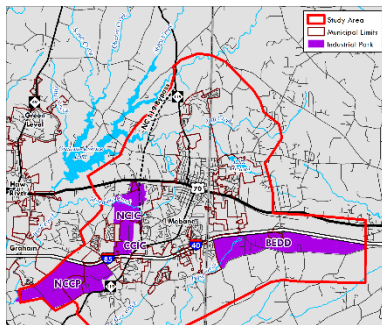
- Identify the projected transportation demand for persons and goods;
- Identify adopted Congestion Management strategies that demonstrate a systematic approach in addressing current and future transportation demand;
- Identify pedestrian walkway and bicycle transportation facilities;
- Include design concept and scope descriptions of all existing and proposed transportation facilities in sufficient detail;
- Reflect a multimodal evaluation of the transportation, socioeconomic, environmental, and financial impact of the overall Plan; and
- Reflect, to the extent that they exist, consideration of the area's comprehensive long-range land use plan and metropolitan development objectives.

[Mebane Oaks Road Corridor Study \(2015\)](#)



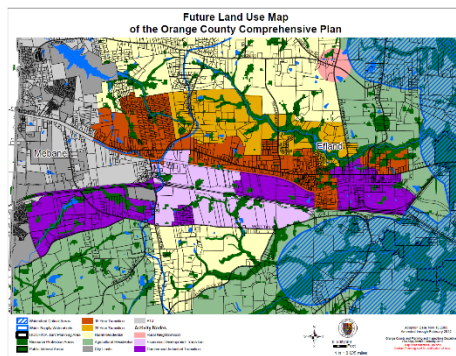
The Mebane Oaks Road area was studied recently to identify transportation related improvements that would improve access and safety for transportation users in the immediate area. Future cross sections and potential locations for new roadways were analyzed and developed. The plan document includes traffic analysis with full page cross section alternatives for the immediate area.

NC Commerce Park (NCCP) & Buckhorn Economic Development District (BEDD)



These two areas in and immediately surrounding the City of Mebane have been designated for commercial and industrial growth in the near future. The City of Mebane in collaboration with Orange County has invested in the water and sewer infrastructure to support such private sector growth, which will occur primarily to the south of existing development in the BEDD. The City has made investment and policies in partnership with Alamance County and the City of Graham for NCCP.

Orange County Efland-Mebane Small Area Plan (2006)



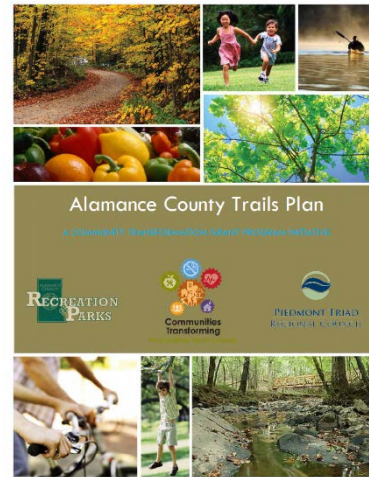
Adopted by Orange County in 2006, the unincorporated community of Efland's future growth was addressed through the development of a small area plan (SAP). The SAP addressed the Efland-Mebane corridor in its entirety and made recommendations regarding Housing, Community Services, Transportation, Open Space, and Land Use and Economic Planning. The Orange County Board of County Commissioners approved the creation of a small focus group to assist staff in coordinating implementation of the SAP. The intentional zoning proposed in this LDP will help guide

Efland's future growth. The City of Mebane will also maintain Efland's water infrastructure as part of an interjurisdictional agreement.

Alamance County Trails Plan (2014)

The Alamance County Trails Plan is a long-range plan that strives to work with municipalities, citizens, business owners, and landowners to identify and prioritize opportunities to create recreational trails throughout Alamance County. The Alamance County Trail Plan is a guidance document for the County and municipalities to use as they are determining how best to improve the health, welfare and quality of life for the community through improved recreational access. This plan will strive to achieve the following goals through implementation:

- Link safe places to improve health by increasing the variety of recreation opportunities residents have and providing more off-road venues for physical activity;
- Expand recreation opportunities and improve access, providing outdoor activities for all age groups;
- Protect open space, streams and rivers by allowing people to experience and appreciate open space on designated routes and ensuring that sensitive environmental areas are left open instead of being developed for other more intense uses; and
- Support economic development by offering local destinations, attracting people to area recreational opportunities and luring industry with high quality of life for their employees.

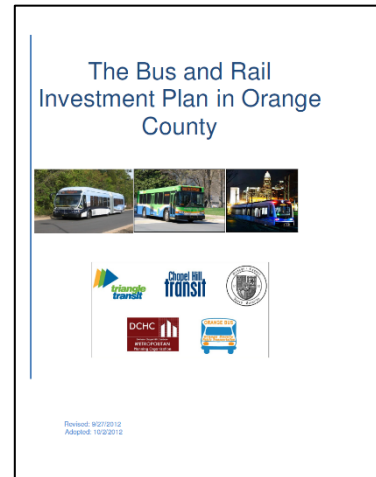


Vision Alamance (2016)

Alamance County conducted a strategic planning process in 2015-16 and adopted 5 “action pillars”: 1) Preserving Agriculture, 2) World Class Education, 3) Smart Growth and Development, 4) Public Health and Safety, and 5) Government Accountability and Resource Management. The strategic plan and the action pillars will be used by the County to “help the County make decisions that reflect what citizen’s value most about living and working in Alamance County”.

[The Bus and Rail Investment Plan in Orange County \(2012\)](#)

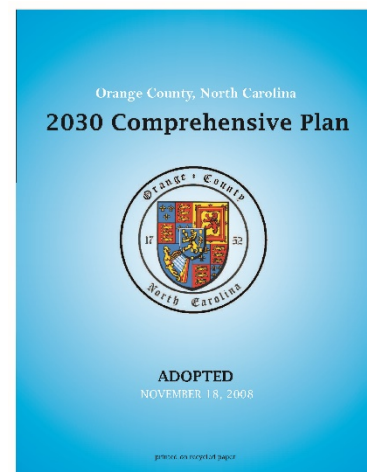
Even with planned highway improvements and likely additional revenues for new roads, it is clear that Orange County and the region will see declining levels of service on major roads in the next 25 years. Orange County population grew by 1.6% a year since 2000 and is projected to grow from the countywide 2010 census of 133,801 to approximately 173,000 by 2030. Orange County residents and their regional neighbors are aware of the growth in clogged roads, as well as the accompanying air quality problems, negative economic impacts and the loss of the quality of life we enjoy if these transportation challenges are not met. Local citizens and elected leaders have responded to these challenges, with some assistance from state government, as described in this investment plan. This plan includes a new regional express service connecting Mebane, Hillsborough, and Durham.



[The Orange County 2030 Comprehensive Plan \(2008\)](#)

The Orange County Comprehensive Plan serves to guide the County's growth and development through the year 2030. The underlying theme of the Plan is the County's vision of becoming a more sustainable community. This document serves as the statutory basis for many of the County's land use regulations and provides a coordinated approach to future growth. The Comprehensive Plan covers eight major areas, each known as an Element:

- County Profile;
- Economic Development;
- Housing;
- Land Use;
- Natural and Cultural Systems;
- Parks and Recreation;
- Services (Utilities) and Community Facilities; and
- Transportation.



2030 Orange County Comprehensive Parks and Recreation Master Plan (2014)

The Orange County Comprehensive Parks and Recreation Master Plan 2030 is an attempt to

- Examine the lessons and experiences of the past;
- Identify current issues and challenges; and
- Project community needs and desires into a vision for the future.

It does so by making the following seven recommendations:

- Protect and Enhance Investment in Parks and Open Space;
- Build the Planned Future Parks;
- Complete the Protection of Identified Nature Preserves and Create Access Areas and Trails Within the Preserves;
- Formalize and Build Support Structure for Multi-Partner Capital Facilities;
- Develop a Master Plan for the Orange County Segment of the MST;
- Build More Trails and Connect Open Spaces;
- Improve Access to Parks and Trails, and Incorporate Healthy Lifestyles Design; and
- Look to Add Programs in Areas Where Residents Have Identified Needs, Consider Partnerships.



MEBANE COMPREHENSIVE LAND DEVELOPMENT PLAN

IMPLEMENTATION GUIDE

Based upon this vision and goals by the plan’s Advisory Committee, a year was spent producing a plan that can achieve them over the next twenty years. The *Land Development Policy Implementation Matrix* is intended to reference policy goals and associated strategies in the following pages that directly serve the vision and goals identified at these first meetings. The “Priority Growth Strategy Area” column identifies where each “Goal” and associated strategy should be considered (see *Chapter 4. Growth Strategy* for locations of identified areas). The applicable “Ordinance Section” is listed if applicable, potential “Organization Partners or Resources” are identified to assist the City of Mebane with implementation, but other partners will be necessary for successful implementation.

The following three chapters detail the challenges offered to the City by Existing Conditions (Chapter 2) and how they can be met with recommended policies, programs, and projects (Chapter 5) that will be best applied through its priority growth strategy areas, as described in its more general Growth Strategy (Chapter 4). This chart is intended to serve as a reference for all following pages and guidance on how to implement the ideas found therein.

Table 1: Land Development Policy Implementation Matrix

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, 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, 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 and 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

2. EXISTING CONDITIONS

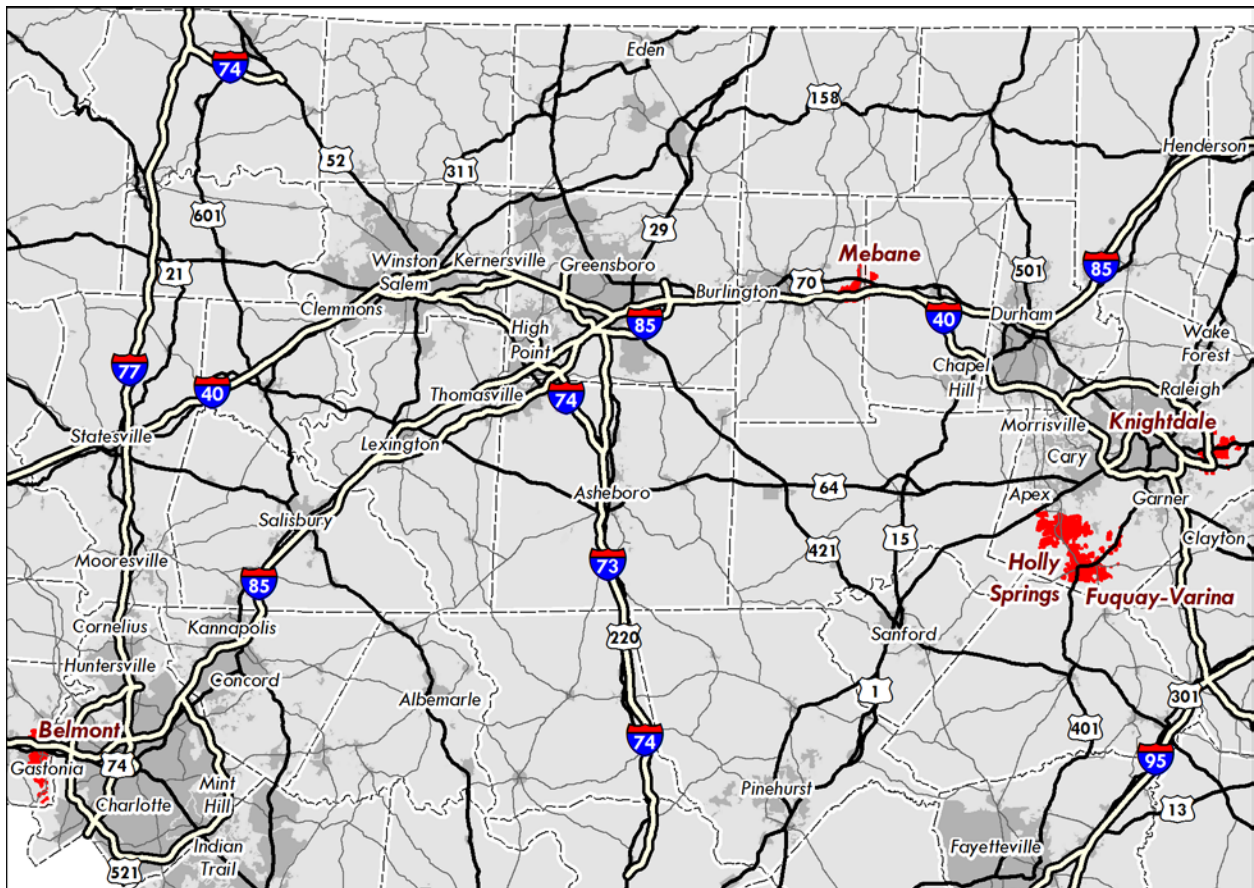
The *Existing Conditions* chapter considers data and information that affect land development in Mebane’s study area. The sections in this chapter include a demographic profile; land development; infrastructure; and current land use, zoning, and land suitability.

SUMMARY OF A DEMOGRAPHIC PROFILE

Information around recent population data, growth projections, employment, and earnings are summarized here. A complete demographic profile is available in the *Appendix* of this report, which includes more detail on age, ethnicity, income and travel patterns.

The Towns of Fuquay-Varina, Holly Springs and Knightdale along with the City of Belmont were chosen as Mebane’s comparison municipalities in this demographic profile due to their similarity in population, growth, transportation corridors and proximity to major metropolitan areas. Comparison statistics were also referenced for Alamance County, Orange County, North Carolina and the United States where appropriate.

Map 2: Comparison Municipalities



Source: PTRC

POPULATION [Population Density](#)

According to the U.S Census Bureau 2014 Population Estimates, the City of Mebane is 8.8 square miles and has a total population of 13,277 people and a density of 1,502 people per square mile. This density is much higher than the average across both Alamance and Orange Counties and across the State. Mebane’s population density is higher than that of Belmont (891 people per square mile), but lower than the other comparison municipalities (see Table 1).

Table 2: Population Density Comparison (2014)

Jurisdiction:	Population	Area (Square Miles)	Density
Mebane	13,277	8.8	1,502
Belmont	10,456	11.7	891
Fuquay-Varina	22,644	12.7	1,788
Holly Springs	30,157	13.6	2,225
Knightdale	13,871	6.8	2,029
Alamance County	155,792	434.6	358
Orange County	140,420	401.0	350
North Carolina	9,943,964	52,659.1	189

Source: (U.S. Census Bureau, Population Estimates, 2014)

The area within the Mebane City limits is much denser than the area in the rest of the study area. The residential area bounded by US-70 to the south, Forest Lake Drive to the west, county boundary to the east and Stagecoach Road to the north is the densest census block group in the City with an average of four people per acre. The other very dense area in the City is bound by US-70 to the north, NC-119 to the east and south and 3rd Street, Corregidor Drive and Tate Avenue to the west with about three people per acre

County Division

According to the US Census Bureau’s Population Estimates for 2014, over three-quarters of the City of Mebane is located in Alamance County – 6.89 square miles (78% of the City area). This area hosts 85% of the City’s population – 11,250 people at a density of 1,634 people per square mile). The remaining 22% (1.95 square miles) of the City lies in Orange County (22% of the City area), and is currently home to only 15% of its population – 2,027 at a density of 1,039 people per square mile.

Table 3: Mebane Population Comparison for Alamance-Orange County Split (2014)

Jurisdiction:	Population	Area (Square Miles)	Density
Alamance County Portion	11,250	6.89	1,634
	84.7%	77.9%	
Orange County Portion	2,027	1.95	1,039
	15.3%	22.1%	
City of Mebane Total	13,277	8.84	1,502

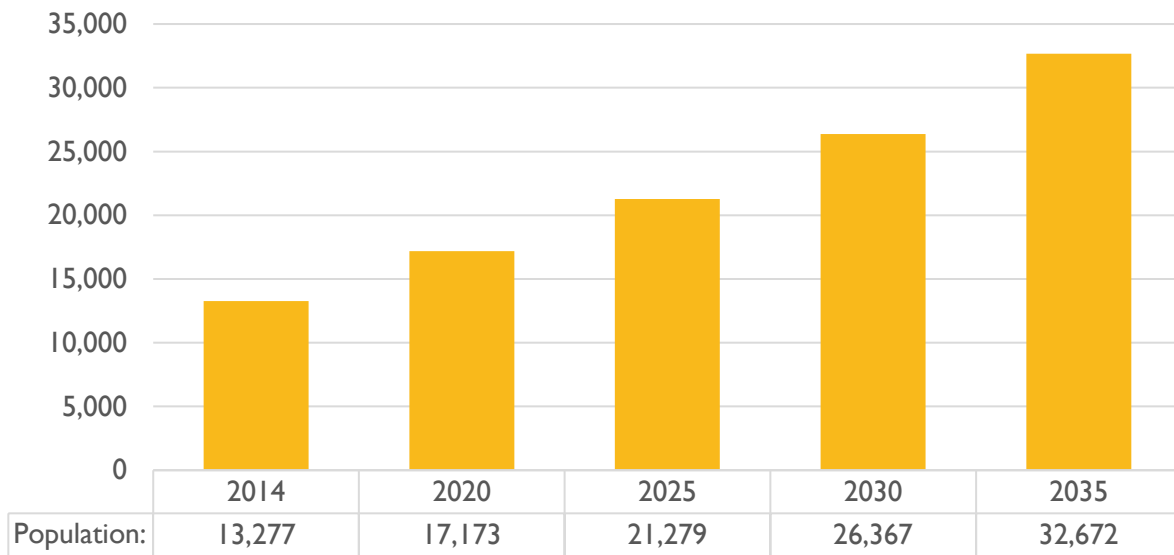
Source: (U.S. Census Bureau, Population Estimates, 2014)

POPULATION PROJECTIONS

No known source produces population projections at the municipal level. The U.S. Census Bureau only produces national level projections; the NC State Data Center produces state and county population projections to year 2035. PTRC determined it would not be accurate to base Mebane’s municipal population projections off of the Alamance and Orange County projections for two reasons. First, Mebane has grown much faster than both counties: its average annual growth rate

between 2000 and 2014 was 4.38%, compared to 1.26% in Alamance County and 1.24% in Orange County. Mebane anticipates outpacing each of the County’s growth rates going forward. Second, the N.C. State Data Center projects that each County will see a declining growth rate down to 10-12% per decade. This trend is not expected in Mebane; therefore, the PTRC used Mebane’s 4.38% average annual growth rate between 2000 and 2014 and applied it through 2035. By then, Mebane is projected to have a population of 32,672, an increase of 19,395 people between 2014 and 2035 (see Figure 1). This projection does not take into consideration unanticipated infrastructure expansion, changing land use types, or school capacity.

Figure 1: Mebane Population Projections (2020-2035)



Source: PTRC

EMPLOYMENT

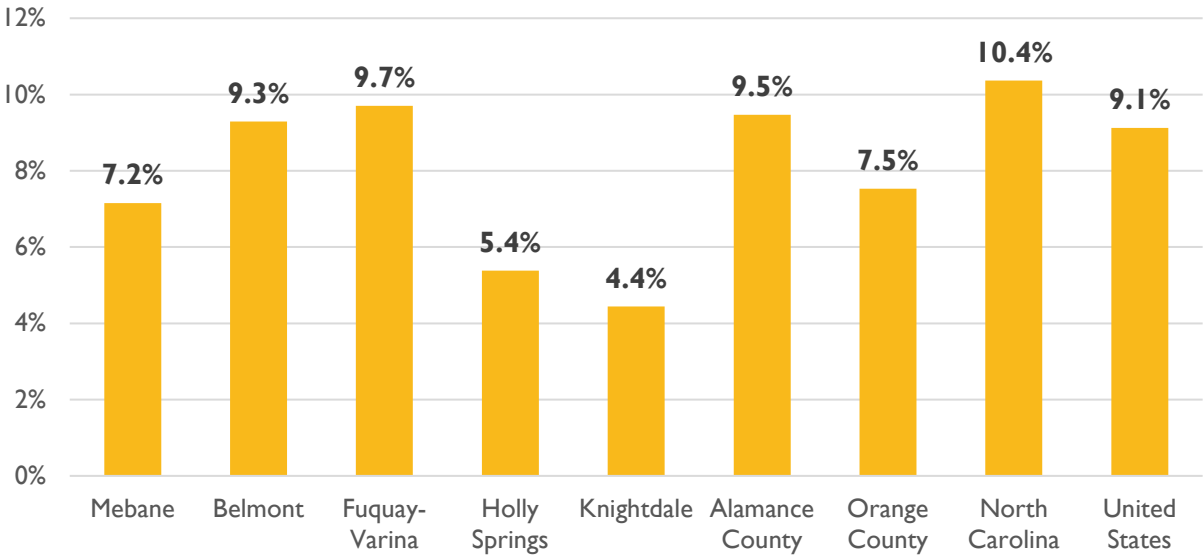
According to the American Community Survey (the only source that provides employment data at the municipal level), Mebane has a labor force of 7,197 people. Of those, only 515 are estimated to be unemployed, an unemployment rate of 7.2%. This rate is lower than all comparison jurisdictions except Holly Springs and Knightdale.

Table 4: Employment Comparison (2014)

Jurisdiction:	Labor Force	Employed	Unemployed	Unemployment Rate
Mebane	7,197	6,682	515	7.2%
Belmont	5,522	5,009	513	9.3%
Fuquay-Varina	10,858	9,804	1,054	9.7%
Holly Springs	13,988	13,235	753	5.4%
Knightdale	7,480	7,148	332	4.4%
Alamance County	77,058	69,762	7,296	9.5%
Orange County	73,447	67,914	5,533	7.5%
North Carolina	4,879,118	4,373,450	505,668	10.4%
United States	158,965,511	144,460,730	14,504,781	9.1%

Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B23025

Figure 2: Unemployment Rate Comparison (2014)

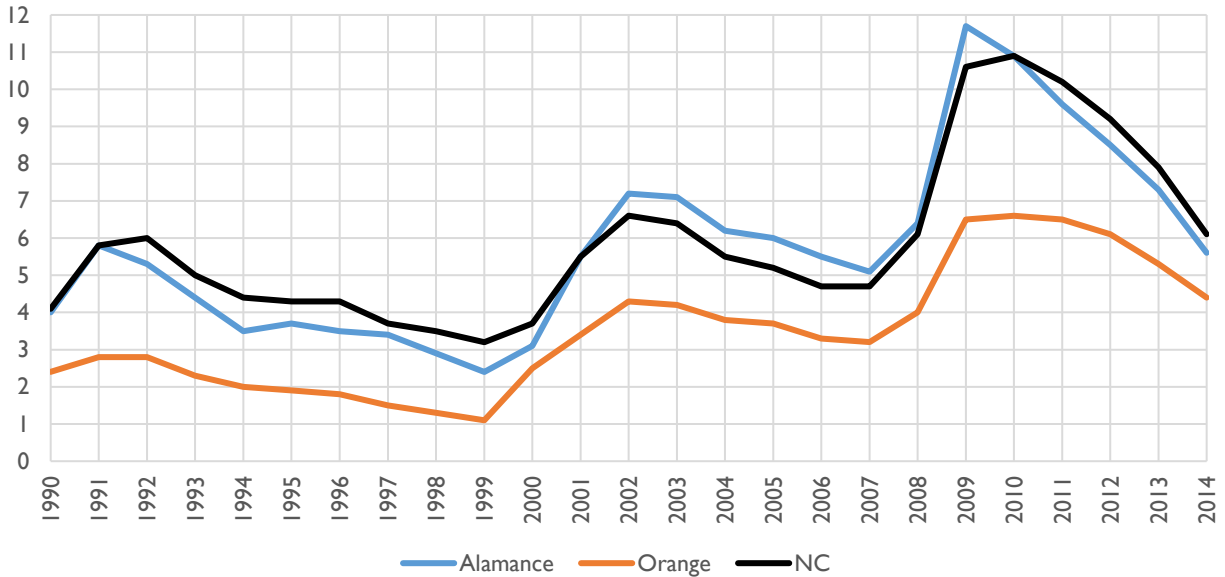


Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B23025

The NC Department of Commerce also tracks employment, but data is unavailable for the City of Mebane alone. The most recent statistics from November 2015 show the unemployment rate for Alamance County to be 5.0%; Orange County to be 4.2%; and North Carolina to be 5.5%. Figure 3 shows the unemployment rate trend for both counties and the state from 1990 to 2014. All geographies saw the lowest unemployment rate overall in 1999 and the highest in 2009-2010.

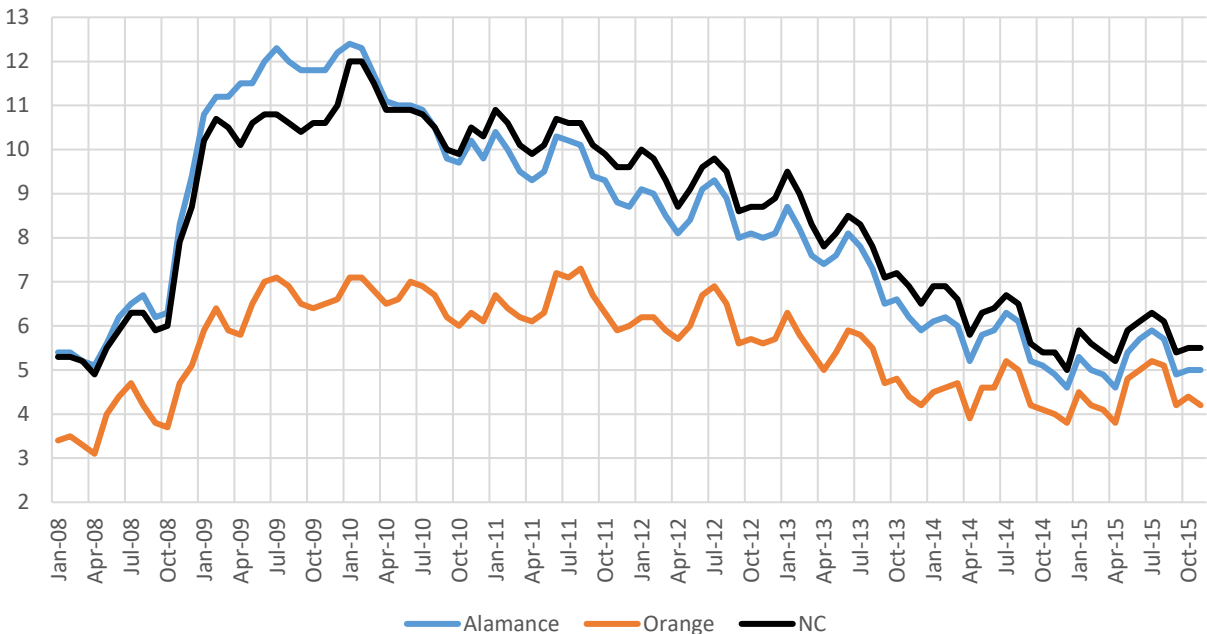
Figure 4 shows more detail of recent unemployment rate trends since the 2008 recession. The unemployment rate of Orange County is consistently below that of Alamance County and North Carolina.

Figure 3: Unemployment Rate Trend (1990-2014)



Source: (N.C. Department of Commerce, Local Area Unemployment Statistics, 2015)

Figure 4: Recent Unemployment Rate Trend (2008-2015)



Source: (N.C. Department of Commerce, Local Area Unemployment Statistics, 2015)

Employment by Industry

The American Community Survey presents data on employment by industry for residents of Mebane, regardless of where the jobs are located. The top four jobs held by a civilian worker residing in Mebane are: Health Care (19.6%), Retail (12.1%), Manufacturing (11.3%) and Education (11.2%).

The top four industries in terms of highest median earnings for the residential population in Mebane are: Professional/Scientific/Technical Services (\$70,140), Information (\$58,281), Wholesale Trade (\$50,759) and Manufacturing (\$50,357). On average, women's median earnings are 80% of the median earnings for men. Women represent 54% of the civilian workforce in Mebane.

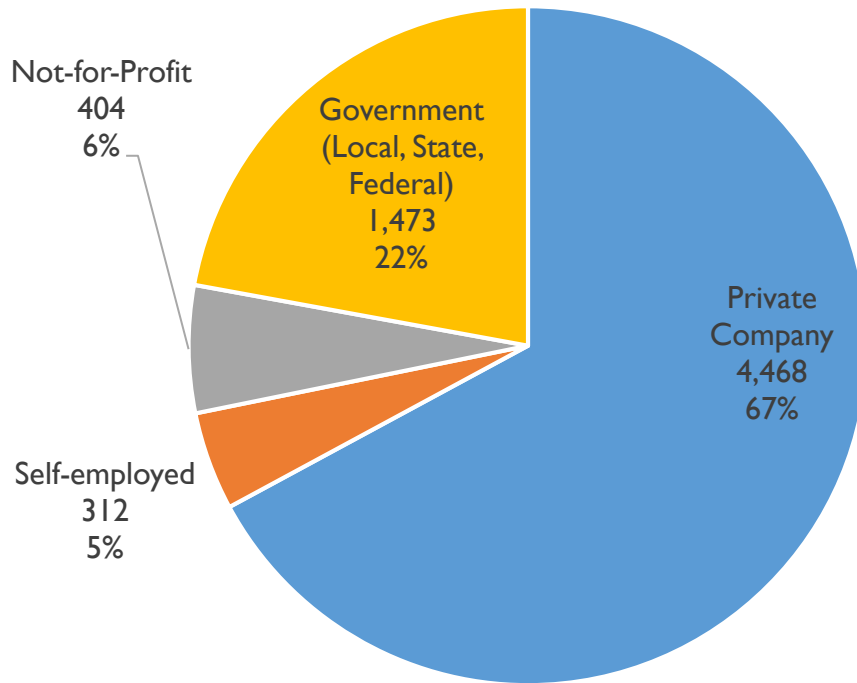
Table 5: Employment by Industry for Mebane's Residential Civilian Population (Ages 16+)

NAICS	Industry	Jobs				Median Earnings (\$)		
		Total	%	Male	Female	Total	Male	Female
11	Agriculture, forestry, fishing and hunting	125	1.9%	84%	16%	20,505	20,665	-
21	Mining, quarrying, oil and gas extraction	0	-	-	-	-	-	-
22	Utilities	90	1.4%	69%	31%	45,000	65,536	36,750
23	Construction	413	6.2%	100%	0%	26,020	26,020	-
31-33	Manufacturing	752	11.3%	67%	33%	50,357	60,189	28,311
42	Wholesale trade	153	2.3%	84%	16%	50,759	50,625	-
44-45	Retail trade	803	12.1%	49%	51%	17,188	37,721	12,960
48-49	Transportation and warehousing	170	2.6%	15%	85%	30,341	-	14,778
51	Information	89	1.3%	74%	26%	58,281	66,250	-
52	Finance and insurance	254	3.8%	58%	42%	41,056	42,237	30,750
53	Real estate and rental and leasing	142	2.1%	72%	28%	42,589	42,056	-
54	Professional, scientific, technical services	396	5.9%	40%	60%	70,140	56,983	70,529
55	Management of companies	0	-	-	-	-	-	-
56	Administrative and support and waste management services	157	2.4%	64%	36%	44,042	44,125	9,886
61	Educational services	744	11.2%	27%	73%	38,750	40,404	37,013
62	Health care and social assistance	1,303	19.6%	7%	93%	39,678	63,558	38,531
71	Arts, entertainment, and recreation	57	0.9%	54%	46%	2,500-	12,639	-
72	Accommodation and food services	375	5.6%	37%	63%	10,982	11,896	8,185
81	Other services, except public admin.	166	2.5%	47%	53%	25,096	23,250	26,442
92	Public administration	468	7.0%	67%	34%	44,818	54,188	39,540
Civilian employed population 16 years and over		6,657	100%	46%	54%	37,567	42,165	33,520

Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table S2403

Two-thirds (67%) of Mebane's resident workforce is employed by a private company; 22% by a local, state or government entity; 6% by a non-profit entity; and roughly 5% are self-employed.

Figure 5: Employment by Class for Mebane's Residential Civilian Population (Ages 16+)



Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table C24070

MAJOR EMPLOYERS

Error! Reference source not found. lists the top ten employers in Mebane in 2015. These ten companies hold 3,201 (or 55.6%) of Mebane’s jobs. Major employers such as Walmart, Lidl and Morinaga have added jobs in Mebane since this data was compiled.

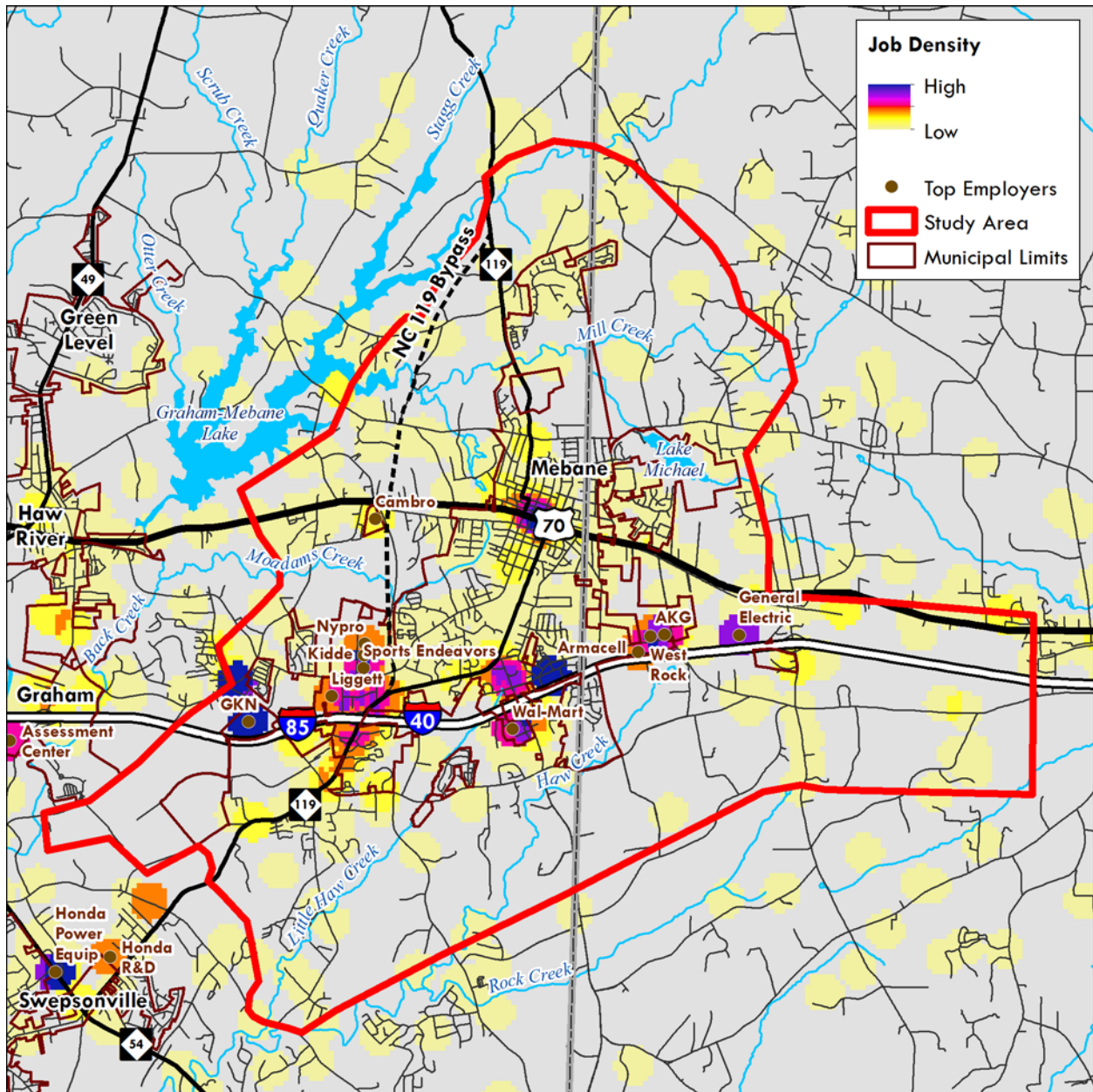
Table 6: Mebane Top 10 Employers (2015)

Rank	Employer	Employees	Percentage of Total Employment
1	GKN	740	12.8%
2	General Electric	600	10.4%
3	Sports Endeavors, Inc.	350	6.1%
4	AKG of America	350	6.1%
5	Liggett Group, LLC	287	5.0%
6	Armacell	250	4.3%
7	Nypro	217	3.8%
8	West Rock (Meadwestvaco)	200	3.5%
9	Kidde	130	2.3%
10	Cambro	77	1.3%

Source: (City of Mebane, 2015)

InfoUSA provided a statewide database of exact business locations with number of employees. PTRC updated this database with local information provided by the City of Mebane. **Error! Reference source not found.** displays the top employers in the Mebane vicinity and job densities across the study area. The densest areas are in the industrial parks along I-40/85, downtown Mebane, and the commercial area along Mebane Oaks Road near the Tanger Outlets.

Map 3: Job Density (2015)

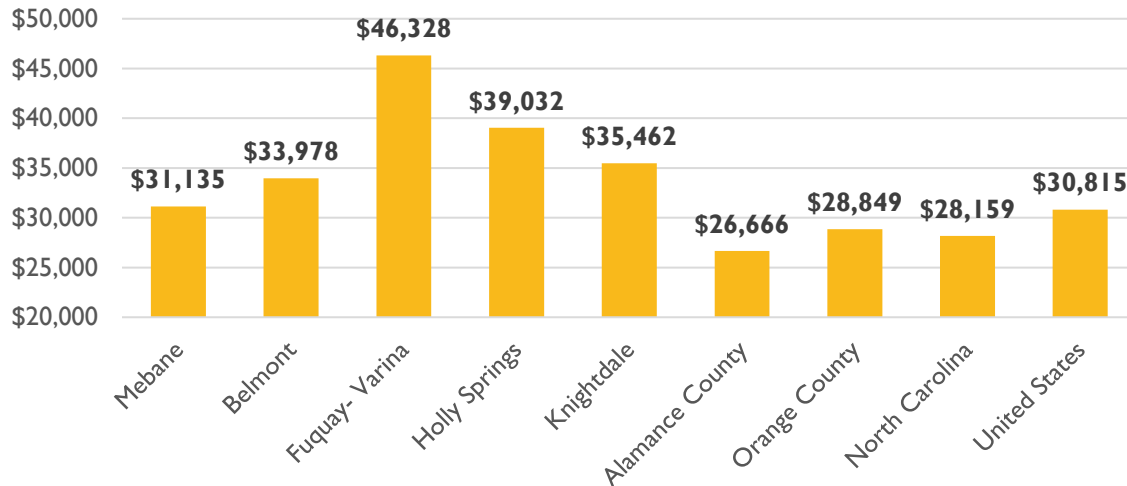


Source: (InfoUSA, U.S. Businesses, 2015) (City of Mebane, 2015)

EARNINGS

Earnings are defined as wages and salary from a job, and are a source of income. (More broadly, income (see following section) can include other sources such as Social Security payments, pensions, child support, public assistance, interest and dividends.) The median earnings for Mebane’s population ages 16 or over is \$31,135. This value is higher than the county, state and national medians but lower than some comparison municipalities.

Figure 6: Median Earnings Comparison (2014)

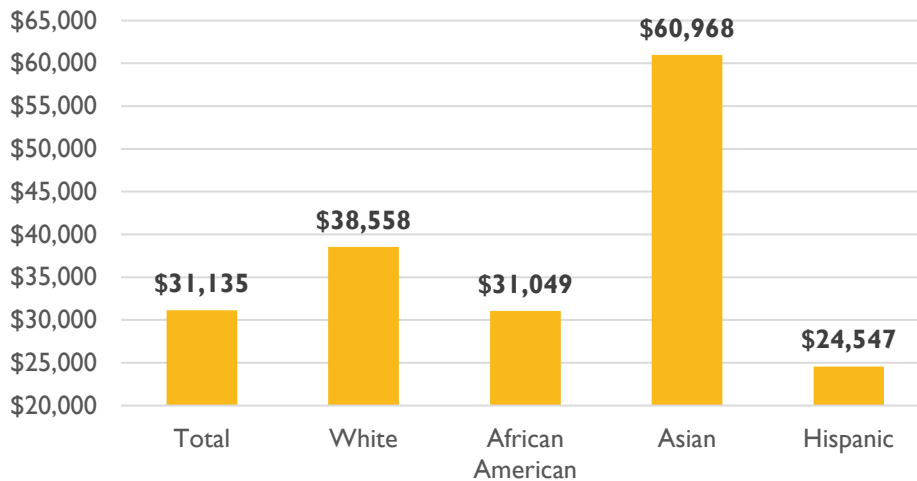


Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B20002

By Race & Ethnicity

Earnings differ between races and ethnicities. The Asian population in Mebane has the highest median earnings at \$60,968 while the Hispanic population has the lowest at \$24,547.

Figure 7: Median Earnings in Mebane by Race & Ethnicity (2014)

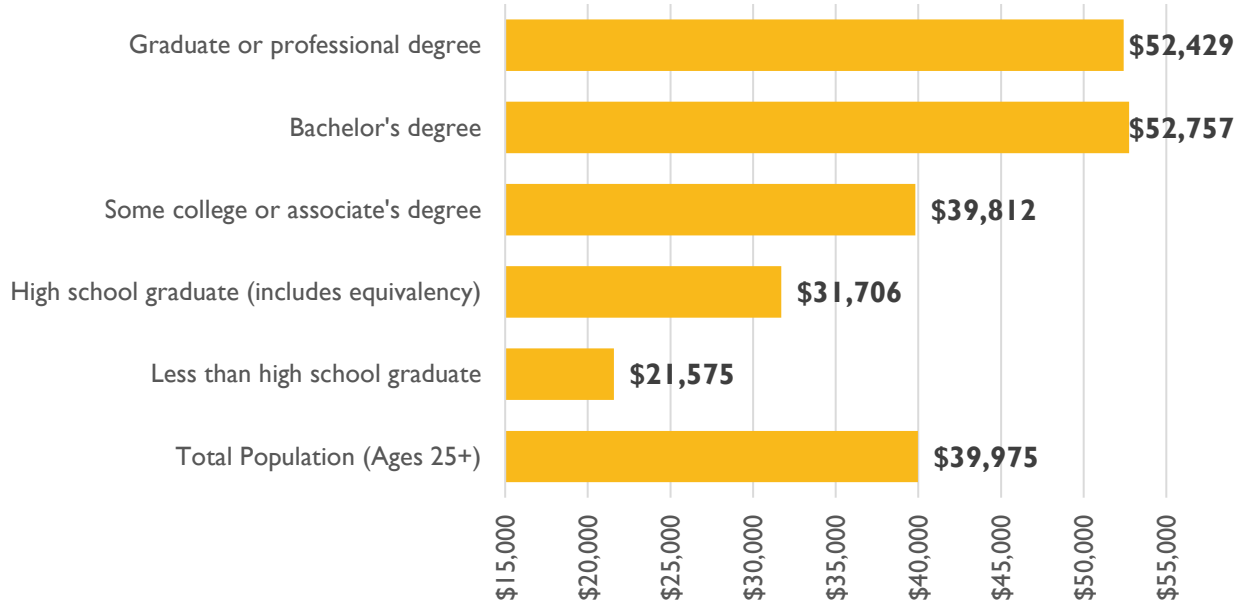


Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B20017

By Educational Attainment

As expected, earnings also differ by education attainment. An individual with a high school diploma typically earns 47% more than an individual without one. An individual with a Bachelor's degree typically earns 66% more than an individual with only a high school diploma.

Figure 8: Median Earnings in Mebane by Educational Attainment (2014)



Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B20004

LAND DEVELOPMENT INFRASTRUCTURE

Infrastructure supports land development and determines where the city can support growth. Water, sewer, transportation, and parks and recreation facilities are all necessary for new developments. However, these are all significant civic investments that require thoughtful planning and placement. Current and planned infrastructure investments, as outlined, are used to plan for and guide future land development plan recommendations.

WATER & SEWER

The City of Mebane, in collaboration with City engineer Allen, Williams, Carmen & King (AWCK), completed a long-range water and sewer plan in 2016. The purpose of the Long Range Utility Plan (LRUP) is to assess the potential of the City's existing infrastructure to serve the projected population, while recommending utility improvements that may be needed to accommodate the estimated growth. Short term (within five years) and long term (greater than five years) system improvements are recommended. The following excerpt is adapted from LRUP and includes details on existing conditions and future improvements.



Mebane Water Tower

The City's current utility facilities include the Graham-Mebane Lake and Treatment Plant, the Water Distribution System, the Sewer Collection System and the Water Resource Recovery Facility as summarized below:

- a. The City has adequate water capacity to meet anticipated 2035 water demand. Mebane owns a 50% interest in the twelve million gallon per day (12.0 MGD) **Graham-Mebane Lake and Treatment Plant**. Current usage by the City is 1.5 MGD of its 6.0 MGD capacity with peak usage of 2.7 MGD. Projected demand for the year 2035 is 3.6 MGD with peak usage at 5.0 MGD.
- b. The City has a 2.5 MGD **Water Resource Recovery Facility (WRRF)** with existing sewer flows of 1.3 MGD, leaving 1.2 MGD available for future projects and population growth. The City is currently evaluating the facility to expand the design capacity to 3.0 MGD. At 3.0 MGD, the facility is projected to meet demand until 2028, when plans for additional expansion will need to be initiated.
- c. The City operates a **Water Distribution System** of 111 miles of water lines ranging from 2 inches to 24 inches in diameter, with one 300,000-gallon elevated water storage tank.
- d. The City has an extensive **Sewer Collection System** that includes 95 miles of gravity sewer lines and 19 miles of force mains with sizes varying from 6 inches to 18 inches in diameter.
- e. Fifteen (15) pumping stations located throughout the city vary in size from 90 gallons per minute (GPM) to 1,750 GPM.

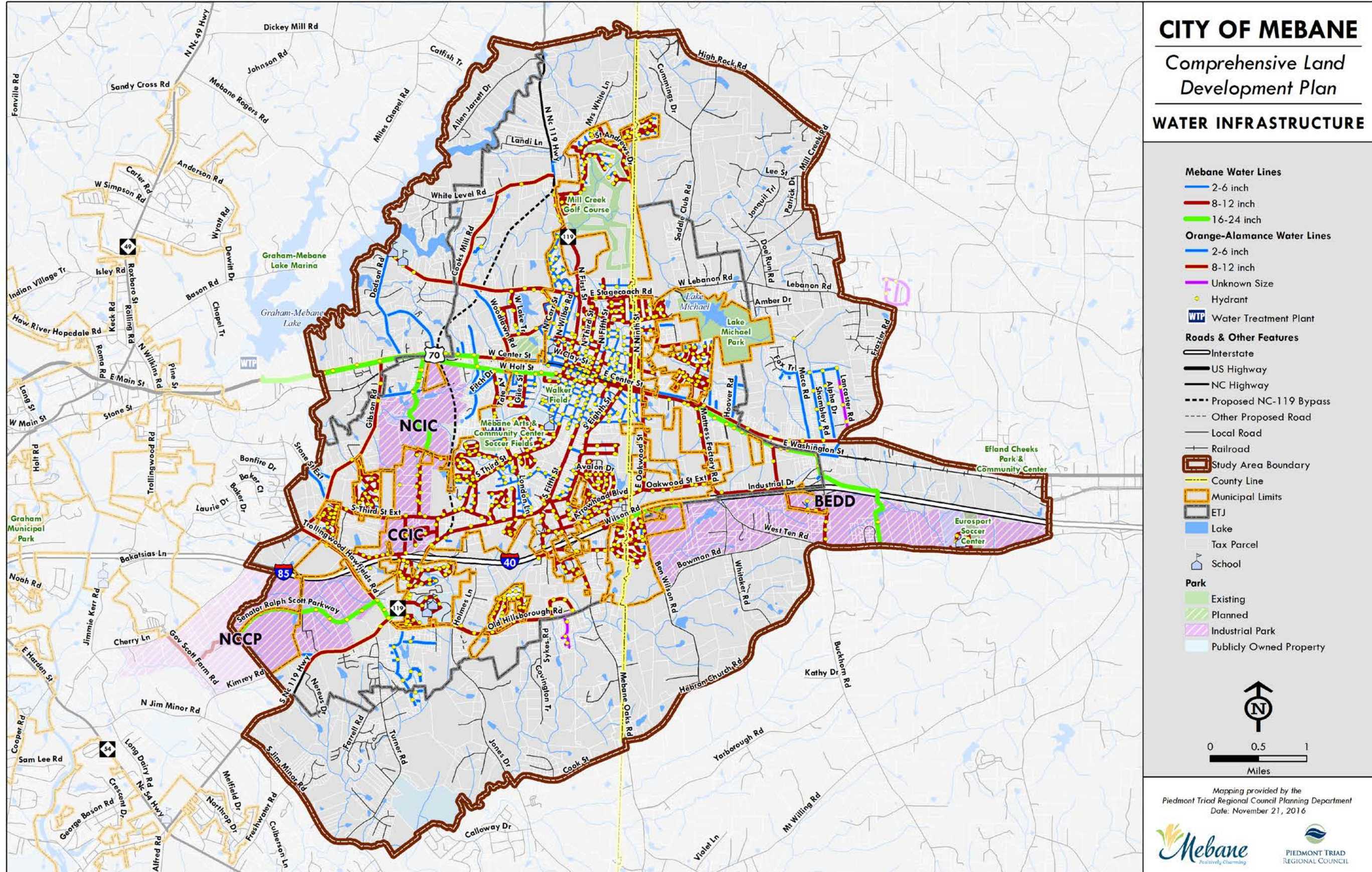
The LRUP evaluates the current utility system’s ability to serve the CLP’s projected population growth through the year 2035. The following summary list provides the LRUP’s assessment of the current system and an overview of utility improvements that will likely be needed through the year 2035:

- a. Water line improvements are proposed to complete system loops that will improve reliability, expand fire flows, and enhance water quality. Water extensions will serve new areas as they may develop. A new 500,000-gallon elevated tank is needed within five (5) years.
- b. With the planned short term upgrade to the WRRF to 3.0 MGD, the City will have adequate capacity until 2028 when the population is projected at just below 26,000. The City needs to plan for expanding facility capacity to 3.5 MGD or larger.
- c. Current developments planned or under construction will accommodate the addition of 4,000 residents. Undeveloped properties near the existing city limits where utilities can be reasonably extended can accommodate an additional 10,000 residents. With 14,000 current residents, the LRUP provides for utility improvements/expansions to accommodate a City population of 28,000. To serve the projected 2035 population of 32,672, new utility improvements/expansions are expected to be needed in the CLP Study Area.
- d. Several pump stations on the south side of the interstate are approaching their design capacity. This area is one of the CLP’s strategic growth areas because of its proximity to the interstate and a site of current and future commercial development. Continued development activity in this area will bring the Arbor Creek and Walmart pump stations to their capacity.

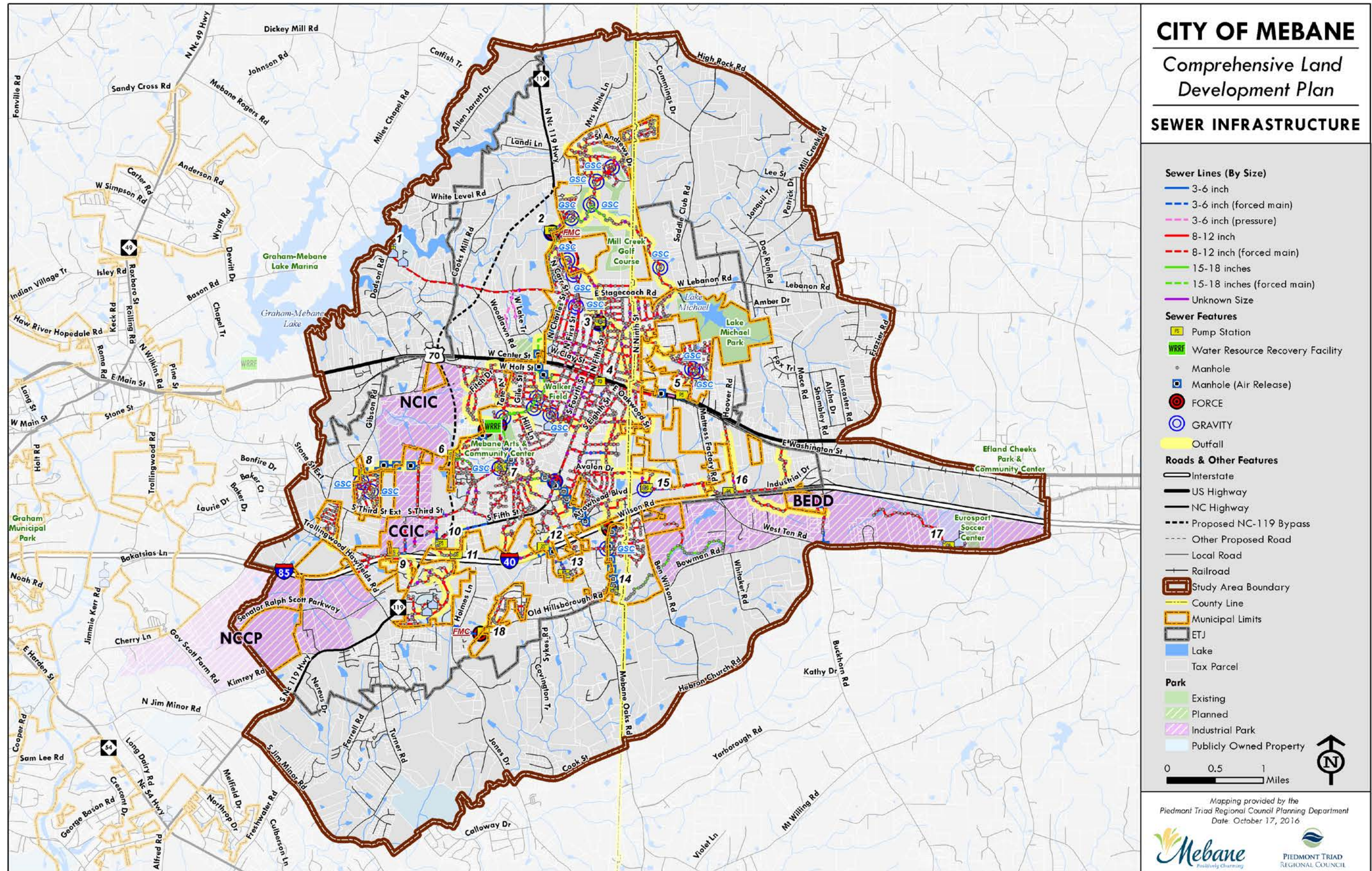


Mebane Wastewater Plant

Map 4: Existing Water Infrastructure



Map 5: Existing Sewer Infrastructure



TRANSPORTATION SYSTEM

The Mebane transportation system has seen rapid growth in traffic and congestion along arterial and collector corridors. The City of Mebane is in the process of conducting a Comprehensive Transportation Plan (CTP) and identified the following “corridors of interest” for further assessment:

Roadway	From	To	Plan References
Hillsborough Road	NC-119	Mebane Oaks	Buckhorn Econ. Dev. District
Bowman Road	Mebane Oaks	West Ten Road	
S. Interstate 40/85 Area	Brundage Lane	Holmes Lane	Cameron Lane (Small Area)
Mattress Factory			S. Mebane Oaks Rd
5th Street	NC-119	Stage Coach Road	NC 119 Relocation
Trollingwood-Hawfields	NC-119	Gibson Road	
3rd Street	US-70	Gibson Road	
Area between 5th and 3rd Streets			

One of the primary goals of the Mebane CTP is to ensure the preservation and creation of a well-integrated street network that optimizes access throughout the city for all residents.

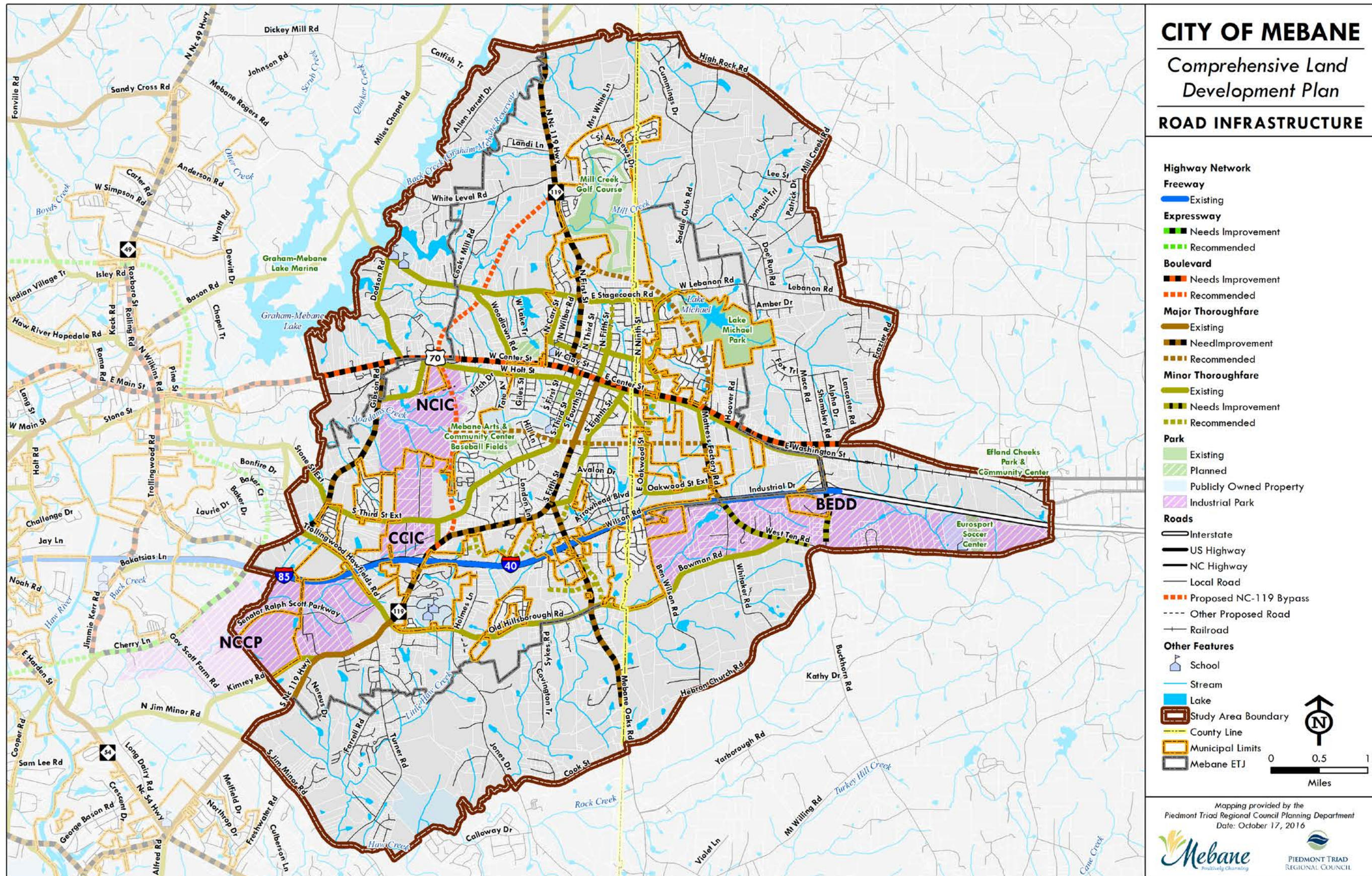
Map 6: Comprehensive Transportation Plan Roadway Network provides details on roadway improvements that are identified in the adopted CTP completed by the Burlington-Graham MPO in 2015. A review of the existing State Transportation Improvement program shows that the NC-119 Bypass is funded project and will begin construction in 2017. Other funded improvements include increasing safety and capacity at the Mebane Oaks Road and I-40/85 interchange; extending Lowe’s Blvd to the west; installing signal upgrades at 3rd, 4th, 5th and Center Streets in the Downtown District; and improving Hillsborough/Trollingwood Road and Hillsborough/Mebane Oaks Road intersections.

Specific desired outcomes from the CTP process include:

- Corridor recommendations and transportation schematics that parallel those of this CLP;
- Recommend a street system that incorporates multi-modal options that satisfactorily address the growth in Mebane; and
- The establishment of short and long term recommendations and an action plan to phase in improvements over a 10- to 20-year period.

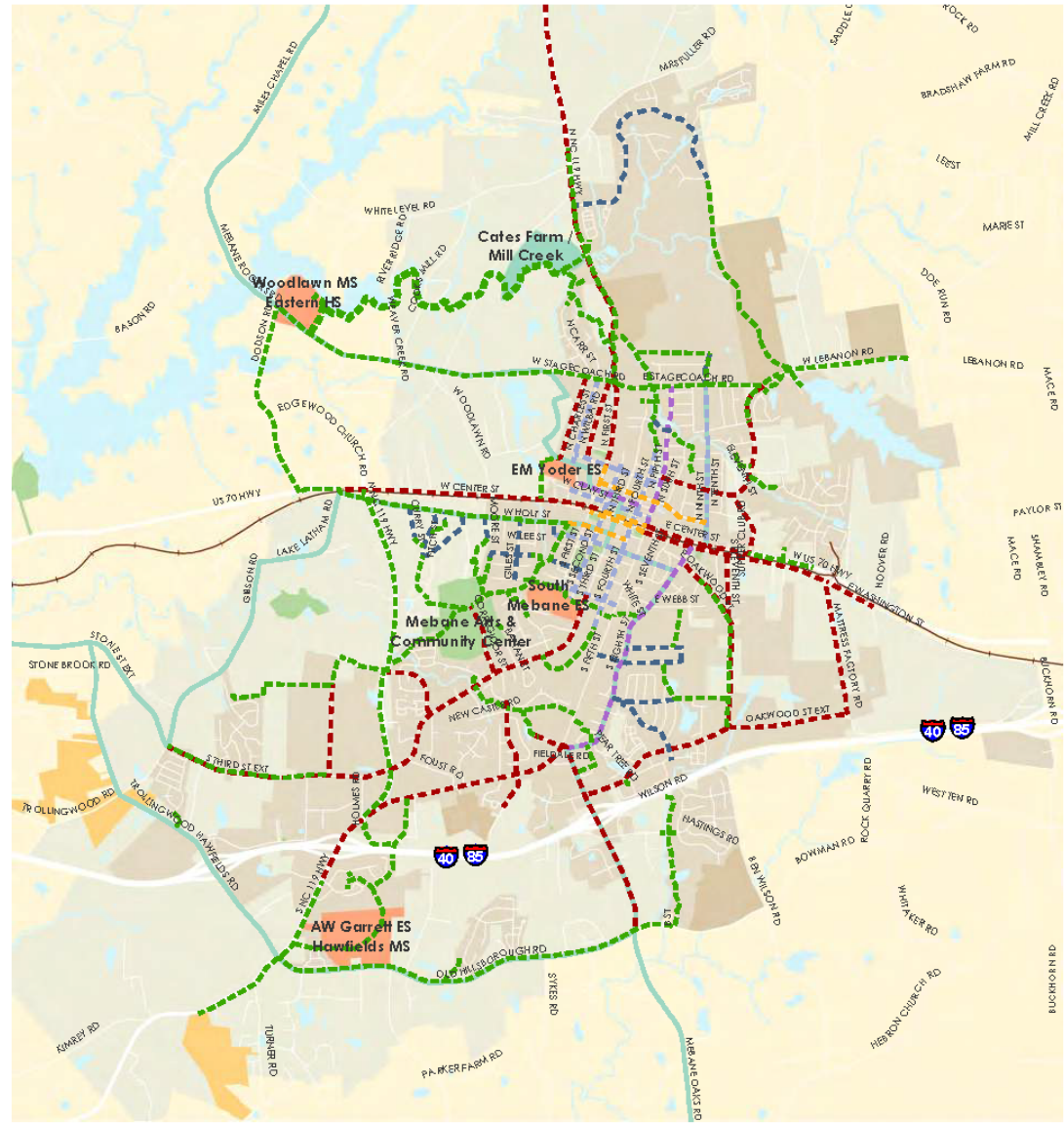
The City completed a *Bicycle and Pedestrian Transportation Plan* in 2014. The plan suggests sidewalk, greenway and on-road bicycle networks and facilities. The plan provides design plans and estimated costs, visualizations of improvements, policy and ordinance changes, as well as an implementation plan. *Map 7: Bicycle and Pedestrian Network* shows the recommended bicycle and pedestrian improvements identified in the plan. The full report and extensive appendices are available on the City of Mebane website.

Map 6: Comprehensive Transportation Plan Roadway Network



Map 7: Bicycle and Pedestrian Network

Map 4.1 Bicycle Network

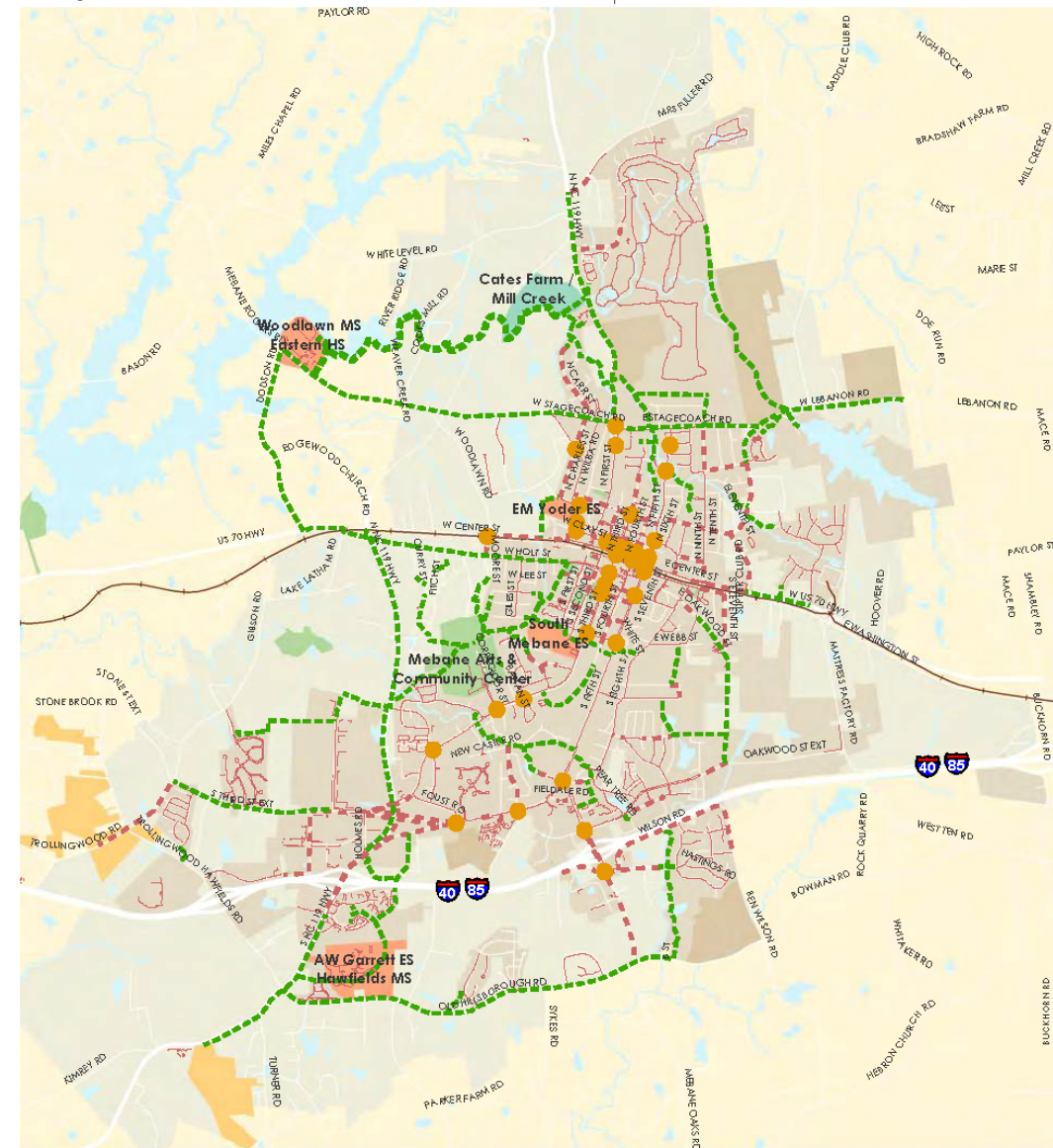


Bicycle Recommendations

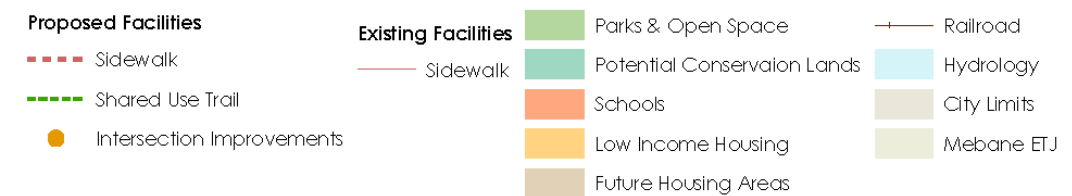


4-6 - BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN

Map 3.1 Pedestrian Network



Pedestrian Recommendations



3-6 - BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN

Credit: Alta Planning + Design

PARKS AND RECREATION SYSTEM

The City of Mebane currently owns and operates six park facilities and 300 acres of parkland to provide for the recreation of its citizens.

1. The Mebane Arts and Community Center Complex is located on Corregidor Road. The complex includes four lighted athletic fields, suitable for league and tournament play. These fields are currently designated for games and practices that are part of official athletic leagues or programs. The complex also includes a multi-purpose cultural arts building, with two full-sized basketball courts, drama facilities, and several multi-purpose rooms.
2. The City owns and operates Lake Michael Park. This 200-acre park is located one mile east of downtown Mebane off Lebanon Road in Orange County. The park includes a beautiful 59-acre lake with two fishing piers and boat access, nature trails, picnic areas, restroom facilities, boat rentals, pontoon boat rides, overnight group camping, sand volleyball, playgrounds, and covered shelters. The park is open from mid-March until the end of October.
3. The City of Mebane Recreation Center is located at the corner of Jackson Street and Third Street. The center includes a basketball court, locker rooms, several large activity rooms, and a senior citizen room equipped with kitchen facilities. A playground and three tennis courts, with plans for an outdoor basketball court, are also part of the Recreation Center.
4. Walker Field and Youth Field are located one block from the Recreation Center, and accommodate youth baseball, girls' softball, and men's softball leagues. These facilities are open and available for public use during daylight hours, though scheduled athletic league games and practices take priority. Additional tennis courts are planned here.
5. Holt Street Park is located two blocks from the Recreation Center, providing picnic areas, a playground, and open play areas. Additional trails and bike parking are planned here.
6. A new 32-acre community park is being constructed adjacent to E.M. Yoder Elementary School at the western terminus of Clay Street, and will add parks and recreation opportunities on the north side of US-70. Amenities planned include soccer fields, playgrounds, a splash park, walking trails, open play areas, amphitheater, and a dog park.



Mebane Athletic Park

Recreational opportunities are also provided at school sites throughout Mebane, including Eastern Alamance High School (on Mebane Rogers Road), E.M. Yoder Elementary School (on Clay Street), South Mebane Elementary School (on Third Street), Hawfields Middle and Garrett Elementary schools (on Old Hillsborough Road). The Mill Creek Golf Course (adjacent to north NC-119) and the large sports field owned by Hawfields Baptist Church on Trollingwood-Hawfields Road provide additional private recreational opportunities.

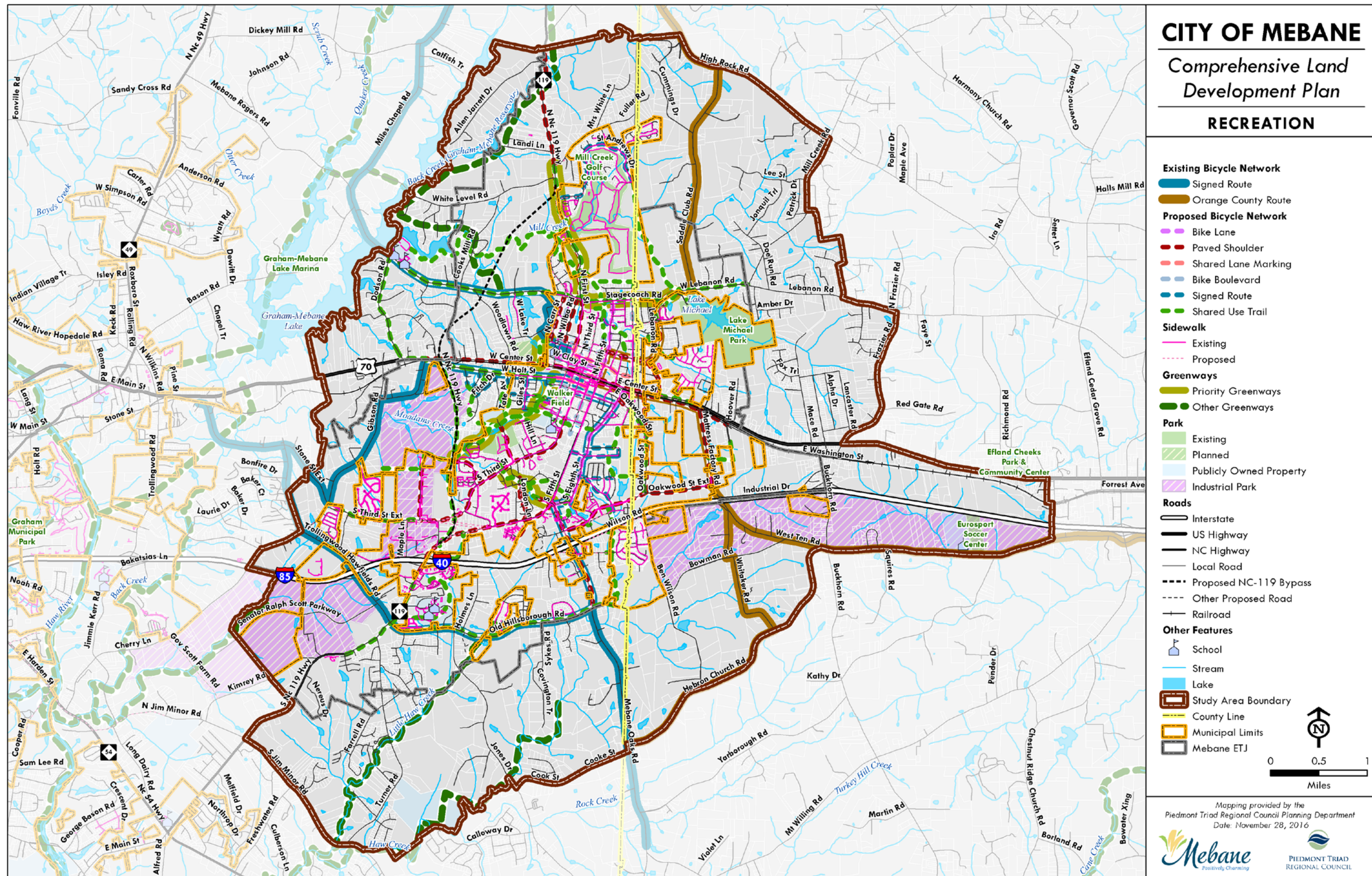
The City completed a *Parks and Recreation Master Plan* in 2014, which includes improvement recommendations, cost estimates, and suggested recreation standards, *Figure 9* on the following

page shows the suggested 10-year Capital Improvements from 2014. Map 8 shows existing and proposed parks, bicycle paths, and pedestrian improvements on one map.

City of Mebane's 10 Year Capital Improvements Plan	
Existing Parks Renovation/Improvements	\$880,000
- Lake Michael Trails	\$200,000
- Mebane Arts & Community Center Athletic Complex	\$150,000
- Mebane Arts & Community Center Improvements	\$300,000
- Holt Street Park	\$150,000
- Planning & Design (10%)	\$80,000
Land Acquisition	\$1,050,000
- Community Park (30 acres at \$25,000)	\$750,000
- Neighborhood Park (5 acres at \$25,000)	\$125,000
- Neighborhood Park (5 acres at \$25,000)	\$125,000
- Mini Park (1 acre at \$25,000)	\$25,000
- Mini Park (1 acre at \$25,000)	\$25,000
Park Development	\$3,630,000
- Turner Road District Park (initial development)	\$1,000,000
- Neighborhood Park	\$250,000
- Neighborhood Park	\$250,000
- Community Park (initial development)	\$1,500,000
- Mini Park	\$150,000
- Mini Park	\$150,000
- Planning and Design (10%)	\$330,000
Facility Development	\$3,300,000
- Swimming Pool (Outdoor)	\$1,500,000
- Fitness Center (5,000 SF at \$150/SF)	\$750,000
- Greenway Development	\$750,000
- Planning & Design (10%)	\$300,000
Total Capital Improvement Budget Cost	\$8,860,000

Figure 9: Parks and Recreation 10 Year Capital Improvements Plan

Map 8: Existing and Proposed Parks, Bicycle and Pedestrian Improvements



CITY OF MEBANE

Comprehensive Land Development Plan

RECREATION

- Existing Bicycle Network**
 - Signed Route
 - Orange County Route
- Proposed Bicycle Network**
 - Bike Lane
 - Paved Shoulder
 - Shared Lane Marking
 - Bike Boulevard
 - Signed Route
 - Shared Use Trail
- Sidewalk**
 - Existing
 - Proposed
- Greenways**
 - Priority Greenways
 - Other Greenways
- Park**
 - Existing
 - Planned
 - Publicly Owned Property
 - Industrial Park
- Roads**
 - Interstate
 - US Highway
 - NC Highway
 - Local Road
 - Proposed NC-119 Bypass
 - Other Proposed Road
 - Railroad
- Other Features**
 - School
 - Stream
 - Lake
 - Study Area Boundary
 - County Line
 - Municipal Limits
 - Mebane ETJ

CURRENT LAND USE, ZONING, AND LAND SUITABILITY

EXISTING LAND USES

Mebane’s land uses were mapped in order to identify existing land development patterns and vacant or under-utilized land within the City’s jurisdiction. An existing land use map (*Map 10*) was developed using data from the Alamance and Orange County GIS databases in early 2016. The table below shows the acreage totals for each major category of land use within the City limits, in the City’s extraterritorial jurisdiction (ETJ), and the remaining study area, as shown on the following map. Acreage totals are calculated as sums of any parcel either entirely or mostly within the jurisdiction.

In cases of single-family uses (houses or mobile homes) on tracts greater than 10 acres, the acreage totals are calculated at 10 acres for each parcel, based on the assumption that any land area over this total can be considered under-utilized, excess land, and essentially vacant. The actual amount of excess land in each individual case may be more or less.

ACREAGE & SHARE TOTALS FOR EXISTING LAND USE CATEGORIES

Land Use	City		ETJ		Remaining Study Area		Total Study Area	
	Acres	%	Acres	%	Acres	%	Acres	%
Single Family <10 Acres	1,463.1	25.5%	1,530.0	20.4%	2,368.3	19.2%	5,361.3	21.0%
Single Family 10+ Acres	32.7	0.6%	1,023.1	13.6%	1,229.7	10.0%	2,285.5	8.9%
Mobile Home <10 Acres	10.2	0.2%	166.0	2.2%	373.3	3.0%	549.5	2.2%
Mobile Home 10+ Acres	0.0	0.0%	33.4	0.4%	217.5	1.8%	250.9	1.0%
Mobile Home Park	8.5	0.1%	197.0	2.6%	106.8	0.9%	312.3	1.2%
Duplex	3.6	0.1%	0.9	0.0%	0.0	0.0%	4.5	0.0%
Townhome	21.6	0.4%	0.0	0.0%	0.0	0.0%	21.6	0.1%
Apartments	173.5	3.0%	0.0	0.0%	0.0	0.0%	173.5	0.7%
Institutional	251.3	4.4%	139.9	1.9%	130.3	1.1%	521.4	2.0%
Office	44.0	0.8%	5.0	0.1%	1.0	0.0%	49.9	0.2%
Commercial	386.9	6.7%	66.3	0.9%	65.1	0.5%	518.3	2.0%
Industrial	804.8	14.0%	300.0	4.0%	58.2	0.5%	1,163.0	4.6%
Infrastructure	0.7	0.0%	6.2	0.1%	27.6	0.2%	34.5	0.1%
Mixed Use	0.1	0.0%	0.0	0.0%	0.0	0.0%	0.1	0.0%
Recreation	489.7	8.5%	44.0	0.6%	191.1	1.6%	724.9	2.8%
Agriculture	72.3	1.3%	1,159.7	15.4%	4,277.8	34.8%	5,509.7	21.6%
Undeveloped	1,409.4	24.6%	2,363.5	31.5%	2,673.6	21.7%	6,446.4	25.2%
ROW	565.3	9.9%	475.9	6.3%	587.6	4.8%	1,628.8	6.4%
TOTAL	5,737.6		7,510.9		12,307.7		25,556.2	

Residential Land Uses

Single-Family Residential Uses – Excluding rights-of-way, about 31 percent of the City is occupied by site-built single-family homes. These areas are fairly well distributed throughout Mebane’s city limits. 34% of the land parcels within the City’s ETJ are used for single-family homes, and 29% of the remaining study area comprises of single family homes.

The older residential areas of the City were built fairly compactly in close proximity to the Norfolk Southern Railroad, US-70, and downtown. Fringe growth after World War II followed the typical suburban pattern of larger lot sizes and limited mixing with non-residential uses.

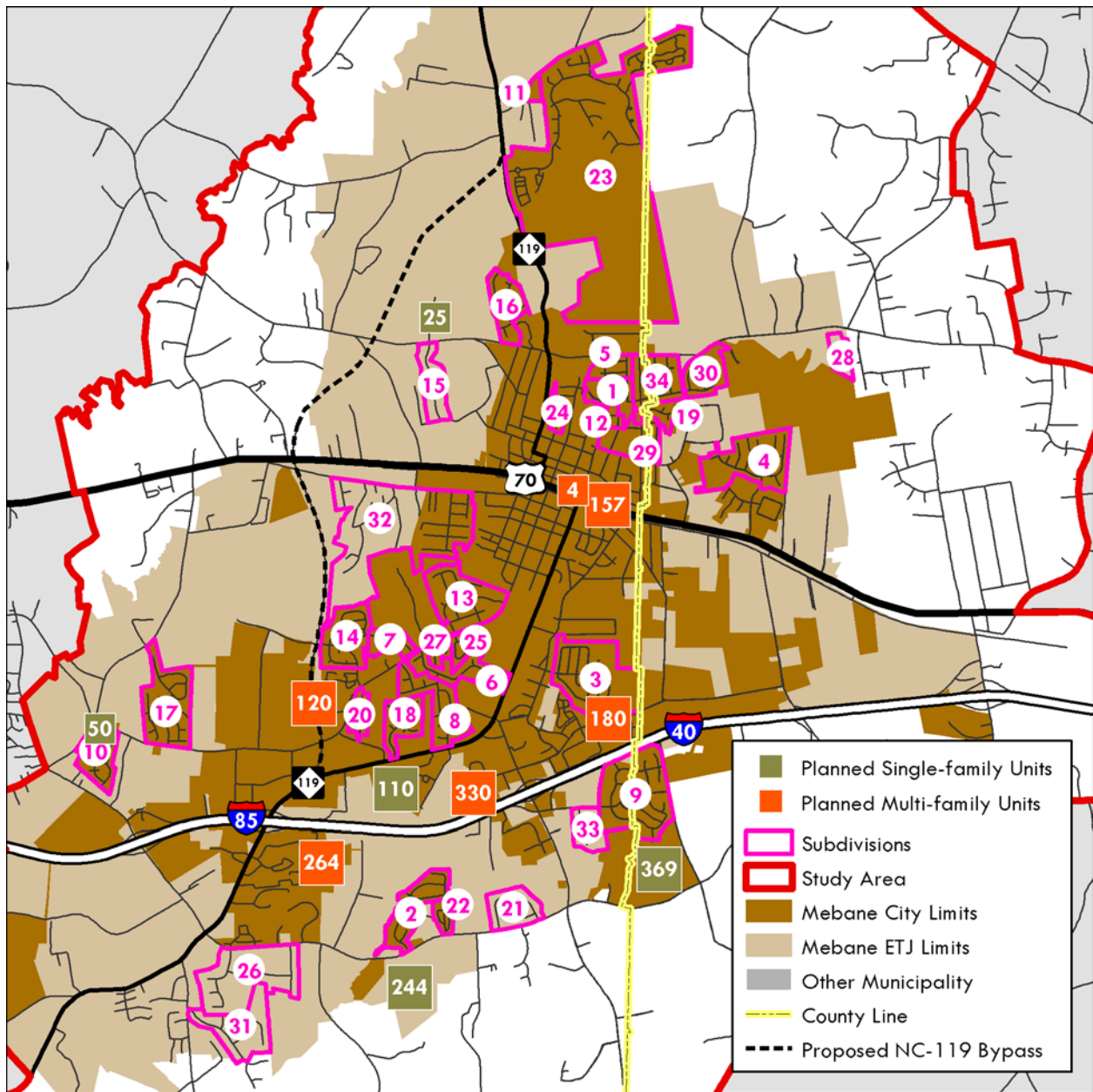


Single Family Residential Homes in Mebane

Since 2010, several new single-family subdivisions have emerged, including Arrowhead Greens (ID #3 in Map 9), just north of the Tanger Outlet Mall. Hundreds of homes have been built since 2010 with an average lot size of 0.22 acres. Just outside of the city limits, south of I-40 along Old Hillsborough Road, the Manorfield (ID #22) and Arbor Creek (ID #2 in Map 9) subdivisions have both been, for the most part, built out since 2010 with an average lot size of 0.19 acres. Currently, another 679 new single family units

have been approved.

Map 9: Existing Subdivisions and Planned Residential Development

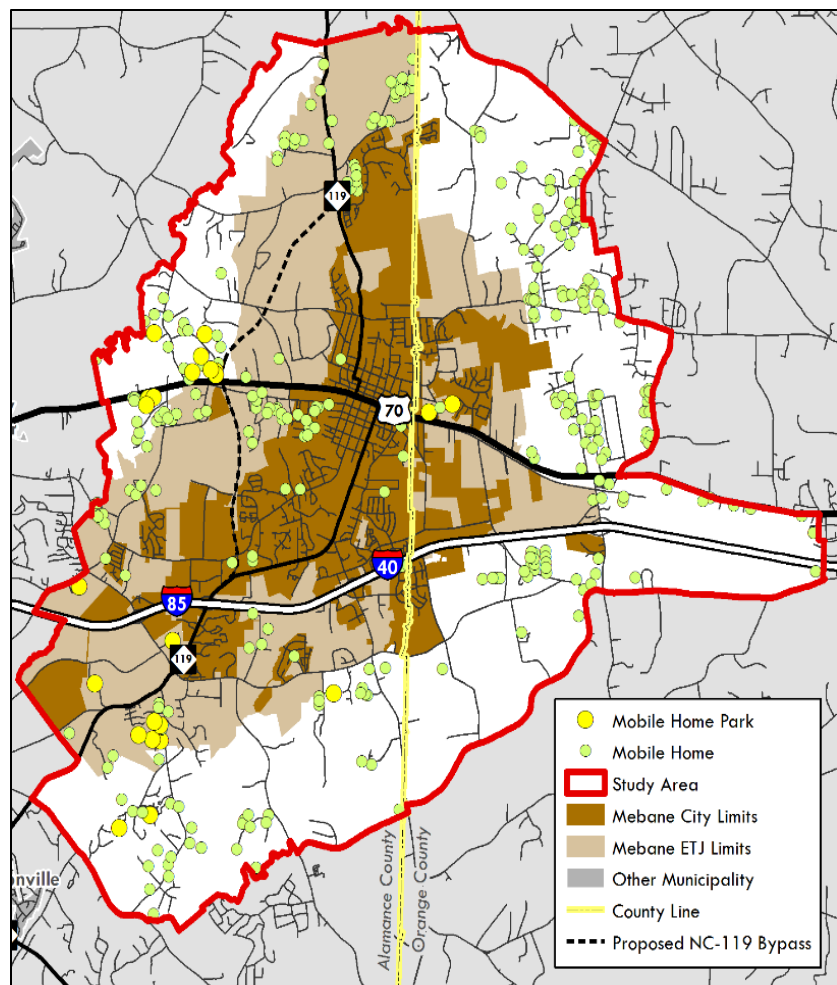


1	Alexander Park	10	Copperstone	19	Hunters Run	27	Somerset
2	Arbor Creek	11	Creekside	20	Indian Head	28	Sunset Ridge
3	Arrowhead Greens	12	Dillard Heights	21	Longmeadow	29	Thompson Heights
4	Ashbury	13	Fair Oaks	22	Manorfield	30	Village of Lake Michael
5	Beaver Creek	14	Fieldstone	23	Mill Creek	31	Webster Grove
6	Bradford Place	15	Forest Lake	24	N 2nd Street	32	West End
7	Briarwood	16	Forest Ridge	25	Peppertree	33	Woodhaven
8	Brookhollow	17	Governor's Green	26	Rosewood	34	Woodland Heights
9	Collington Farms	18	Holly Ridge				

Multi-Family Residential Uses – Multi-family residential uses in Mebane are predominantly apartment units, although there are also duplexes and townhomes. Only 3.5% of the land area within the City limits is occupied by multi-family homes, as these types of residences are denser than single family land uses. However, these multi-family units make up 65% of the new residential units in the City of Mebane.

Recently, much of the multi-family has been townhome construction. Since 2006, about 45 new townhome units have been built in the Copperstone subdivision (ID #10). Between 2001 and 2003, 65 new townhomes were built in Hawfields Crossing, across from the Rosewood subdivision (ID #26). Between 2005 and 2007, 55 new townhomes were built in the Village of Lake Michael subdivision (ID #30). Currently, another 1,286 new multi-family units have been approved.

Manufactured Homes – For purposes of analyzing mobile home units in Mebane, mobile home parks are defined as having five or more units in a unified grouping. Within the study area there are about 350 total units located in all mobile home parks, which are mostly found in the Hawfields and Woodlawn areas of the ETJ and Study Area boundary; few presently exist within the city limits. An estimated additional 315 parcels contain individual units across the study area, only 20 of which are located in the municipal limits.



Non-Residential Land Uses

The major non-residential land use categories are listed below. The current primary function of each parcel was the factor used in determining a land use designation, regardless of ownership or the original purpose of the building(s).

Commercial – Retail stores, restaurants, convenience stores, bank branches, hotels and motels, automobile dealers, automobile service facilities, auto salvage yards, mini-storage facilities.

Commercial spaces in Mebane are mostly located in its downtown area, along US-70 on the east and west of downtown, and along the I-40/85 corridor. Most downtown businesses are on small sites and provide storefront services (dining, boutique retail, niche services like barbershops, etc.). The largest new commercial development in the City is the Tanger Outlets located along Mebane Oaks Road near I-40/85. Recent commercial development near the interstate includes coffee shops, restaurants, and retail shops mainly serving interstate through-traffic. A few smaller commercial uses are located north of US-70 and downtown.

Office – Professional offices, including those offering insurance and real estate services, governmental offices, offices for civic and non-profit organizations, and medical office buildings.

Mebane has relatively few office facilities, and most are locally-oriented services such as real estate, insurance, or medical offices. Office uses are predominantly located in the downtown area. The City's largest office facility is City Hall. A few other office uses are located along South Fifth Street and Mebane Oaks Road.

Institutional – Schools, churches, day care centers, meeting facilities for civic or non-profit organizations (i.e. fraternal lodges), police and fire stations, nursing homes, and cemeteries.

This category includes a broad range of uses. Therefore, the land use map includes specific labeling of major institutional facilities. Schools and churches occupy most of the land in this category. The E.M. Yoder and South Mebane Elementary Schools are located near downtown. Garrett Elementary and Hawfields Middle schools are located south of I-40/85 along Old Hillsborough Road. Woodlawn Middle School and Eastern Alamance High School are one half mile west of the ETJ on Mebane-Rogers Road.



Mebane Fire Department

Industrial – Manufacturing and assembly facilities, truck terminals, warehouses, and lumber yards.

There are 805 acres of industrial uses located within the city limits. Another 300 acres of industrial uses are located in the City's ETJ. The downtown's older industrial facilities are oriented along the railroad, such as Kingsdown, Inc. Other industrial development is located in the city's designated industrial parks. There are four such areas in the city: the North Carolina Industrial Center, the North Carolina Commerce Park, the Carolina Commerce and Industrial Center, and the Buckhorn-Efland Development District. Some industrial development is located outside of the city limits along Industrial Drive and Mattress Factory Road in Orange County, but is served by the City's water and sewer system.

Recreational and Open Space – As specified in detail in the Infrastructure chapter (page 26), the City of Mebane has a robust recreation and parks system featuring both active recreation (e.g. athletic fields) and passive recreation (e.g. the walking trail at Lake Michael) options. Please consult that chapter and section for a detailed summary of the City’s recreation and parks assets.



Mebane Trails at Lake Michael

Infrastructure – The City’s only major public infrastructure facility that resides within the city limits is the wastewater treatment plant, located southwest of downtown between Holt Street and Third Street Extension, near the Mebane Arts and Community Center. The Mebane-Graham water treatment plant is located west of the City’s jurisdiction along US 70. There are about 565 acres of road and railroad rights-of-way within the City limits, accounting for 9.9 percent of the City’s total land area.

Undeveloped – Within the Mebane city limits, 25% of the land (1,409 acres) is undeveloped, scattered in various locations. About 204 acres of the Mill Creek subdivision remain undeveloped, comprising nearly 15% of the City’s total undeveloped acreage. In the City’s ETJ, 32% of the land (2,364 acres) is undeveloped. Parcels used solely for parking are not classified as undeveloped, but rather are classified according to the type of facility served by the parking.

Under-developed- Many of the large rural single-family and mobile home parcels serve as large areas of underutilized land. This category includes agricultural parcels, which, while not built upon, are fully developed (or nearly so) for crop and livestock production. In addition to the undeveloped land, these under-developed areas represent an estimated 8,046 acres of the study area (31.5 percent). An estimated 113 acres of this under-developed land is within the City limits and 2,138 acres within the ETJ limits.

EXISTING ZONING

Map 4 shows the existing zoning categories in the City of Mebane and additional zoning categories in the outlying county areas that make up the balance of the study area. Mebane provides seven residential districts, three business districts, two manufacturing/industrial districts, and one office/institutional district. The city also reserves the right to designate parcels as being within “Conditional” districts, requiring developers to abide by restrictions for that site that ensure compatibility with the local area. The details on the zoning districts are provided in Appendix B.

Overlay Zoning Districts

Overlay districts establish certain regulations that are in addition to those of the underlying general use or conditional zoning districts of the City of Mebane. Property within a designated overlay district may be used in a manner permitted in the underlying general use or conditional zoning districts only if and to the extent such use is also permitted in the applicable overlay district.

- (a) *MH Manufactured Housing Overlay District.* The MH Manufactured Housing Overlay District is established to provide regulations governing the development of manufactured housing on individual lots in certain areas of the city.

(b) *WCA Watershed Critical Area Overlay District.* The WCA Watershed Critical Area Overlay District establishes regulations for protecting the Critical Area portion of the Graham-Mebane Lake Public Water Supply Watershed as designated by the NC Environmental Management Commission.

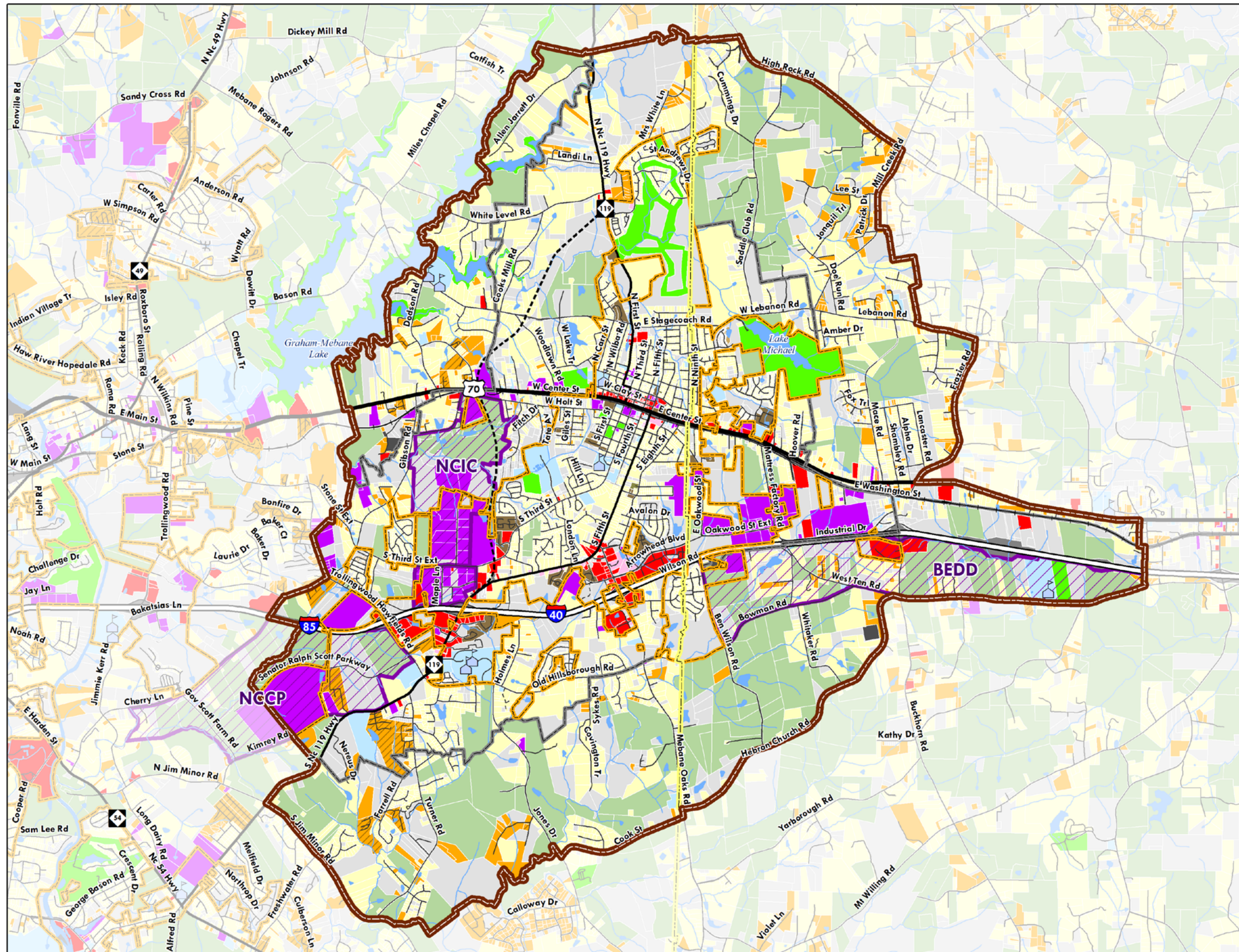
(c) *GWA General Watershed Area Overlay District.* The GWA General Watershed Area Overlay District establishes regulations for protecting the portion of the Graham-Mebane Lake Public Water Supply Watershed outside of the watershed Critical Area (also known as the Balance of Watershed Area) as designated by the NC Environmental Management Commission.

(d) *FHO Flood Hazard Overlay District.* The FHO Flood Hazard Overlay District sets forth regulations that will protect people and property from the hazards of flooding. The FHO shall include the land in the floodplain within the zoning jurisdictional area of the City of Mebane that is subject to a one percent or greater chance of flooding in any given year. As used in this Ordinance, the term refers to that area designated as subject to flood from the one-hundred-year flood on the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency; copies of which are on file in the City of Mebane Planning and Zoning Department.

(e) *HCO, Highway Corridor Overlay District.* A Highway Corridor Overlay District may exist to provide specific appearances and operational standards for major highway corridors and other gateway entrances into the City of Mebane while accommodating development along the corridors. The manner in which land uses impact interchanges, intersections, and feeder roads is of particular concern in this overlay district.

The Highway Corridor Overlay District boundaries shall encompass land located within a buffer extending five hundred feet in width on either side of the designated highway right-of-way or as specifically delineated on the official zoning map. Currently no highways are designated.

Map 10: Existing Land Use

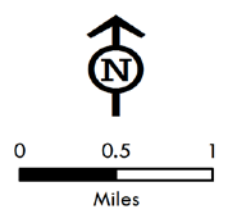


CITY OF MEBANE

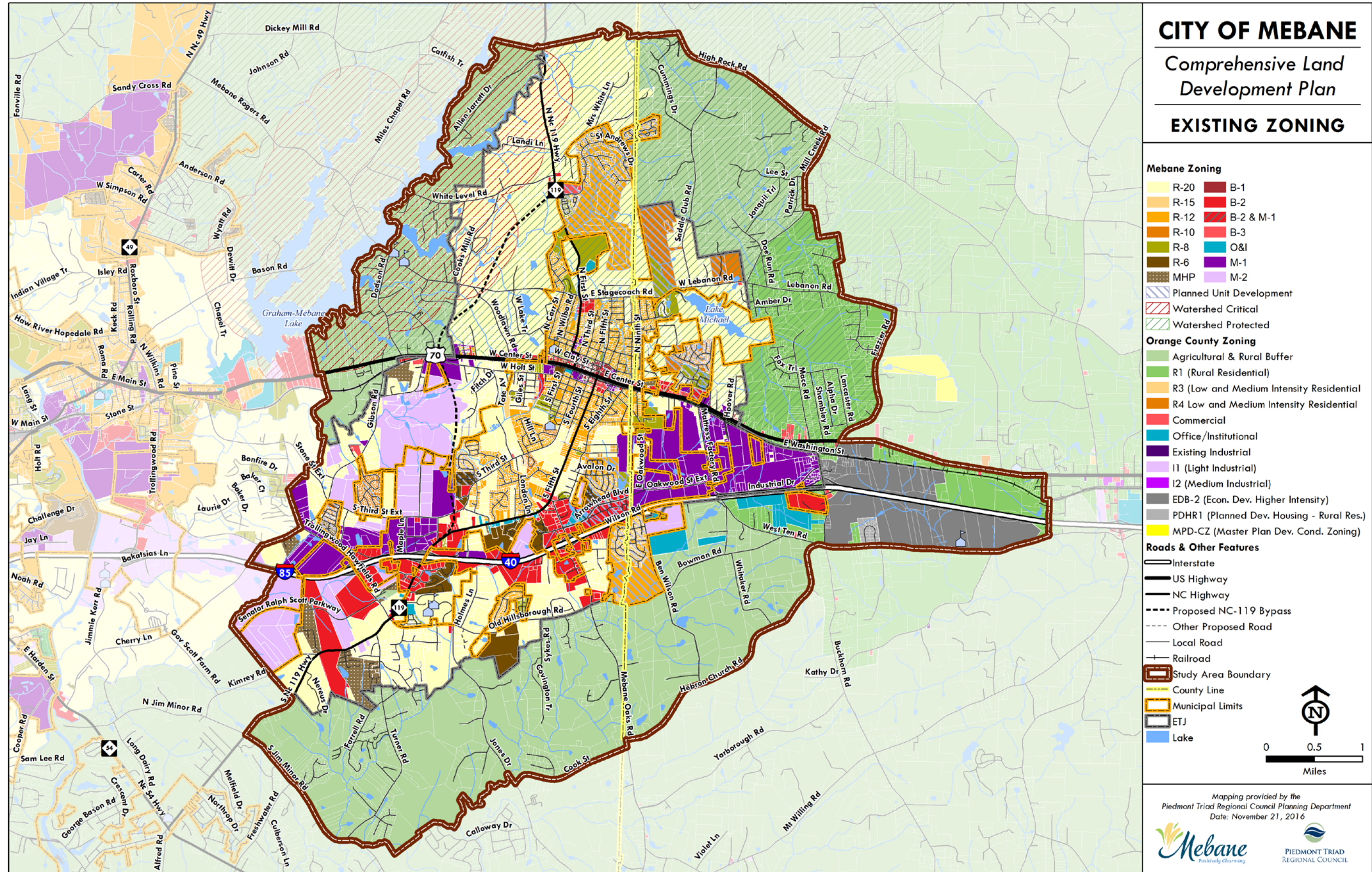
Comprehensive Land Development Plan

EXISTING LAND USE

- Land Use**
- Single Family
 - Townhome
 - Duplex/Triplex
 - Multi-family Complex
 - Mobile Home
 - Mobile Home Park
 - Recreation
 - Institutional
 - Office
 - Commercial
 - Industrial
 - Utility
 - Agriculture
 - Undeveloped
 - Industrial Park
- 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
 - Lake



Map 11: Existing Zoning



LAND SUITABILITY FACTORS

Land suitability factors are used to determine the potential suitability of vacant and under-utilized land for infill uses, and to formulate strategies for future growth patterns. Factors described below in detail include soils and topography, watershed regulations, riparian buffers and natural and environmental resources (e.g. streams, wetlands, forests and habitat). See *Map 12: Physical Development Constraints* and *Map 13: Natural Resources* below for a summary of the geographic information as it relates to these land suitability factors.

Topographic Slope & Soil Limitations

The degree of slope throughout the City’s jurisdiction was estimated using available topographic data for the study area. The contour interval of the topographic data used to determine slope was two foot intervals. Land uses vary in their sensitivity to steep topographic conditions. Structures such as houses and small commercial and institutional buildings may have more topographic flexibility because their small footprints require less grading than do large industrial buildings, shopping centers, schools, etc. Another consideration is the land value of developable sites. For high-value sites such as those zoned for industrial or commercial use, the costs of grading typically represent a smaller share of total development costs than on lower value sites. Thus, a developer proposing a project on a commercial site may view it as economically feasible even if the topography calls for excessive grading. Using a middle ground for most land uses, a 20% slope (20 feet of fall for 100 horizontal feet) is considered the threshold for “severe” slope limitations for our purposes.

Compared to other jurisdictions in the Piedmont region, Mebane has relatively few areas with severe topographic slope constraints. Several pockets of steeply sloping topography are concentrated primarily along the banks of small creeks and tributaries flowing across the City’s gently rolling landscape. The most significant contiguous areas that would be difficult to develop are along Mill Creek and its tributaries. Particularly between NC-119 and Cooks Mill Road, the floodplain and steep slopes together occupy a large swath that would not be appropriate for most urban uses.

Some soil conditions can make potential land development more difficult or expensive. In the Piedmont region, dominant soil limitations include hydric (wetland) conditions, rock content, or high shrink-swell potential due to moisture fluctuations. Digital soils maps and data from the SSURGO soil database was used to identify areas containing one or more of these soil limitation conditions. Because the mapping units for soils are only indicative of prevailing soil types in those areas, the actual distribution of hydric, rocky, or shrink-swell soils may differ somewhat from what is shown. Even where such conditions actually occur, there would probably still be a means to undertake urban-type development, although with greater difficulty or expense.



Soil Management at a Development Site

Another possible limiting factor due to soils is poor percolation, as it may make for difficulty in siting septic systems. This would apply only to non-urban growth without access to Mebane’s water and sewer lines. Soil survey data indicates that most of the jurisdiction is rated as having slow percolation. This is not unusual for the Piedmont region, where finding adequate percolation sites is a common problem. However, considerable development has already occurred with well and septic systems in these areas, so the degree of this limitation should not be overstated.

Water Supply Watershed Regulations

Development suitability is significantly affected by Mebane’s watershed regulations in the northwest portion of the study area. Research has shown that for every 10% increase in forest cover in a watershed, water treatment costs decreased by approximately 20%.¹ Most of Mebane’s jurisdiction north of US-70 and the NC Railroad drains into Graham-Mebane Lake, the water supply reservoir for Mebane and Graham. This watershed is classified as WS-II, one of the more restrictive classifications imposed by the State. The watershed is divided into two regulatory zones, the “Critical Area” within one-half mile of the reservoir, and the “Balance of Watershed” in all other areas draining to the lake.

Mebane’s watershed standards are instituted as a zoning overlay district, so requirements of both the underlying base zoning district and the overlay district must be met. Mebane has chosen the State’s “high density option,” allowing normal watershed development standards to be waived for projects which employ stormwater control measures. In such cases, new development in the Critical Area cannot exceed 24% impervious surface coverage, and 30% in the Balance of Watershed. Without stormwater control measures, impervious surfaces are limited to 6% in the Critical Area and 12% in the Balance of Watershed.



Graham-Mebane Lake

Mebane also provides the opportunity for nonresidential projects in the watershed to apply for a Special Intensity Allocation (SIA). SIAs are sanctioned by the State and issued on a case-by-case basis by the City. The SIA allows up to 70% impervious surface coverage in the Balance of Watershed for developments that are not strictly residential, but the SIA cannot be used in the Critical Area. Up to 10% (334 acres) of the Balance of Watershed area may be developed under this exception.

Riparian Buffer Regulations

The City of Mebane’s Riparian Buffer Protection Ordinance requires a 50’ stream buffer from the top of bank of all intermittent and perennial streams that are shown on the USGS Quadmap and the NRCS Soil Survey Map and are present in the field. The 50’ stream buffer includes an undisturbed

¹ Ernst, Caryn. 2004. Protecting the Source. Land Conservation and the Future of America’s Drinking Water. The Trust for Public Land and the American Water Works Association. San Francisco, CA.

30' from the top of bank and an additional 20' of vegetated buffer. Existing uses within the stream buffer are grandfathered in and new uses are controlled by the Buffer Ordinance's Table of Uses. New uses that are not shown as exempt in the Table of Uses require written authorization from the City.



[Floodway and 100-Year Flood Zone Regulations](#)

Development suitability is also affected by the City's floodway and 100-year flood zone overlay district regulations. The floodway is the stream channel and the corridor immediately adjacent to it. The 100-year flood zone or "floodplain" includes the floodway and additional land to an elevation established by Federal Emergency Management Agency (FEMA) flood studies called the floodway fringe. New structures are effectively banned from the floodway. In the floodplain areas outside of the floodway, any fully enclosed space in a new residence or mobile home must be situated at least two feet above the flood elevation. Accessory structures (sheds, detached garages, etc.) of \$3,000 assessed value or less are generally allowed, as are parking lots. Non-residential structures follow the same standards except that they may be built below the flood elevation if they are certified as watertight.

Riparian Buffers Protect Water Quality

[Natural & Environmental Resources](#)

The protection of open space in Mebane is an opportunity to protect healthy, functioning ecosystems. Healthy ecosystems can produce clean air, clean water, and habitat. By protecting natural areas, the essential services of water filtration, decomposition, carbon sequestration, biodiversity, and passive recreation opportunities are being protected for future generations of Mebane residents. The production of these economically valuable services relies in part on the daily activities and life cycles of native wildlife species. In the absence of native wildlife, ecosystems are more easily degraded and susceptible to disease and non-native species invasion. Decreases in ecosystem services hurt the economy due to degraded water quality and air quality, reduced pollination of crops, and less opportunity for wildlife-based recreation.



Mussels play a vital role in the ecosystem, filtering sediment and contaminants out of the water column (Photo: Crystal Cockman).

Mussels species of greatest conservation need that are known to occur in the area of Mebane

Mussels species of greatest conservation need that are known to occur in the vicinity of Mebane	
Scientific Name	Common Name
<i>Lampsilis cariosa</i>	Yellow Lampmussel
<i>Lasmigona subviridis</i>	Green Floater
<i>Toxolasma pullus</i>	Savannah Lilliput
<i>Villosa constricta</i>	Notched Rainbow
<i>Villosa delumbis</i>	Eastern Creekshell
<i>Villosa vaughaniana</i>	Carolina Creekshell

protecting water quality for Mebane and for downstream users of the Haw River. The streams and rivers in Mebane also provide important habitats for fish, mussels, crayfish, salamanders, and turtles. Mill Creek has known occurrences of 3 species of rare mussels: Carolina creekshell (a federal species of concern), notched rainbow, and eastern creekshell. These species are in decline in other parts of the state in large part, due to increased sedimentation, nutrients, and contaminants caused by stormwater runoff associated with impervious surfaces and agricultural practices. The persistence of these sensitive species in Mill Creek indicates that the water quality is quite high.

Wildlife species of greatest conservation need associated with floodplain habitats

AMPHIBIANS	
Scientific Name	Common Name
<i>Eurycea bislineata</i>	Northern Two-Lined Salamander
<i>Hemidactylum scutatum</i>	Four-Toed Salamander
<i>Plethodon glutinosus</i>	Northern Slimy Salamander
REPTILES	
<i>Terrapene carolina carolina</i>	Eastern Box Turtle
BIRDS	
<i>Empidonax virescens</i>	Acadian Flycatcher
<i>Euphagus carolinus</i>	Rusty Blackbird
<i>Haliaeetus leucocephalus</i>	Bald Eagle
<i>Melanerpes erythrocephalus</i>	Red-Headed Woodpecker
<i>Parkesia motacilla</i>	Louisiana Waterthrush
<i>Protonotaria citrea</i>	Prothonotary Warbler
<i>Setophaga dominica</i>	Yellow-Throated Warbler
<i>Geothlypis formosa</i>	Kentucky Warbler

invasion of exotic plant species. These impacts on floodplains affect the hydrology and make

Mebane has many important habitats that provide ecosystem services for our community. These include the following:

Streams & Rivers

Mebane is located in the Haw River subwatershed of the upper Cape Fear River watershed, which is the largest river basin in North Carolina. Protecting the streams and rivers is important for

The protection of native, riparian forests is critical to protecting water quality. A lack of riparian vegetation or inadequate width of forested buffer can cause streambank erosion and sedimentation. In addition to stabilizing streambanks, riparian vegetation helps regulate stream temperature by providing shade, which is important for wildlife.

Reservoirs

Mebane’s Lake Michael and Graham-Mebane Reservoir are important habitats for many fish species and migratory waterfowl, such as largemouth bass (*Micropterus salmoides*), catfish, crappie (*Pomoxis*), and redear sunfish (*Lepomis microlophus*).

Floodplains

Floodplains play an important role in storing flood waters; the protection of floodplains protects communities from risks associated with flooding (*Map 13: Natural Resources*). Floodplains are diverse ecosystems used for breeding, foraging, and as corridors. Sewer lines are often constructed along many floodplain corridors, which fragment floodplain forests and allow conditions for

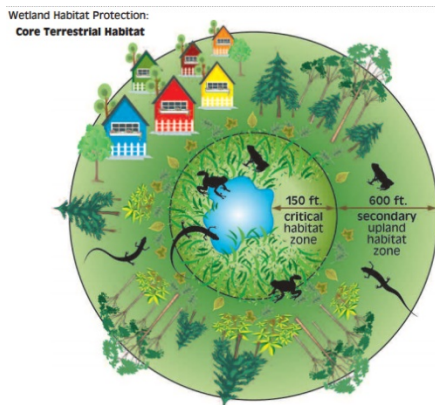
floodplains less able to store flood waters and treat nitrogen from agricultural and development-related.

Wetlands



Isolated wetlands are important habitats to protect.

Wetlands perform many ecosystem services, including flood protection and pollution control, as well as providing essential breeding, rearing, and foraging sites for numerous fish and wildlife species. Many wetlands are regulated under the Clean Water Act, Sections 404 and 401, with regulatory authority provided by the US Army Corps of Engineers. Small, isolated wetlands, such as upland pools and depressions, are not regulated, and as a consequence are considered to be one of the most endangered habitats in North America. In North Carolina, they serve as critical habitat for many declining species of plants and animals, including the four-toed salamander. Most of these systems have been lost to draining for agriculture, forestry, and development. It is important to identify these wetlands (often not mapped) and protect them. The protection of 150' upland habitat buffer around wetlands is also vital in protecting the habitat value of the wetland, as many species of wildlife use both habitats (wetlands and uplands) for different needs. Six-hundred feet beyond this critical habitat buffer, it recommended to reduce the development footprint to 25% of the total area.



Wetland buffers to maintain habitat value for wildlife (NCWRC).

Rock Outcrops

Rock outcrops include areas that are too rocky to support a closed tree canopy. Examples of this habitat in Mebane include the bluffs along Mill Creek. The relative scarcity of rock outcrop habitat across the landscape of North Carolina and reliance upon it by numerous snake species lends to a need to identify and protect these habitats. The

protection of functional rock outcrop habitat includes the protection minimum of 650' of the surrounding habitat.

Forests

Forestland in Mebane is mostly comprised of oak or mixed hardwood and pine; it provides important habitat for many of our wildlife, including game species like deer and bear. Forests are primarily threatened by conversion to loblolly pine plantations and fragmentation due to clearing for development. Communities gain many benefits from protecting their forestland, including carbon sequestration, air pollutant removal, water treatment, recreation, and an improved quality of life. Many species of wildlife rely on having large forested areas; they will not persist in small patches of forests. In the Piedmont, large, contiguous forest blocks of at least 75 acres will provide habitat for many of the most sensitive species. Small patches of forests, even in residential subdivisions, are important as migratory stop over sites for birds but will not provide breeding habitat for most species.

Early Successional Habitats

Early successional habitats, including shrublands, grasslands, field borders, and pastures are dominated by herbaceous vegetation and/or shrub cover because most trees have been removed, either through natural means or by human activity. Early successional habitats also form along routinely maintained corridors (e.g., power line easements, rights-of-way). Many invasive species thrive in disturbed conditions. Invasive plant species do not provide the food resources needed to support wildlife, including insects. Early successional habitats dominated by native plant species are important for many species that can be found in Mebane, including many birds of conservation concern, as well as many pollinator species that support our agricultural economy.

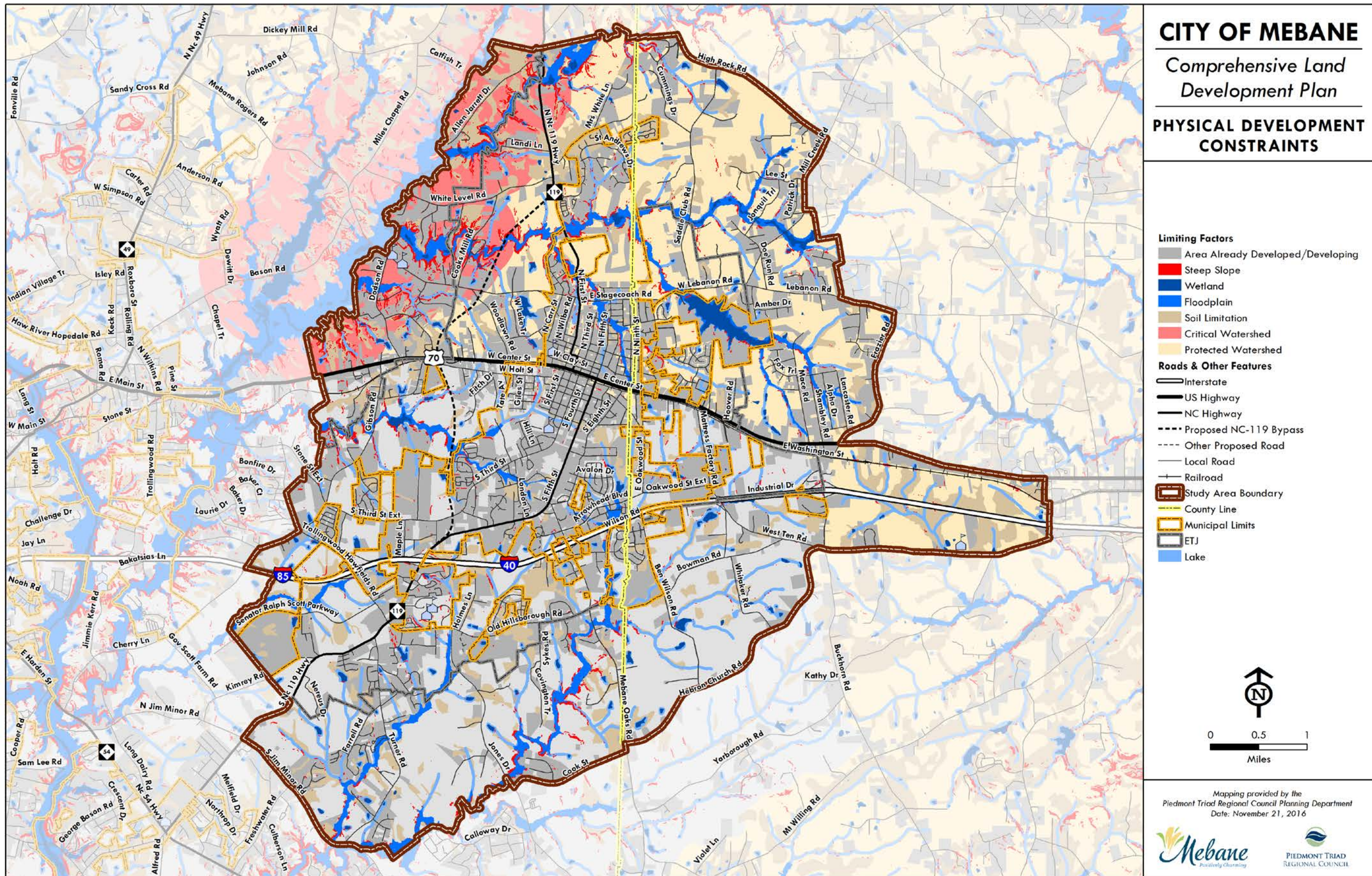
Wildlife species of greatest conservation need associated with early successional habitat

AMPHIBIANS	
<i>Scientific Name</i>	Common Name
<i>Eurycea bislineata</i>	Northern Two-Lined Salamander
REPTILES	
<i>Terrapene carolina carolina</i>	Eastern Box Turtle
<i>Ophisaurus attenuatus longicaudus</i>	Eastern Slender Glass Lizard
<i>Lampropeltis calligaster rhombomaculata</i>	Mole Kingsnake
BIRDS	
<i>Colinus virginianus</i>	Northern Bobwhite
<i>Dolichonyx oryzivorus</i>	Bobolink
<i>Falco sparverius</i>	American Kestrel
<i>Lanius ludovicianus</i>	Loggerhead Shrike
<i>Setophaga discolor</i>	Prairie Warbler
<i>Tyto alba</i>	Barn Owl

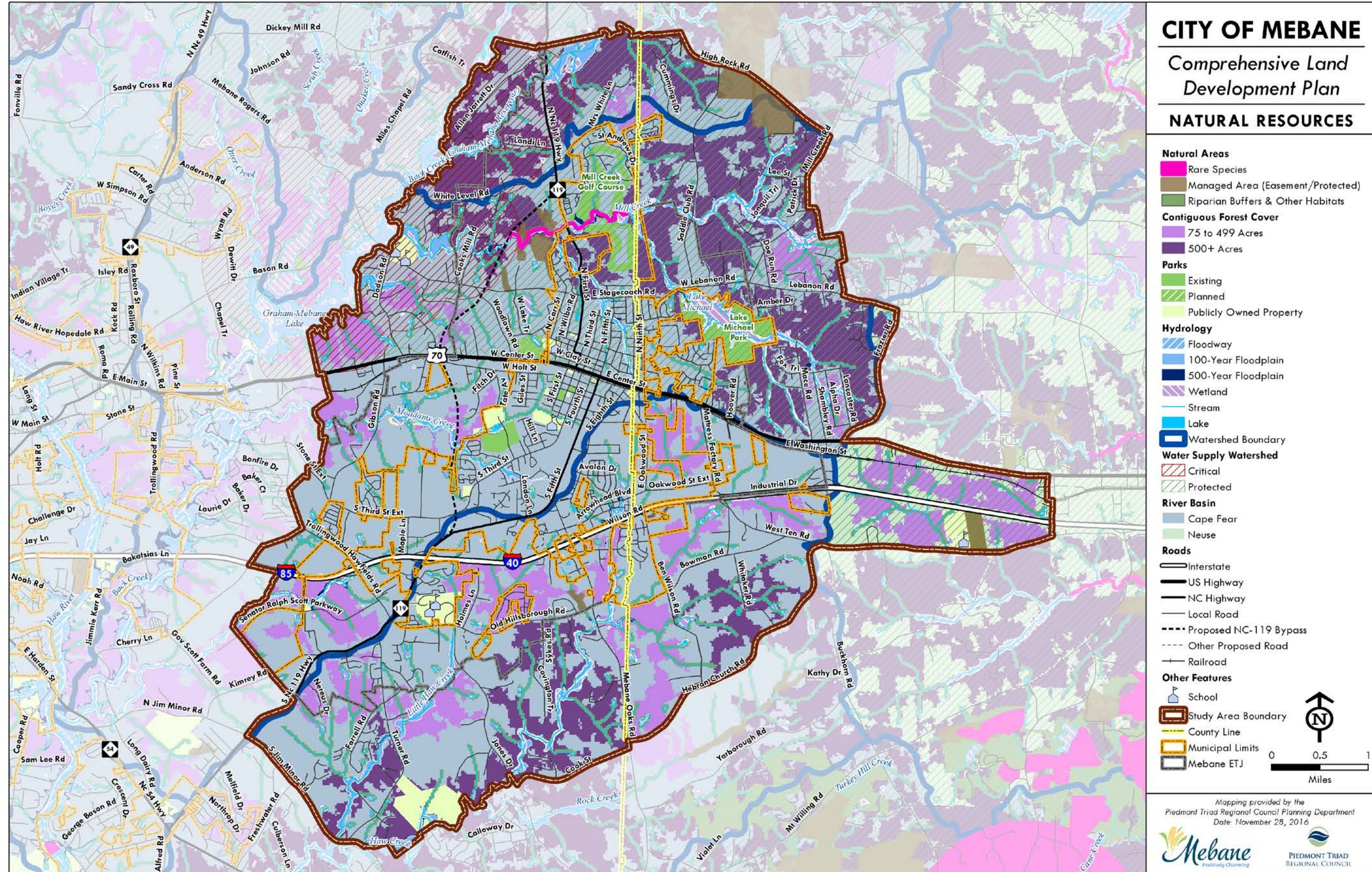
Wildlife species of greatest conservation need

AMPHIBIANS	
Scientific Name	Common Name
<i>Eurycea bislineata</i>	Northern Two-Lined Salamander
<i>Hemidactylium scutatum</i>	Four-Toed Salamander
<i>Plethodon glutinosus</i>	Northern Slimy Salamander
REPTILES	
<i>Terrapene carolina carolina</i>	Eastern Box Turtle
<i>Ophisaurus attenuatus longicaudus</i>	Eastern Slender Glass Lizard
<i>Cemophora coccinea copei</i>	Northern Scarlet Snake
<i>Lampropeltis triangulum elapsoides</i>	Scarlet Kingsnake
BIRDS	
<i>Catharus guttatus</i>	Hermit Thrush
<i>Melanerpes erythrocephalus</i>	Red-Headed Woodpecker
<i>Setophaga dominica</i>	Yellow-Throated Warbler
<i>Sitta pusilla</i>	Brown-Headed Nuthatch
<i>Geothlypis formosa</i>	Kentucky Warbler

Map 12: Physical Development Constraints



Map 13: Natural Resources



3. ADVISORY COMMITTEE & PUBLIC INPUT

The Mebane CLP advisory committee participated in identifying and prioritizing development goals and policies for the plan. Surveys, public meetings and focus groups were used to gather additional feedback regarding future land development policy. The advisory committee was composed of Mebane citizens, planning and development staff at the City and County levels, developers, non-profit representatives, and health professionals. The advisory committee was created by the City Council in early 2016 and met on the following dates:



Advisory Committee Meeting

1 Staff Kick-Off Meeting: November 12, 2015

8 Advisory Committee Meetings: January 29, February 23, April 19, May 17, June 28, September 6 (with City Council), October 25, and November 29, 2016

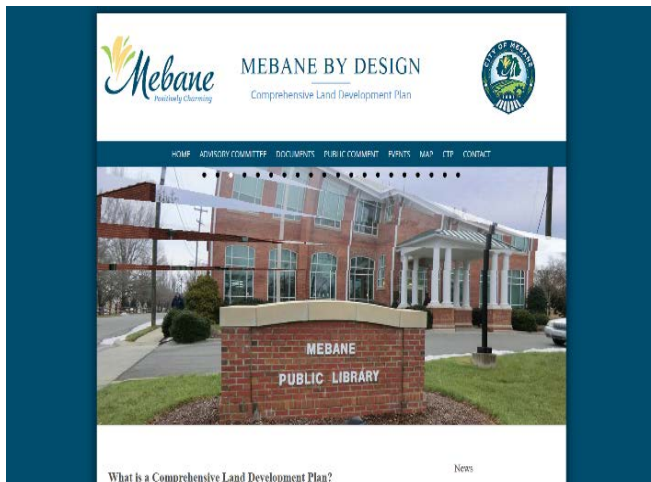
2 Public Meetings: March 22 and December 8, 2016

3 Focus Group Meetings: June 27, 2016: A. Destination Downtown and Downtown Merchant's Association, B. Mebane on the Move, C. November 2, 2016: Mebane Business Association

Website: In addition to in-person meetings, the website www.mebanebydesign.net was created as a clearinghouse for the land development plan and associated documents, meeting records and other information.

The website was used to distribute meeting materials to advisory committee members. It was also used to gather survey data, publish maps, and provide an overview and background regarding the purpose for conducting a comprehensive land development plan.

Full meeting notes and minutes were compiled on the website www.mebanebydesign.net. The project website provides extensive details around the rigorous public involvement employed during the planning process.



Project Website Screenshot www.MebaneByDesign.net

4. GROWTH STRATEGY

The City of Mebane has seen steady growth since the last land development plan, completed in 2001. Recent growth has occurred across sectors: manufacturing, distribution, commercial and residential. It has been particularly concentrated along I-40/85 in close proximity to interchanges.

Over the past 60 years, most land development in the United States has utilized a conventional pattern of stand-alone, single-use residential subdivisions and commercial strip development along major thoroughfares. This created a built landscape of suburban sprawl that was not focused on a community center where residents' needs for necessities like groceries coincided with recreation/entertainment, city service centers, and socializing; the town center model established in the early twentieth century before land use zoning was standardized and institutionalized.

As communities throughout the United States have liberalized their zoning to allow for flexibility, they have invited creativity into their cities, towns, villages, and communities. Older buildings have been repurposed; newer building designs and densities are being reimagined; businesses are utilizing wildly divergent plans for defining the work place and how to market their goods; and the value of the town center that hosts regular events, innovative entrepreneurs, and residents of all ages to relax and enjoy themselves are all “trends” that, again, are built upon the same bones as the original ways in which towns and cities were built. This plan provides Mebane an opportunity to establish a new vision for its local growth, returning to these basic principles of community and maintaining the City's livability and vibrancy.

Three community building principles were used in developing the City of Mebane's growth strategy and to define the geography of its primary growth strategy areas (described below). These principles are described in detail and compare conventional development approaches with more flexible land development strategies. These principles are necessary to achieve the City's vision that was defined by the plan's Advisory Committee, representing the interests of all City residents, both present and future.

PRINCIPLE #1 – Move from “Separation of Uses” toward “Village Concept”

Separation of Uses: Strip developments, mostly commonly seen in the form of the strip mall, are the product of “separated use” zoning. This approach serves the purpose of separating “protected” land uses like schools and churches from “regulated” land uses like gas stations. Most recent commercial and office development in Mebane and surrounding jurisdictions has been in linear strips along major thoroughfares such as US-70.



Figure 10: Greensboro’s Gate City Boulevard, from yesweekly.com

Strip developments are usually automobile-oriented and dangerous for pedestrians, featuring single-use lots with large yards and enormous parking lots, but not much connection to the local area. They also directly combat an area’s shared aesthetic or vision, providing instead a strip of unlinked developments that are only accessible by car. This type of development is the result of unimaginative land use zoning that sought to separate non-compatible uses without acknowledging the need for the vibrancy mixing such uses appropriately – as determined by the community – can elevate both the value of land and quality of life in communities.

Village Concept: The Village Concept is based on applying the attributes of a traditional town center to a new development or redevelopment projects. It requires a mix of land uses to achieve the classic village feel and function. A village thrives on mixing commercial, residential, and institutional uses, supporting a vibrant meeting area that people feel connected to and comfortable in. Downtown Mebane, with its mixture of land uses and walkability, exemplifies the village concept.



Figure 11: Clay Street, Mebane, NC

This land development plan calls for transferring the same development approach that produced downtown to other areas of Mebane, especially at the NC-119 Bypass/US-70 confluence and the Cameron Lane areas (labeled II and III, respectively, on the map). These sites will not look identical: mixed-use development can be vertical (apartments above shops), horizontal (townhomes and small businesses and offices share a “city block”), and/or walkable (the village concept – most residents’ needs can be met with a short walk). Regardless of its final form, this development approach is both pedestrian- and automobile-friendly, with on-street parking and a mixture of land uses that are connected together with sidewalks, aesthetics, and a shared vision for the area. Many of these buildings are closer to the street to support window shopping, human interaction, and a boulevard or village green feeling to a community.

Downtown Mebane's architecture and accessibility are an ideal example of this concept. It was achieved without zoning, but by permitting entrepreneurs to seize upon opportunities to serve the city's needs by building structures to accommodate commercial and residential purposes, which also serving the larger community. The use of conditional districts has partly achieved these goals, but relaxation of single-use zoning in appropriate areas throughout the city will further progress toward this ideal. Reintroducing such flexibility and creativity to development in Mebane will be key to achieving the goals of the village concept throughout the growing city.

PRINCIPLE #2 – Move from “Unconnected Roads” toward a “Road Network”

Unconnected Roads: Cul-de-sac residential subdivisions can support higher-value homes on larger lots, but produce a severely-limited transportation system that does not connect to the rest of the community. Consequently, while this approach to development is supportive of on-site walking and recreation, they generally do not connect to other areas in a community, especially commercial areas or jobs centers. While such developments have been common, they should be used sparingly in areas not designated for high growth, as they will likely remain disconnected from other parts of Mebane for the foreseeable future.



Figure 12: Image courtesy of USA Street Blog

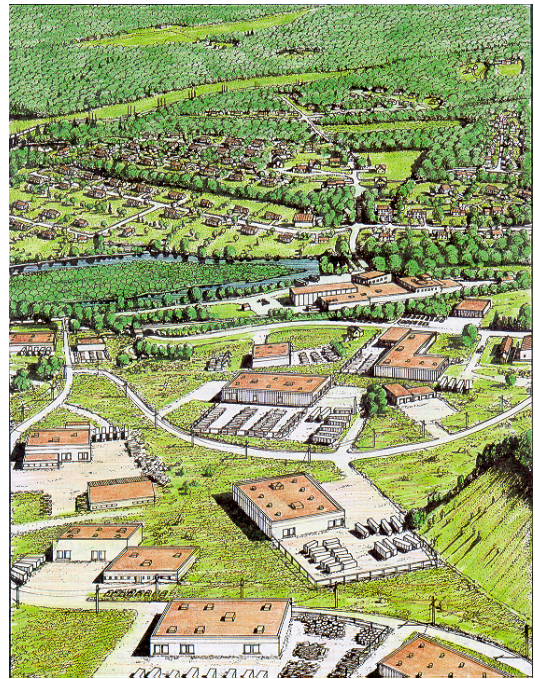
Road Network: A road network is one in which – like a river system – roads and streets feed into each other, with the largest roads being those that drain to the interstates and business routes with higher speed limits and traffic volumes. Similar to the support for the mixed-use zoning approach that supports the village concept for development, a road network is a strategy defined by the past. Prior to the automobile-focused development that began in the 1960s, roads were functional and served the needs of the community-at-large. As seen in the older neighborhoods around Downtown Mebane, this approach will disperse traffic, making roads safer for cyclists and pedestrians, and less congested at rush hours. It also makes roadways a resource of the entire community, tying together different areas and neighborhoods as opposed to keeping them apart. This philosophy will be central to the City of Mebane’s *Comprehensive Transportation Plan*, which is currently being developed.



Figure 13: Diagram courtesy of the Institute for Transportation Development Policy

PRINCIPLE #3 – Move from “Conventional Development” to “Conservation Development”

Conventional Development: Conventional development seeks to maximize the number of residential lots or the amount of retail space possible on any given piece of land using development practices that were standardized in the suburbanization of the United States in the 1970s. This method of development pays little attention to environmental factors, neighborhood design, or open space. The goal of such development is to spread as many houses or businesses on the site as allowed under current development regulations, defining each property as unique and separate from all of its neighbors. Land unsuitable for most uses due to environmental constraints is often developed as backyards or graded for a parking lot. Conventional development often places a greater burden on a jurisdiction’s resources because it does not optimize the use of roads and other infrastructure, making maintenance and improvement costs higher. It also discourages the development of local open spaces and parks, forcing residents to rely upon shared, central resources.



Illustrations courtesy of Rural By Design, Randall Arendt

Conservation Development: The primary purpose of conservation development is to optimize the efficiency of development projects, protecting areas of open space within each development and connecting them together for a shared green infrastructure that benefits the larger community. Designated open space within each development provides permanent protection of the community’s most significant historic, cultural, or environmental resources and can significantly reduce the costs of providing roads, water, and sewer services by allowing the clustering of smaller lots.

The City of Mebane has encouraged such development approaches through Cluster Development and Planned Unit Development provisions in its Unified Development Ordinance since 2010, but it could better incentivize these options for developers. The use of this development practice in the city’s watershed area has allowed developers to construct denser residential projects in one area of the watershed by offsetting this impact elsewhere, protecting the water supply for the city’s residents. The NC Wildlife Resources Commission’s (WRC) Green Growth Toolbox (GGT) offers valuable guidance and resources for the integration of conservation development into a community’s ordinances, and will be a consulting resource in the revision of the City’s Unified Development Ordinance in 2018.

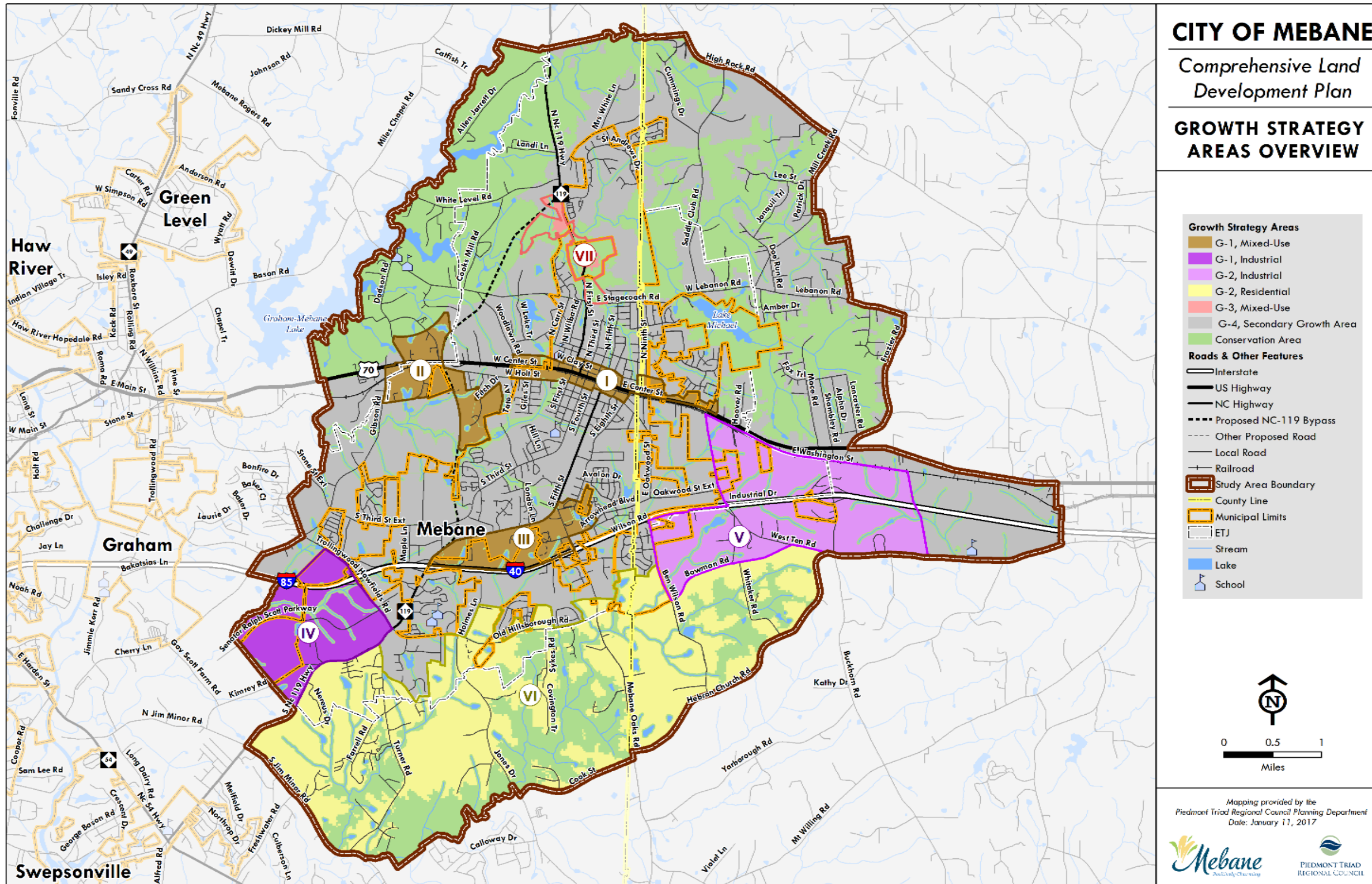


One effective method promoted in the GGT is to use an open space dedication policy, including an *in lieu* payment policy. The City of Mebane has used a similar approach to promote recreational space development on major subdivision projects, but not necessarily for the sole purpose of “open space” with no designated use. Currently, the recreational open space requirement is calculated based upon the number of units in a development project and is generally a highly-managed area that includes playgrounds, walking trails, and open lawns. An open space dedication would be similar, but focused more on environmental assets and “passive recreation”, namely walking/hiking. In the past, if a developer has not wanted to dedicate this space for recreation, the City has allowed them to make an *in lieu* payment that is commensurate to the investment in land and resources for the recreational space. Please see Appendix C for details on how the area and payments are calculated for development projects. *In lieu* payments support the City’s Parks and Recreation department and

the development of new resources for the entire community. Should the City move to an open space dedication program, a recreation fee for all new developments would support the City’s public parks and recreational assets.

GROWTH STRATEGY AREA DESCRIPTIONS AND DEVELOPMENT GOALS

Map 14: Growth Strategy Areas



See Map 14 for the boundary of growth strategy areas. The ID locates the corresponding growth area on the map. The growth strategy area descriptions, development goals and detailed maps are provided following study area map. The growth strategy area goals and characteristics were used to develop *Chapter 5: Land Development Plan Recommendations*. The proposed land development policy or program recommendations are linked back to the growth strategy areas in the *Land Development Policy Implementation Matrix* in *Chapter 5*.

GROWTH STRATEGY AREA DEFINITIONS

The growth area strategies provide guidance based on historical growth and the goals of this plan. A growth strategy map (Map 14) was developed to provide a geographic context for land development vision, goals, and policies. Growth areas are grouped based on their access to existing infrastructure, with G-1 having the greatest access and G-4 having the least access. Conservation areas (C) have high natural resource value and are intermixed within different growth areas.

SECONDARY GROWTH AREAS (G-4)

The G-4 or secondary growth areas make up the balance of Mebane's study area once the G-1, G-2, G-3 and Conservation Areas are removed; most of the City is designated as "Secondary Growth Area" in this plan. These areas are where most of Mebane's residents currently live. These are all areas where the City is interested in supporting growth, but will be less focused on actively serving them with new infrastructure necessary for concentrated developments. These areas mostly have access to municipal infrastructure and services, largely due to past investments. They are generally residential and commercial in nature, and adequately serve the needs of those land owners. The City's *Comprehensive Transportation Plan, Parks and Recreation Master Plan, Bicycle and Pedestrian Transportation Plan, and Long Range Utility Plan* all will enhance the quality of life in these areas, and residents can expect the high level of service and quality of life they have come to expect living in Mebane. This *Comprehensive Land Development Plan* will be revisited annually, and the reclassification of any of these secondary growth areas as a primary growth area needing new services or infrastructure will be considered with each revision.

Extension of new services to these areas should be considered with calculation on the costs and benefits of new infrastructure (*amended 2/5/18*). Long-term maintenance of civic infrastructure is a significant long-term investment by any city, and one that often is under regarded in new development projects. Historically, only the immediate costs of that infrastructure are considered, but the long-term maintenance needs of roads, water, sewer, and stormwater infrastructure, or the municipal services costs like police, fire, and trash collection are not. Similarly, the long-term revenue generated from developing these areas and creating a sustained tax base are not considered, only the more immediate benefits resulting from new residents and permits. The City of Graham and the Town of Kernersville have conducted studies that evaluate these longer-term concerns to inform utility extension and growth to underdeveloped regions. These studies will be consulted to develop a similar long-term cost-benefit assessment tool for new developments in the City of Mebane that adequately considers the benefits of tax revenue generated by residential, commercial, and industrial growth while also soberly accounting for the costs of necessary service and maintenance.

CONSERVATION AREAS (C)

Conservation areas should be maintained by permitting rural developments of low intensity and/or conservation development featuring open space, recreation, greenways, etc., or remain in a natural state for the next 15 years. Non-residential development should be encouraged in other locations than these other than strategically-located commercial development for local residents' necessities (*amended 2/5/18*). Creeks and rivers, floodplains, steep slopes, sensitive soils, and tree canopies over 500 acres should be protected and preserved in these areas. Development credits should be provided for any additional contiguous conservation areas protected.

Many of the designated areas in this plan are outside of the City's current zoning jurisdiction, making the obligation(s) of serving this plan goal one that requires working with partners. Alamance County Soil and Water Conservation District has a farmland preservation program that can retain the rural character and heritage around Mebane. Collaborations with the parks departments of both Alamance and Orange counties to identify and develop parks and recreation resources in these areas is also an option, especially if it ties the City into the Haw River Trail and/or Mountains-to-Sea Trail networks. Relationships with the Piedmont Land Conservancy and the Triangle Land Conservancy are also currently non-existent and could serve similar goals as working with public sector partners.



Advisory Committee Members Working on Growth Strategy Areas April 2016

PRIMARY GROWTH AREA (G-1, G-2, G-3) **(AMENDED 2/5/18)**

These areas (I, II, III, & IV on the map) have immediate access to existing municipal infrastructure and services. Mebane's expected intense growth will almost certainly be accompanied by a mix of land uses. Development projects within Primary Growth Areas that serve the plan's guiding principles and the community-at-large should be encouraged over the next 5 years. These areas include several opportunities for suburban infill and the reuse of underutilized property.

G-1 Mixed Use (I)

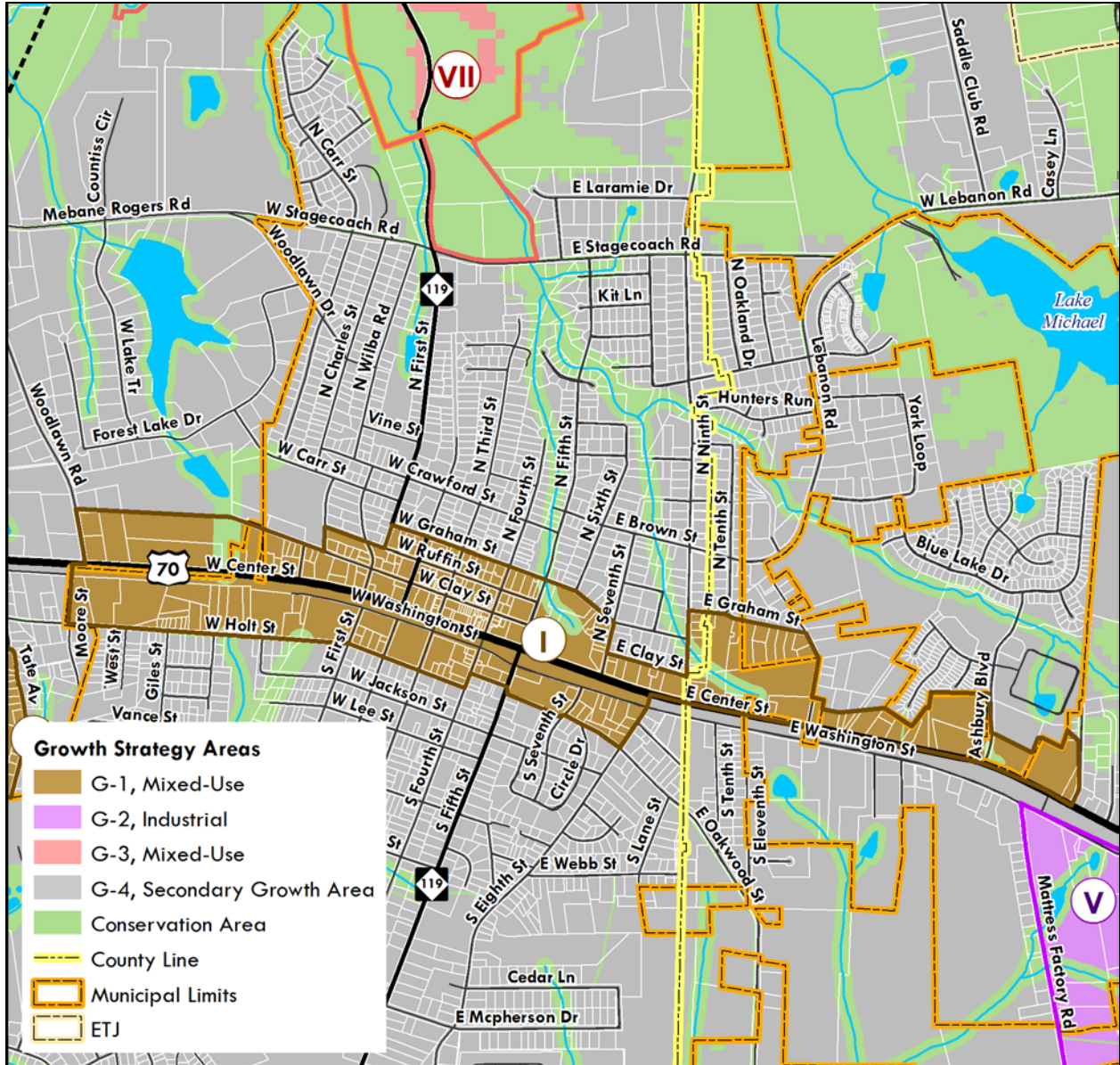
Location: Downtown District and ½-Mile Corridor Along US-70 From Woodlawn Rd. to just past Ashbury Blvd.

Summary: The Downtown District has defined the City of Mebane since its founding. Its fortunes have ebbed and flowed with different economic times, but it has always been a site for entrepreneurs, recreation, and bringing the community together. It has a village feel, developed from the needs of the community for small businesses, food, and relaxation. Many of the buildings are two stories in height and built a little differently from the others, but they are united by a shared feeling, sidewalks, and being the focus of Mebane's identity. The City will continue to support this central business district containing a mix of stores, restaurants, old industrial, institutional and residential land uses. It will also nurture the expansion of that environment beyond historic Clay Street that currently defines downtown.

Uses: Allow the current mix of uses and encourage live-work units up to 3 stories. Allow vertical or horizontal mixed-use and provide accommodations for building reuse but honor historical architectural standards through the establishment of an overlay district that guides developers on maintaining continuity with the existing appearance and accessibility of the Downtown District.

Lot sizes: Maintain no minimum lot size requirements and expand that policy to the balance of the area through the establishment of an overlay district.

Walkability/Natural Resources: Promote walkability and natural resource preservation where possible, as identified in the *Bicycle and Pedestrian Transportation Plan* and the *Parks and Recreation Master Plan*. The downtown should be safely connected via pedestrian crossings to historic neighborhoods, community facilities (e.g. library, City Hall, and existing and planned parks), especially across the railroad tracks. The NC Department of Transportation's *Mebane Traffic Separation Study* will identify how to best do this to serve immediate needs, and the *Mebane Comprehensive Transportation Plan* will identify longer-term needs that support pedestrian access to Downtown. Wayfinding signage should exist to help visitors locate the heart of the downtown area and find needed services easily.



G-1 Mixed-Use (II)

Location: NC-119 Bypass and US-70

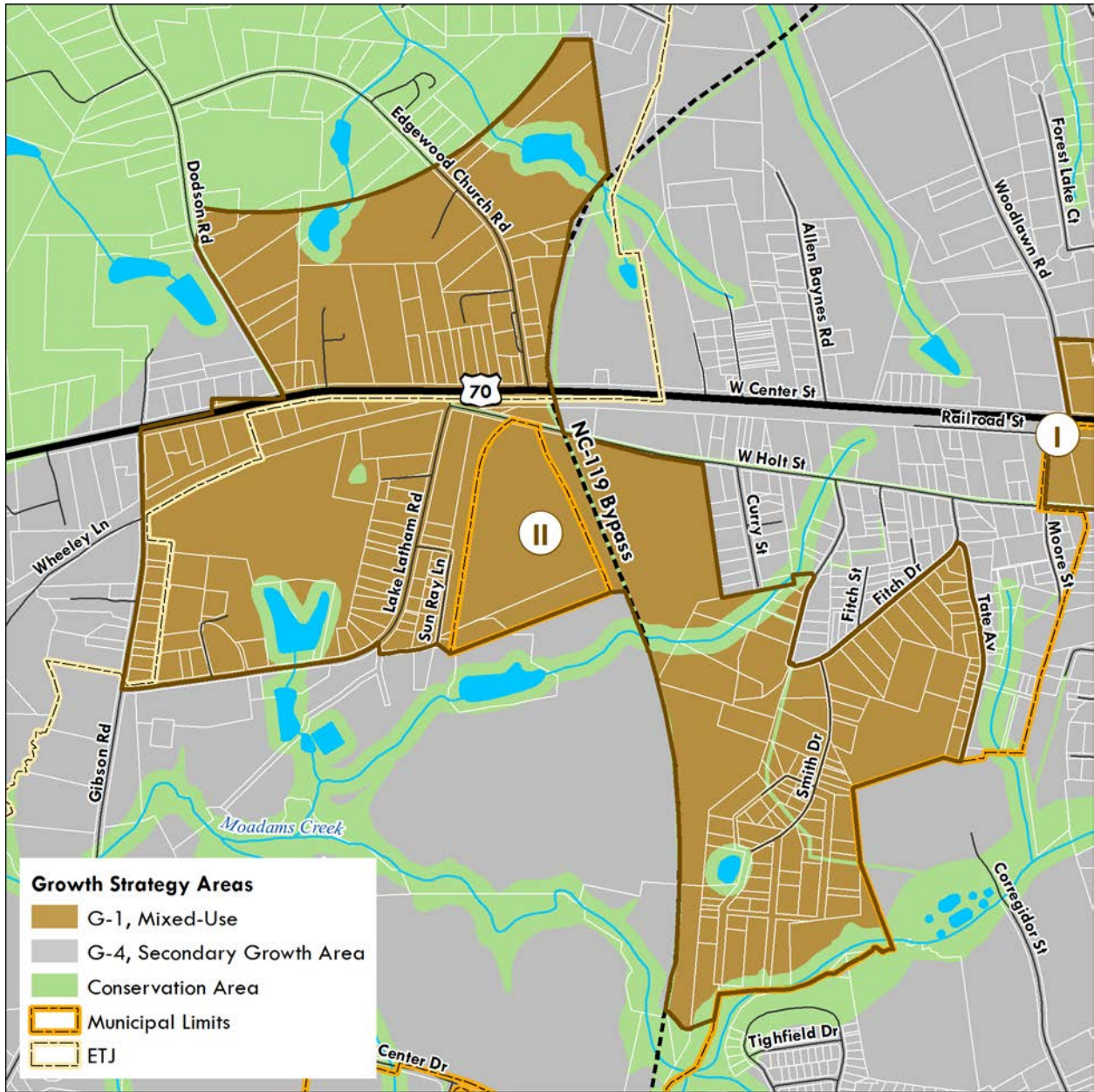
Summary: This area will be an entrance and gateway to Mebane when the NC-119 bypass is complete. The residential area surrounding this project include most of the West End community, an historically African-American, low-income community that is immediately outside of the city's limits (but within its extraterritorial jurisdiction). For many years, West End was not included in the City of Mebane's work, including planning. It was the site of failing septic systems, unpaved roads, poor housing quality, and a general lack of connection to the city. Beginning in 1998, the City has sought and received over \$1.6 million in Community Development Block Grants, matching it with \$276,000 in local funds, to address these issues. It served 118 separate households and 282 individuals with these projects. However, these community needs are still unresolved and require further attention and funding.

The City of Mebane will continue to seek ways in which it can partner and collaborate with the West End community to serve its needs, especially as the NC-119 Bypass project progresses and changes the character of the area. The City will ensure these changes are aesthetically appropriate and are connected to other parts of Mebane.

Uses: Allow a mix of uses north of US-70 that serve the needs of the West End community as well as surrounding residences. The area south of US-70 has historically been dominated by open space and the NC Industrial Center, and is intended to be developed as a transitional zone between this industrial use and the residences that are more common closer to the highway.

Lot sizes: Instead of minimum lot size, create minimum density & encourage preservation of green space that buffers residences from the industrial park.

Walkability/Natural Resources: Sidewalks should exist within the neighborhoods impacted by the NC-119 Bypass project, ideally with NCDOT financial support. All sidewalks should connect to downtown along US-70 *and* connect to the City's new recreational park and to community facilities. This area contains a priority project in the *Mebane Bicycle and Pedestrian Transportation Plan* that will better connect it to the Mebane Arts and Community Center. Funding for this project's design and construction should be sought immediately.



G-I Mixed-Use (III)

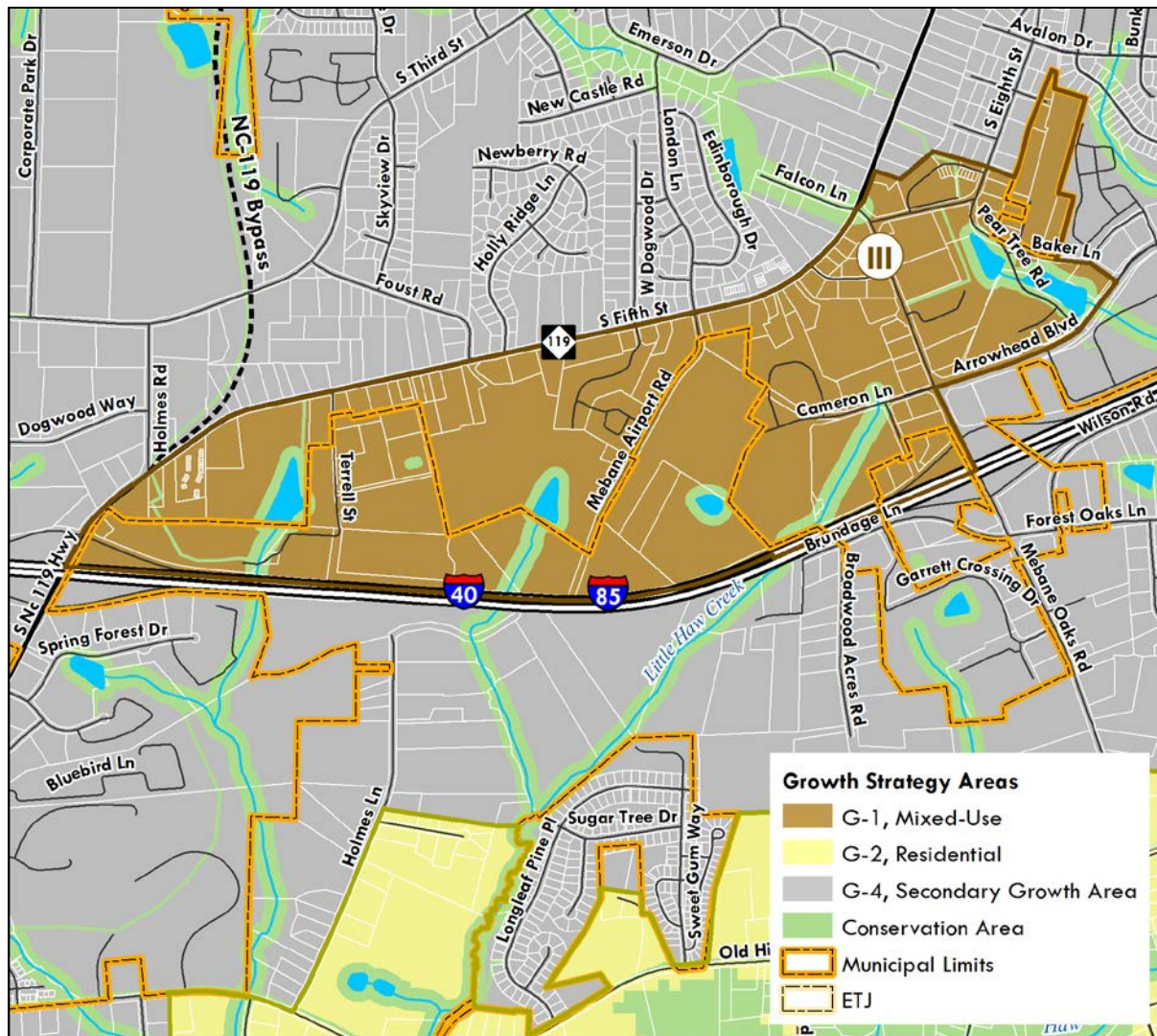
Location: Cameron Lane Area

Summary: This area is defined by Mebane Oaks Road to its east and the NC-119 Bypass to its west. It is already a site of high growth due to the Tanger Outlet Mall, Walmart, the I-40/85 exit ramps, and residences that have developed north of the interstate corridor in this area. However, there are still significant greenfields and some greyfields that have infill potential and are under tremendous growth pressure. Currently, several multi-family and commercial developments have been proposed in the area and, with the completion of the NC-119 Bypass project, the land values and development pressures will only escalate. It is very important to the City that growth in this area be supported, but that it be done to mitigate traffic congestion, optimize residential access to local businesses – especially grocery stores, and retain walkability and access to green spaces in the area.

Uses: Allow neighborhood-scale retail and commercial development and entertainment, where appropriate. All residential, office, and medical uses should be supported and mixed, where possible. Discourage construction of new big box retail projects and prohibit industrial projects through a rezoning of the area's parcels or the establishment of an overlay district specifying land use types and accessibility.

Lot Sizes: Encourage vertical mixed-use projects and allow density bonuses for providing amenities such as open space, wide sidewalks, local retail or office space, or other publicly accessible space that increase physical activity and health. Implement plan for internal roadways that requires interconnectivity between different development projects. Encourage pocket parks near intersection with thoroughfares and/or low points of drainage.

Walkability/Natural Resources: In the *Comprehensive Transportation Plan (CTP)*, identify how to better ensure pedestrian safety on Mebane Oaks Road. Similarly, use the CTP process to identify the needs for local mass transportation options and provide transit stops and bus shelters as appropriate. Consult the *Mebane Bicycle and Pedestrian Transportation Plan* to develop a multi-use trail connection along the NC-119 Bypass to connect to US-70 and then to the Downtown District. Explore the feasibility of shared stormwater facilities for undeveloped portion of this area that may be collected in shared recreational areas and/or open spaces. Establish a fee structure to amenities that are not provided during the development process, and conduct a cost-benefit assessment on new developments for long-term values (as specified in the Secondary Growth Areas section).



G-I Industrial (ID-IV)

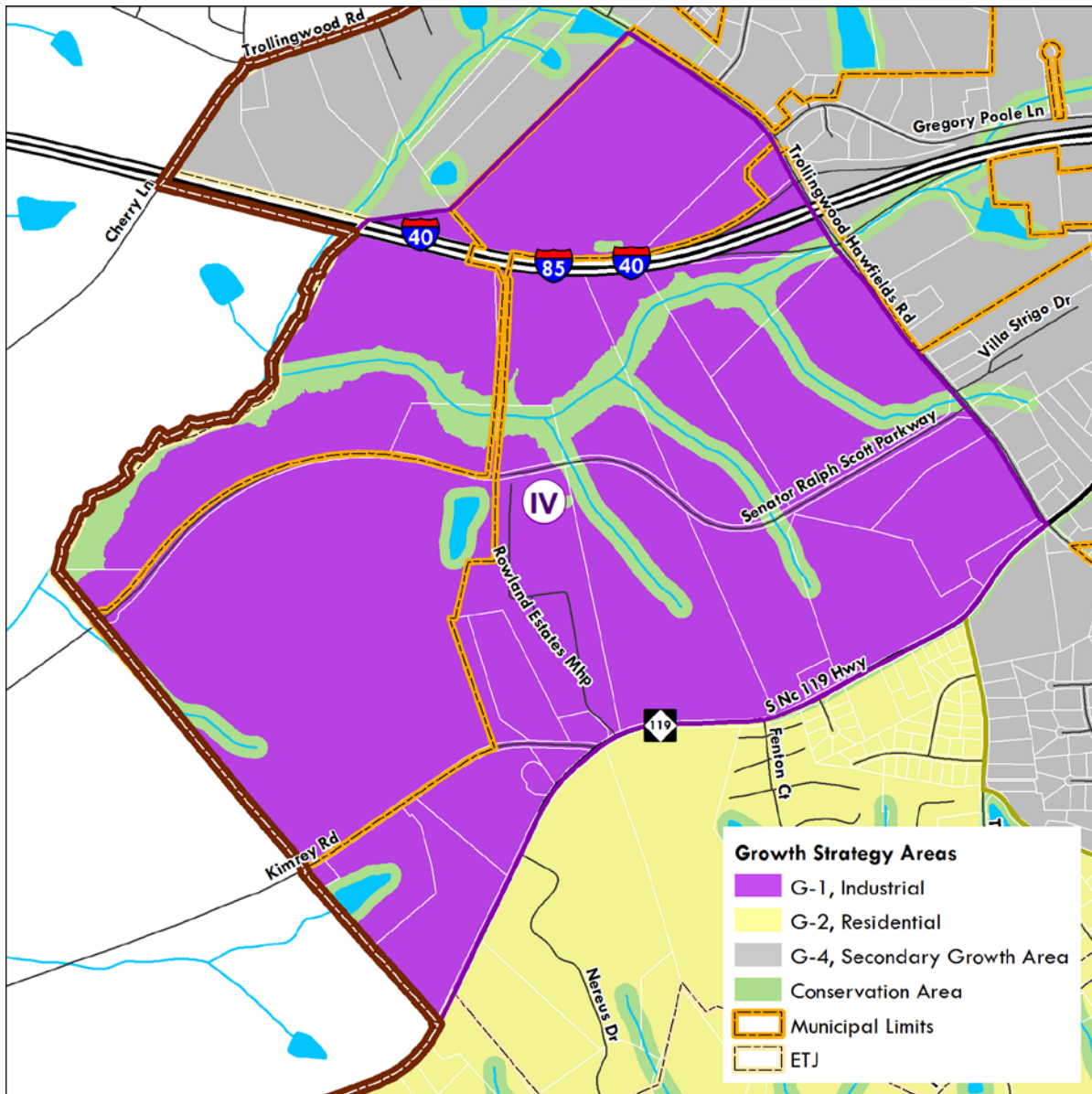
Location: Part of NCCP

Summary: This area includes the North Carolina Commerce Park (NCCP), other existing industrial areas, and likely future industrial areas. It is surrounded by a developing residential area. It is likely to be a defining feature of the City of Mebane, employing many of its residents. As such, making it a location that contributes to the community in other ways, being accessible without imposing on surrounding residences, being a destination that is not a focal point of sprawl, and being a jobs center that gives employees healthy lifestyle options are all appealing for further growing and developing in this area. In turn, as seen in nearby industrial and office parks, providing a rural setting with treed buffers while creating safe traffic access and flow, including trail connections, throughout the growth area will increase the attractiveness of the industrial park.

Uses: Support industrial uses at this location (*amended 2/5/18*). Buffer inconsistent land uses (especially residential) from this site with treed buffers, as provided in the Unified Development Ordinance. Where appropriate, support transitional zone of open space, trail buffers, and light mixed use development where industrial meets other land uses.

Lot sizes: Instead of minimum lot size, create minimum density & encourage preservation of green space that buffers residences from the industrial park.

Walkability/Natural Resources: Consult the *Mebane Bicycle and Pedestrian Transportation Plan* to ensure that planned multi-use trails and greenways are constructed in concert with new development projects in the area. Minimize stream impacts by development projects and optimize the protection of contiguous forested open space. Where planned or appropriate, encourage or require trail connections and easement dedication along stream corridors and along lot lines to create a network of trails that complements the developing light industrial land uses in the industrial park. Create a treed buffer and open space area around the industrial park to help serve the developing area south of I-40/85 that currently does not have any publicly accessible open space.



Primary Growth Area (G-2)

These areas have immediate access to most existing municipal infrastructure and services. Additional roadway, sewer or other services may need to be built to fully utilize and serve these areas. Development projects within Primary Growth Areas that serve the plan's guiding principles and the community-at-large should be given encouragement over the next 5-10 years. If additional public utilities or roads are required, policies to fund these cost through the development process should be explored, as has been done in the Town of Kernersville and the City of Graham.

G-2 Industrial (V)

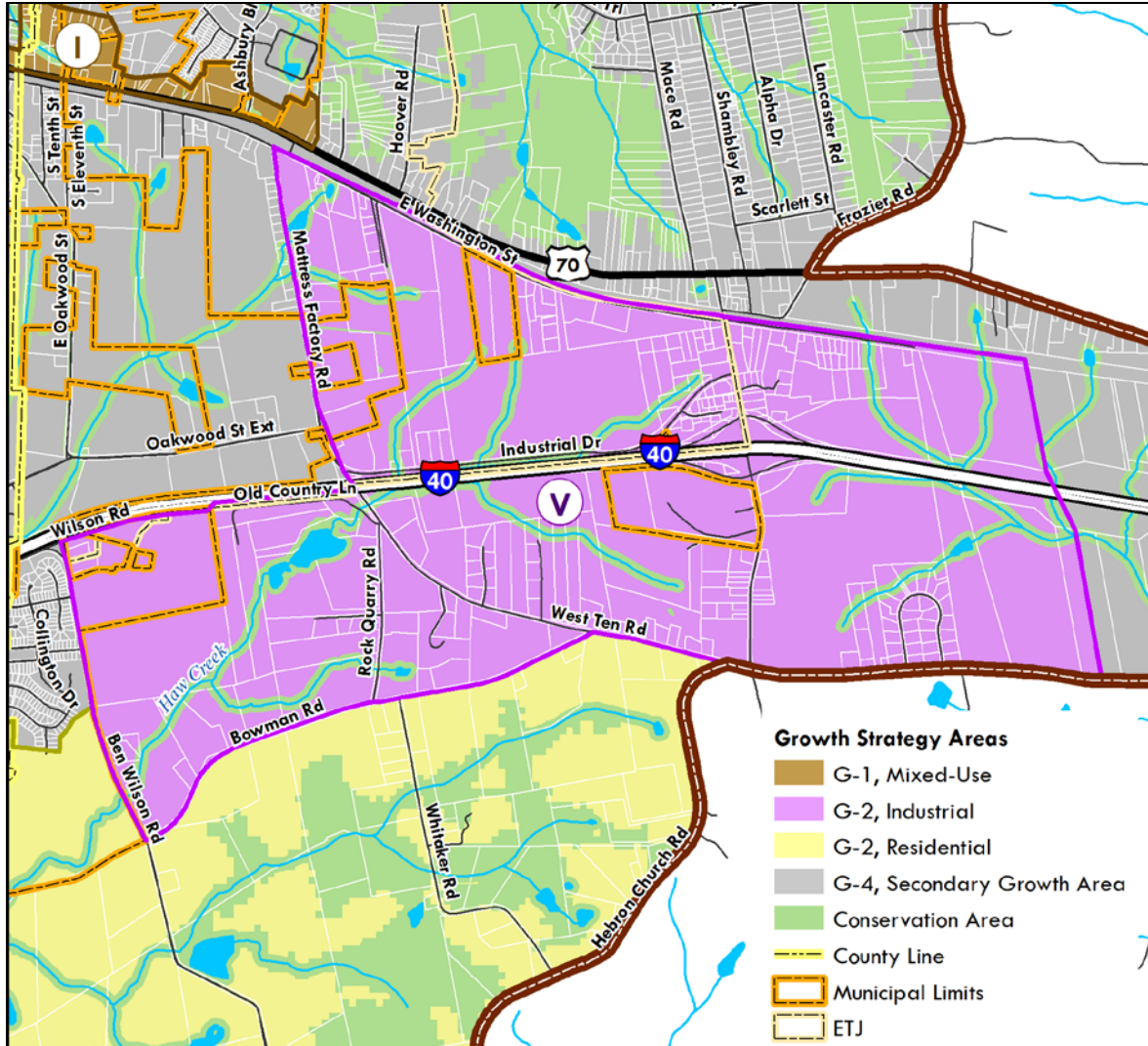
Location: Part of BEDD and North of US-70

Summary: This area encompasses the western portion of the Buckhorn Economic Development District (BEDD) and its existing industrial uses and some existing residential areas. At present, the BEDD is primarily defined by the Morinaga America Confectionary production facility. The area is intended for more robust growth, primarily for light industrial purposes. The Mattress Factory Road area north of I-40/85 is also a corridor for light industrial facilities like Kingsdown and AKG. The areas immediately outside of these corridors, though, are rural residential lots.

Uses: Maximize non-residential use and discourage further single family developments. Multi-family or workforce housing in close proximity to the current and future industrial land uses will be encouraged to minimize commuting concerns, especially traffic congestion. Encourage low water user and incentivize the employment of local residents at any new industries developed in this area.

Lot sizes: Provide flexibility on lot sizes depending on land use and necessary buffers with inconsistent land uses. Treed buffers are especially necessary if an industrial lot abuts a residential lot, regardless of the residential lot's density.

Walkability/Natural Resources: As land is developed, require sidewalks and connectivity to industrial and commercial job locations. The eastern half of this growth strategy area is in a critical watershed, draining into the Eno and Neuse River, which is a location for good terrestrial and aquatic habits. Thus, downstream impacts from development should be mitigated as much as possible through the concentration of open space dedication in this area. Almost all of this area is outside present city limits, so partnerships with land trusts and Orange County will be necessary to either acquire these lands or easements on them to preserve these habitats.



G-2 Residential (VI)

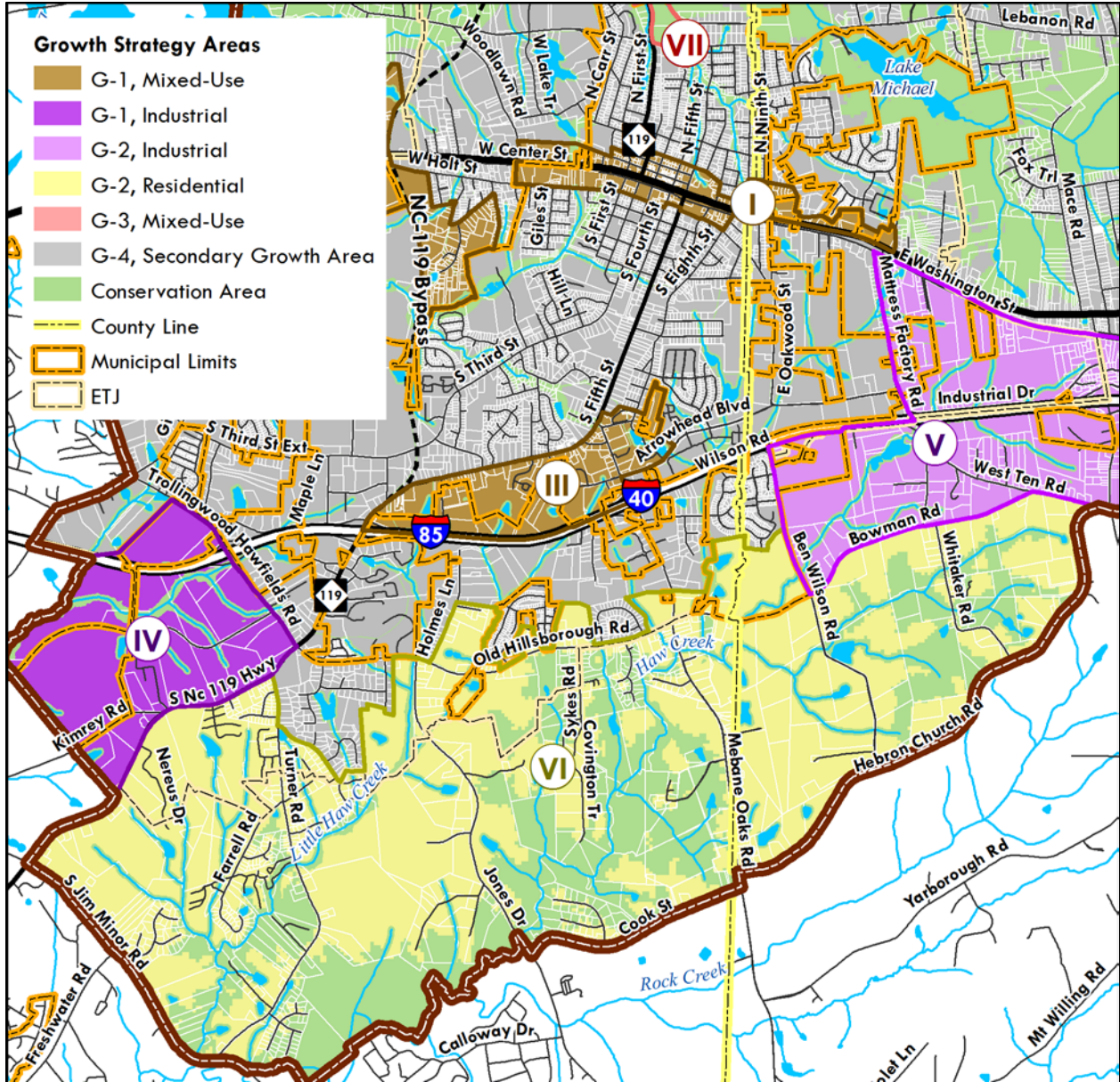
Location: Jones Drive and S. Mebane Oaks Rd

Summary: The majority of this area is outside of the City of Mebane, but is seen as an area where future residential growth is likely. The area has good access to I-40/85, but a large part of the area is not currently served by sewer or water. Without zoning or any interlocal agreements regarding land use controls outside of Mebane's extraterritorial jurisdiction, this area could develop in surprising ways that are discordant with the existing uses that are under the City's control. However, history indicates that these areas will likely be subdivided into residential uses, with some small commercial developments that serve residents' needs. Unless annexed, such projects do not need to abide by the standards of the city, including recreational dedications, sidewalk requirements, or density restrictions.

Uses: Encourage a mix of residential and light commercial through active promotion and cooperation with Alamance County, thereby creating mixed-use village concept communities (e.g. Southern Village). Such a project could focus growth around a service node in this area just outside the existing city limits.

Lot sizes: Encourage the county to promote conservation development that relies upon flexibility of lot sizes and densities across an entire development project. Water and sewer infrastructure investments in this area will require city annexation and compliance with the City's UDO. They should also be accompanied by calculations on the long-term costs and benefits of such projects, as discussed in the Secondary Growth Areas section. Require conservation data with site plan.

Walkability/Natural Resources: Development in this area will need to abide by the city's other plans, including the *Bicycle and Pedestrian Transportation Plan* and the *Parks and Recreation Master Plan*. Both plans will need to be revised to better serve the needs of a growing community in this area, especially with parks facilities. This could be accomplished by the promotion of contiguous forested open spaces for new developments. These open spaces need to be identified by the City Planning staff in advance in order to negotiate with developers about their dedication and/or protection. Using large stream buffers, build greenways in preserved open space and try to connect with the Mountains to Sea Trail in Orange County and/or the Haw River Trail in Alamance County.



G-3 Mixed-Use (VII)

Location: NC-119 & NC-119 Bypass

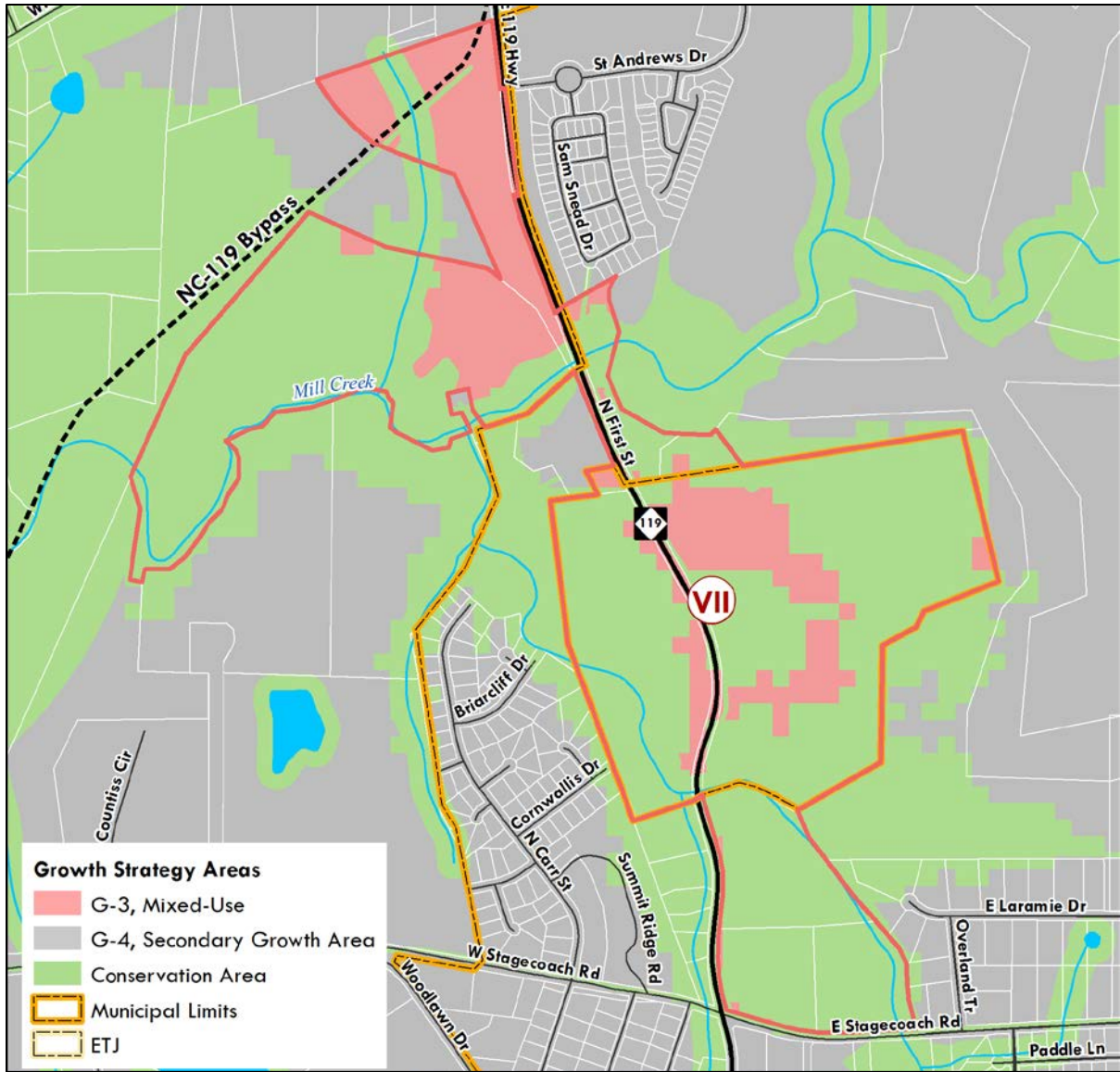
This area has some existing municipal infrastructure and services but requires significant investments in new roadways, sewer or other services to fully serve this area. Any development projects within the G-3 area that serve the plan's guiding principles and the community-at-large should be encouraged over the next 10 years. Additional public works projects needed in this area should be integrated into the City's capital improvement plan and/or funded through cost-sharing with private investors of development in the area.

Summary: The NC-119 Bypass will intersect existing NC-119 at this location. Although not experiencing growth pressure now, the Bypass will allow shorter drive times to I-40/85 and other destinations south, making this a likely site of high growth pressure in the near-future. It will be an ideal site for residential growth and commercial development that serves these new homes. Currently, this area is largely rural, with some established single-family residences and a large golf course.

Uses: This growth area is reserved for residential and light commercial uses. This entire area is in the Graham-Mebane Reservoir's WS-II overlay district, limiting development to parcels that are >1 acre in size and densities to 24%. As a result, residential projects here are likelier to be seen in the forms of cluster development or planned unit developments that incorporate commercial lots or recreation into the development of a major subdivision. The intersection of NC-119 and NC-119 Bypass is an ideal site for commercial growth that serves these residents. Treed buffering may be required where appropriate, especially between inconsistent uses like commercial and single-family residential. Mixed-use developments should be encouraged when they can better connect residents to local businesses with necessities and amenities.

Lot sizes: Provide flexibility on lot sizes depending on land use and necessary buffers with inconsistent land uses. Promote the use of the 10/70 Special Intensity Allocation provision to build mixed-use, high density communities in this area that serve the needs of local and regional residents (*amended 2/5/18*). Treed buffers are especially necessary if a commercial lot abuts a residential lot, regardless of the residential lot's density.

Walkability/Natural Resources: Consult the *Bicycle and Pedestrian Transportation Plan* to determine where greenways and sidewalks have been planned to serve existing residential needs. Provide forested open space and greenway easement dedication to make future multi-use path connectivity to neighboring residential areas and schools. Encourage sidewalks, bike lanes and large stream buffer easements for wildlife corridors leading from the reservoir and the critical watershed areas that make the western boundary of this growth area. Mill Creek has documented occurrences of Carolina creekshell (FSC), the rare species: notched rainbow and eastern creekshell. The City Planning Department needs to identify an optimal contiguous forested open space that can best serve ecological, recreational, and open space needs in the area.



5. LAND DEVELOPMENT PLAN GOALS AND ACTIONS

Broad policy goals were outlined by the advisory committee, citizens, and the City Council, as informed by much of the information provided in Chapter 2. The Growth Strategy Areas identify how these goals for all of Mebane may be best realized in smaller areas of focused development and change. This section provides specific actions for achieving policy goals through policies, programs, or partnerships for the community-at-large. The Policy Implementation Guide (page 9) provides a digest of these policy goals and (if applicable) provides information on where the current ordinance addresses each policy goal, applicable growth strategy areas and partnerships or resources to assist with making desired policy or program changes.

1. GROWTH MANAGEMENT

The growth management policy goals and strategies outlined here will ensure that land development maximizes the efficient use of City resources, while also encouraging growth that protects natural resources, considers citizen health and safety, and utilizes existing infrastructure and capacity as much as possible.

Goal 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.

- Continue to provide affordable, attractive and quality housing throughout the City that encourages healthy activities such as access to sidewalks, greenways, and parks, and offer somewhat equal opportunities to all residents to walk to stores, schools and other destinations.

Goal 1.2: Continue to support historic Downtown Mebane's culture: aesthetics, walkability, bikeability, shopping, dining and housing options.

- Increase the District's livability through the support of pocket parks, streetscape with street trees and public art, and (re)development of existing areas in the District so that they more be readily used;
- Continue to encourage walking and bicycling downtown through accessibility, wayfinding and transportation enhancements by implementing the *Bicycle and Pedestrian Transportation Plan*;
- Work with historic preservation partners such as Alamance County Historic Properties Commission, Preservation North Carolina and the Division of Cultural and Natural Resources to develop a policy on adaptive reuse and innovative renovation to preserve historic landmarks and buildings; and
- Continue to encourage infill development to diversify housing options near downtown and promote the use of existing underutilized buildings by encouraging mixed-use residential



Downtown Mebane (Photo: Bob Whitt)

development on the second and third floors with commercial and institutional store fronts on the first floor.

Goal I.3: Provide full-cost accounting for future land development that accurately reflects the costs and benefits of new developments.

- Build a “Fiscal Impact of Development Study” for the City of Mebane to accurately measure the true costs of government services (e.g. police, fire, EMS, utilities, infrastructure) by different types of development (refer to City of Graham and Town of Kernersville).

Goal I.4: Ensure that adequate community facilities are integrated into new development to reduce distances to parks, schools and community centers.

- Continue to work with Alamance Burlington School System and Orange County Schools to locate and design school campuses that support safe and accessible bicycling and/or walking to and from neighboring land uses;
- Include in the City’s *Comprehensive Transportation Plan* assessment of the Downtown District’s accessibility, including parking, wayfinding, and safety;
- Develop a recreation fee, in addition to the existing recreation open space dedications required of new developments;
- Require dedication of greenways/multi-use paths on new developments as specified in the *Bicycle and Pedestrian Transportation Plan*;
- Ensure that the City’s residents have somewhat equal access to parks and recreation facilities, including areas in the ETJ such as West End; and
- Coordinate the environmental and recreation needs on undeveloped parcels by aligning stream buffer regulations, tree canopy preservation optimization, and delineated greenways and trails into a single public use dedicated network.

Goal I.5: Establish municipal affordable housing goals that enable both residents and developers to provide more housing options.

- Establish a closer relationship with the housing programs of the City of Burlington’s Community Development and the Piedmont Triad Regional Council’s Housing departments to access federal funds to address existing home renovation needs in low-income households in the City;
- Locate optimal affordable housing sites close to jobs and public transportation. According to the Piedmont Triad Region’s “Analysis of Impediments and Assessment of Fair Housing” affordable housing (defined as 30% or less of monthly income spent on housing) is generally not available in high job opportunity areas, reducing housing choice close to work;
- Develop incentives for including affordable housing in new residential projects with the development community;
- Encourage the scattered siting of different types of public housing in order not to concentrate low-income housing in one area of the City;
- Collaborate with neighboring jurisdictions, non-profits, and government agencies to assign a fair housing “score” to each neighborhood in Mebane and review the score annually.

Goal 1.6: Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements.

- Ensure that pedestrian walkways are incorporated into parking requirements, providing direct access to buildings, adjacent properties and along all public right of way from parking areas.
- Where practical, explore the conversion of minimum parking requirements in the development ordinance to maximum parking requirements accounting for the use of underutilized adjacent and street parking areas where available;
 - Incorporate the quantification of adjacent parking areas, parking utilization and land uses into the site plan submittal process; and



North Carolina Industrial Center

Goal 1.7: Continue to support industrial development at existing industrial parks near I-40/85.

- Advocate for dedicated “truck routes” that enhance existing and developing industrial sites’ access to I-40/85 while minimizing negative effects to non-industrial land uses; and
- Develop and implement small area plans for existing and developing industrial areas that include transit and/or sidewalk access to these job center campuses.

2. PUBLIC FACILITIES AND INFRASTRUCTURE

Adequate access to public facilities and infrastructure will require careful planning for expansion. As land develops, the need for public facilities and services increases. The demand and response times for police, fire, and emergency services require careful planning and development to ensure that they have adequate and sustainable financial and material support. Similarly, water, sewer and road networks long-term maintenance needs are also tied to the location of a development project and the need(s) for public capital investment.

Goal 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.

- Prioritize this goal in the City of Mebane Comprehensive Transportation Plan and identify potential solutions to serve it;
- Develop resources to fund small and large projects that improve pedestrian safety and access throughout the City; and
- Provide safe and attractive streets and trails for walking and bicycling to support access to Mebane’s commercial centers and resources, as well as to support health and physical activity (see *Community Building Principle #1 & #3* below).

Goal 2.2: Develop a coordinated public transportation system to reduce vehicular traffic demand on city streets and thoroughfares.

- Prioritize this goal in the City of Mebane Comprehensive Transportation Plan and identify potential solutions to serve it;
- Support and promote coordinated scheduling with existing public transportation service providers: Alamance County Transportation Authority (ACTA), Piedmont Authority for Regional Transportation (PART), Orange County Transit, Triangle Transit Authority (TTA) and Link Transit; and
- Conduct a feasibility study on a Mebane circulator trolley route that connects retail, office and institutional land uses near the Interstate with downtown and neighborhoods.



Link Transit (Photo: Times News)
White Furniture Company

Goal 2.3: Develop community facilities with private sector and non-profit partners.

- Continue to explore cooperative agreements with the YMCA or similar community service institutions to provide human services and recreation programming to citizens that have limited availability by the City of Mebane or private business; and
- Explore public/private partnerships for addressing parking capacity in Mebane’s downtown area for current and future demand.

Goal 2.4: Provide residents equitable access to Mebane’s community service.

- Ensure that all of Mebane’s residents have access to services (e.g. library, sidewalks), and remedy outstanding needs that are identified;
- Communicate with unincorporated communities in the City’s ETJ about the value(s) of municipal annexation, especially the full delivery of services; and
- Continue to utilize federal and state grants that support historically underserved communities to facilitate the installation of these services in communities.

3. COMMUNITY APPEARANCE

Mebane’s small town charm was a top-reported “like” in the community open house survey. Streetscape elements, green spaces, wayfinding, and signage impact initial impressions of a community for visitors. Developing guidance and design criteria for new roadways, retrofits, signage, trees, public art, and other elements will ensure that visitors and residents, wherever they are in the community feel connected Mebane’s small town charm while also supporting the development needed to accommodate the expected population growth of the community over the next 20 years.

Goal 3.1: Continue to support public art in the Downtown District, parks, and public facilities.

- Develop a Public Art Committee with representatives of local businesses, local nonprofits, and individuals to support art programs that encourage community spirit and vision (e.g. “Positively Charming”); and
- Partner with business owners to support the creation of art on private property that engages the public.

Goal 3.2: Improve efforts to identify entrance corridors, streetscapes, wayfinding, and signage that consistently reflects the City's “Positively Charming” brand.

- Ensure that signs remain readable for adjacent roadway traffic while minimizing their footprints, complimenting the City's “Positively Charming” vision.
- Rewrite the sign ordinance to reduce the size of flag, monument and pole signs and develop criteria for electronic sign displays;
- Revise the City’s tree protection ordinance in historic districts and other interested neighborhoods with mature tree canopies to ensure protection of trees that provide roadside shade and contribute to the character of the neighborhood;
- Require that new utility lines and lighting will minimize impacts on sidewalks and vertical space, and reduce energy usage (e.g. LED streetlights);

Goal 3.3: Improve guidelines for downtown development, village centers and high density areas to encourage pedestrian and bicycling transportation.

- Street and roadway designs support active transportation (e.g. walking *and* biking) providing enough width for a multi-use path and for public transportation accommodations on collector and arterial streets;
 - See existing City of Mebane *Bicycle and Pedestrian Transportation Plan* for high priority corridors to retrofit as resources are available.



Active Transportation Example (Photo: www.pedbikeimages.org / Jennifer Campos)

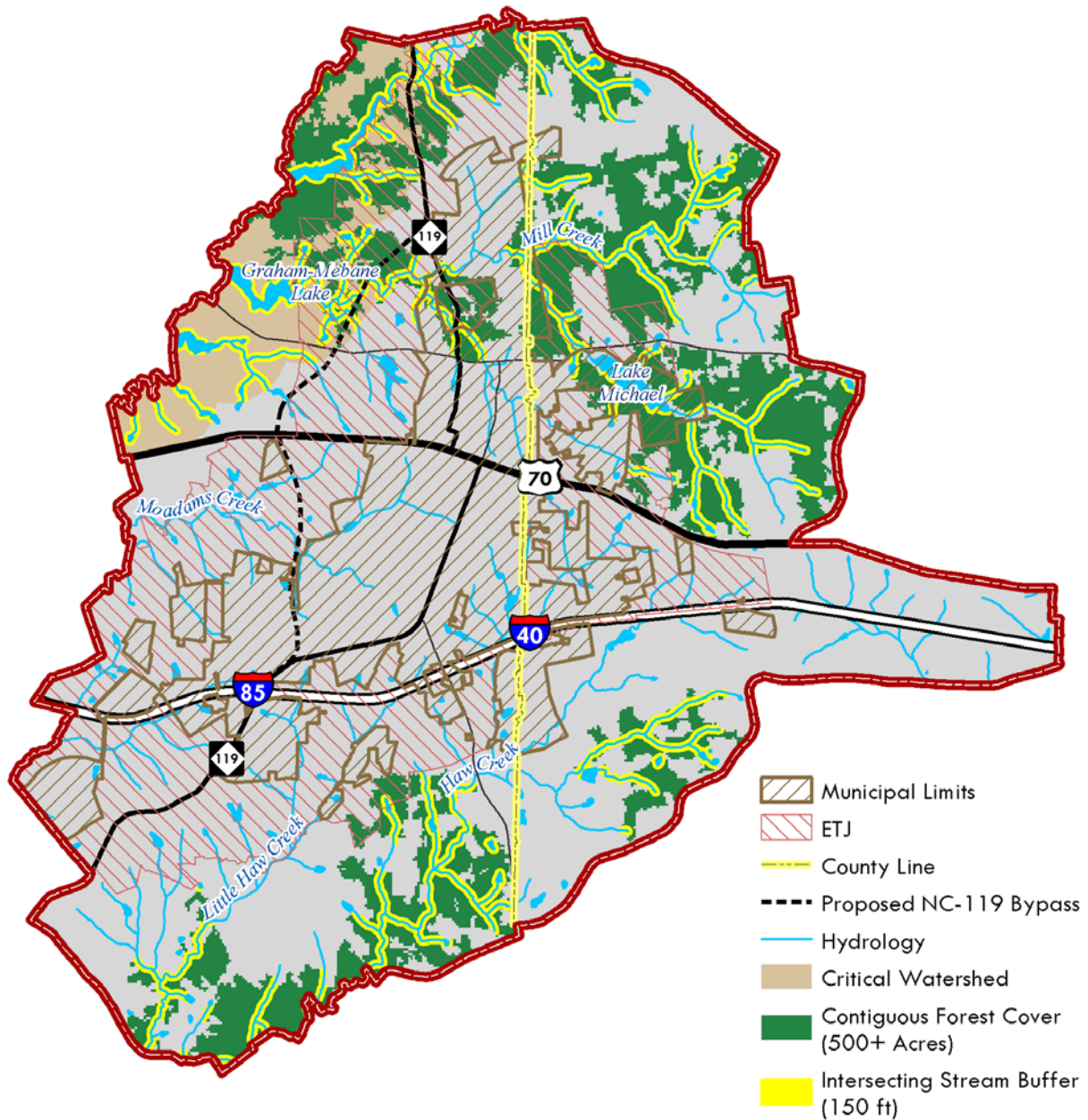
4. OPEN SPACE AND NATURAL RESOURCE PROTECTION

Mebane has a goal of enhancing, connecting, and permanently protection the City's priority natural resources to sustain natural habitats and areas for the benefit of the community-at-large. Healthy ecosystems produce clean air, water, and habitats, which benefit the local and regional ecology, agriculture, economy, drinking water supplies, recreation, real estate, and physical and psychological health of residents. Protecting natural areas preserves the natural services of water filtration, decomposition, carbon sequestration, biodiversity, and passive recreation opportunities that will benefit all of Mebane's residents, present and future. These specific goals and actions will adequately and sustainably support the balance of growth of the built environment and protection of the natural environment for many years if implemented.



Lake Michael Trails (Photo: Alta Planning)

Map 15: Streams and Contiguous Forest Intersections



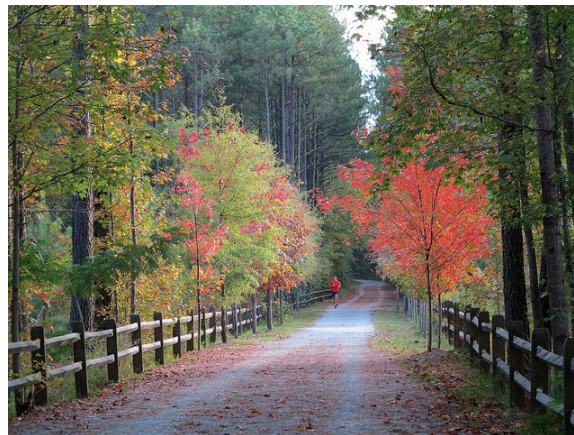
Goal 4.1: Enhance water quality for streams and creeks by providing additional incentives for streams and creeks protections.

- Prioritize stream and creek protection in the areas identified in Map 15 (WS-II critical area and large continuous forest areas);
- Through incentives, encourage riparian corridor protection beyond the maximum allowed by State law with a goal to reach 500 feet in key corridors by co-locating buffers in the dedicated recreation areas;

- Develop partnerships and local funding resources with the Alamance County Soil and Water Conservation District, the Alamance County Parks Department, the Piedmont Land Conservancy, and the Triangle Land Conservancy to preserve riparian corridors through targeted easement acquisition;
- Emphasize incentives in corridors along Back Creek and Mill Creek which are tributaries to Graham/Mebane Lake and have rare species.

Goal 4.2: Provide greenways, parks and open space connectivity between different land uses and across major transportation corridors, thereby advancing safety and health.

- Continue to require the dedication of greenway easements or land for sidewalks, trails or other greenway facilities when land is subdivided or developed;



American Tobacco Trail (Photo: Mr. TinDC)

- Easements for greenways and trails should be a minimum of 50ft and ideally 150ft to serve as recreation corridors, but also function as a wildlife corridor. Allow narrower easements where unique topography, utility or existing structures will disallow the easement, affecting connectivity and greenway implementation;
- Require a 150ft easement dedication for high-priority greenways and subdividers requesting annexation where there are adopted greenway corridors, except when the greenway is proposed along a roadway or when other built environment structures may interfere with an expanded easement;
- As new utility lines are extended, establish public access easements for recreation, pedestrian or bicycling transportation;
- Utilize partnerships with IMPACT Alamance, Healthy Alamance, BGMPO and NCDOT to construct dedicated pedestrian or bicycle facility connections across major transportation corridors (e.g. Mebane Oaks Road, I-40/85, NCRR);
- Eliminate cul-de-sac developments in the UDO, except where absolutely necessary. In those cases, connect cul-de-sacs with the nearest neighboring street, park or greenway facility.

Goal 4.3: Support park, greenway, and open space expansion in developed and developing areas, prioritizing connectivity between each location.

- In partnership with IMPACT Alamance, Healthy Alamance, Alamance County Soil and Water Conservation District, the Alamance County Parks Department, the Piedmont Land Conservancy, and the Triangle Land Conservancy, develop a fund to preserve or purchase open space for resource protection, preserving agricultural lands, recreation and health;
 - Prioritize high quality farmland (e.g. priority upland habitats, high quality soils and other established land conservation metrics) for preservation;

- Provide matching funds for businesses, citizens and institutions interested in preserving open space;
- Develop and market a program in collaboration with land preservation partners to identify, catalogue and prioritize land for preservation in Mebane and the surrounding areas;
- Connected natural area open space set-asides should incorporate high priority habitats, such as those described in the Natural and Environmental Resources section, to the greatest extent practical;
- Encourage preservation of the tree canopy that contain 75 acre blocks of trees or greater with density bonuses for canopy preserved through the development process.
- Revise the City's minimum open space requirements for major subdivisions so that they can be up to 30% depending on the density and location of development and proximity of nearby public open space facilities such as parks;

- Require higher open space amounts for ETJ locations and areas that are to be annexed to maintain rural character;
- Provide density bonuses for increasing open space dedication percentage as a part of the new development;
- Wetlands, stormwater and floodplain regulated areas can be used for the open space



Windy Acre Farm (Source: Flickr)

- requirement, however at least 50% of the open space area requirement shall not be part of constructed stormwater facilities or regulated areas;
- Adjacent properties to new development requiring open space dedications can be used in the calculation of open space requirements, but must be permanently preserved through acquisition or conservation easement for perpetuity;
- Build parks with specific things to do like Lake Michael, and preserve natural areas that are available for passive recreation.

5. COORDINATION

Careful coordination on how best to guide land development will require continued partnership with Orange and Alamance County, utilities and other partners impacted by land development in the study area. The CLP provides policy recommendations applicable outside of the current city limits and ETJ.

Goal 5.1: Document and share information related to land development that can be utilized across levels of government for better decision making.

- Facilitate communication between City and County planning boards by providing a liaison from the City of Mebane's planning board to the Alamance and Orange County planning boards;
- Communicate with the City of Graham and the Town of Haw River regarding any projects abutting Mebane's jurisdictional boundaries with them;
- Facilitate timely decision-making and communication between staff, citizens and public officials at different levels of government relating to policy changes in land development, transportation, water and sewer, historic preservation, greenway and trail planning, parks and recreation, open space preservation, and economic development;
 - Publish an annual report of regularly collected information: approved land subdivision, development permits, construction order, infrastructure extensions and other pertinent information inside the municipal limits and ETJ that can be shared with County planning staff;
 - Participate in a countywide joint task force to regularly discuss and debate issues around growth and development that affects multiple levels of government;
- Support the creation of a conservation advisory board to assist with implementation of conservation strategies in Mebane;
 - Responsible for coordinating with partner agencies such as the NC Wildlife Commission, Piedmont and Triangle Land Conservancy in an effort to help prioritize and preserve land with high natural resource value.

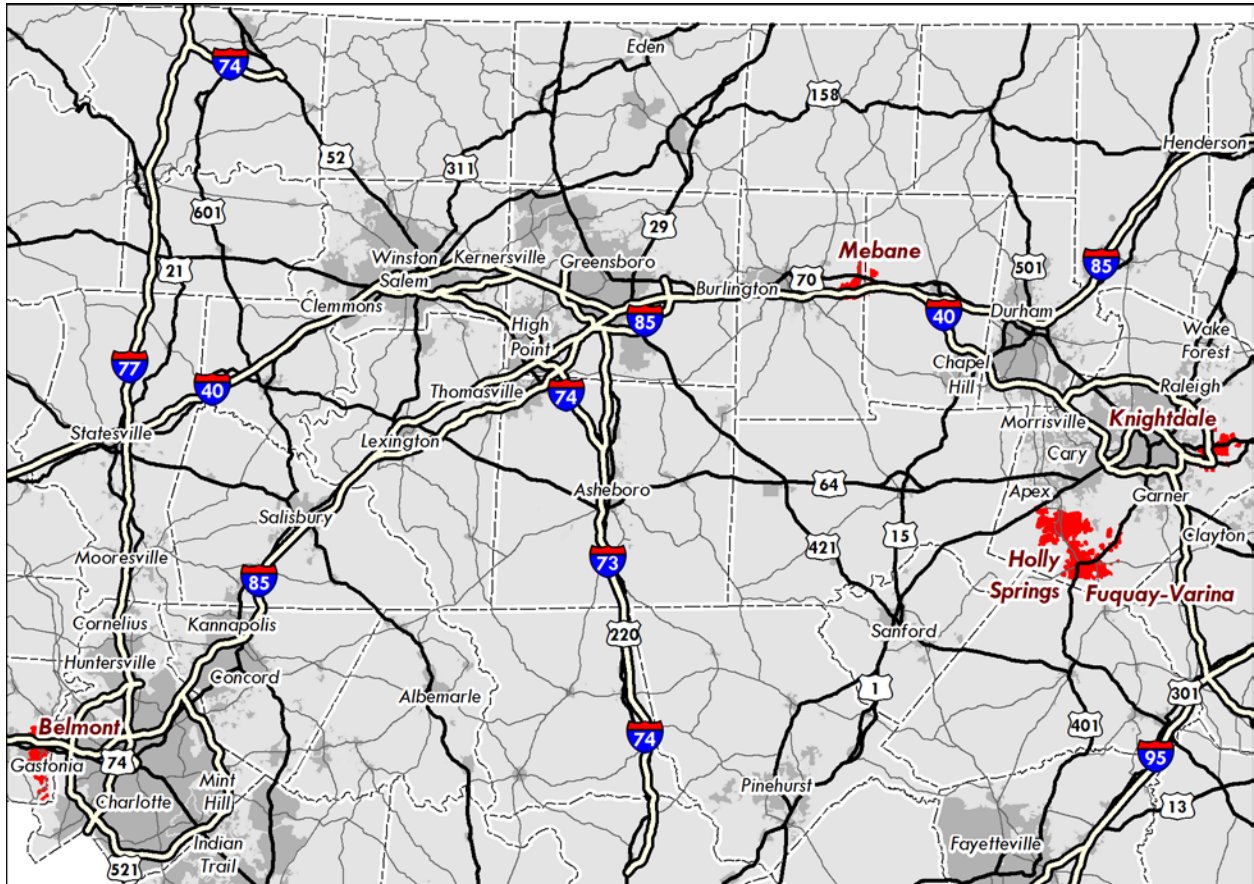


Community Providing Input on the CLP from March, 2016

APPENDIX A: MEBANE DEMOGRAPHIC PROFILE

The Towns of Fuquay-Varina, Holly Springs and Knightdale along with the City of Belmont were chosen as Mebane’s comparison municipalities in this demographic profile due to their similarity in population, growth, transportation corridors and proximity to major metropolitan areas. Comparison statistics were also referenced for Alamance County, Orange County, North Carolina and the United States where appropriate.

Map 16: Comparison Municipalities



Source: PTRC

POPULATION

Population Density

According to the U.S Census Bureau 2014 Population Estimates, the City of Mebane is 8.8 square miles and has a total population of 13,277 people and a density of 1,502 people per square mile. This density is much higher than the average across both Alamance and Orange Counties and across the State. Mebane’s population density is higher than that of Belmont (891 people per square mile), but lower than the other comparison municipalities (see Table 1).

Table 7: Population Density Comparison (2014)

Jurisdiction:	Population	Area (Square Miles)	Density
Mebane	13,277	8.8	1,502
Belmont	10,456	11.7	891
Fuquay-Varina	22,644	12.7	1,788
Holly Springs	30,157	13.6	2,225
Knightdale	13,871	6.8	2,029
Alamance County	155,792	434.6	358
Orange County	140,420	401.0	350
North Carolina	9,943,964	52,659.1	189

Source: (U.S. Census Bureau, Population Estimates, 2014)

The area within the Mebane City limits is much denser than the area in the rest of the study area. The residential area bounded by US-70 to the south, Forest Lake Drive to the west, county boundary to the east and Stagecoach Road to the north is the densest census block group in the City with an average of four people per acre. The other very dense area in the City is bound by US-70 to the north, NC-119 to the east and south and 3rd Street, Corregidor Drive and Tate Avenue to the west with about three people per acre

County Division

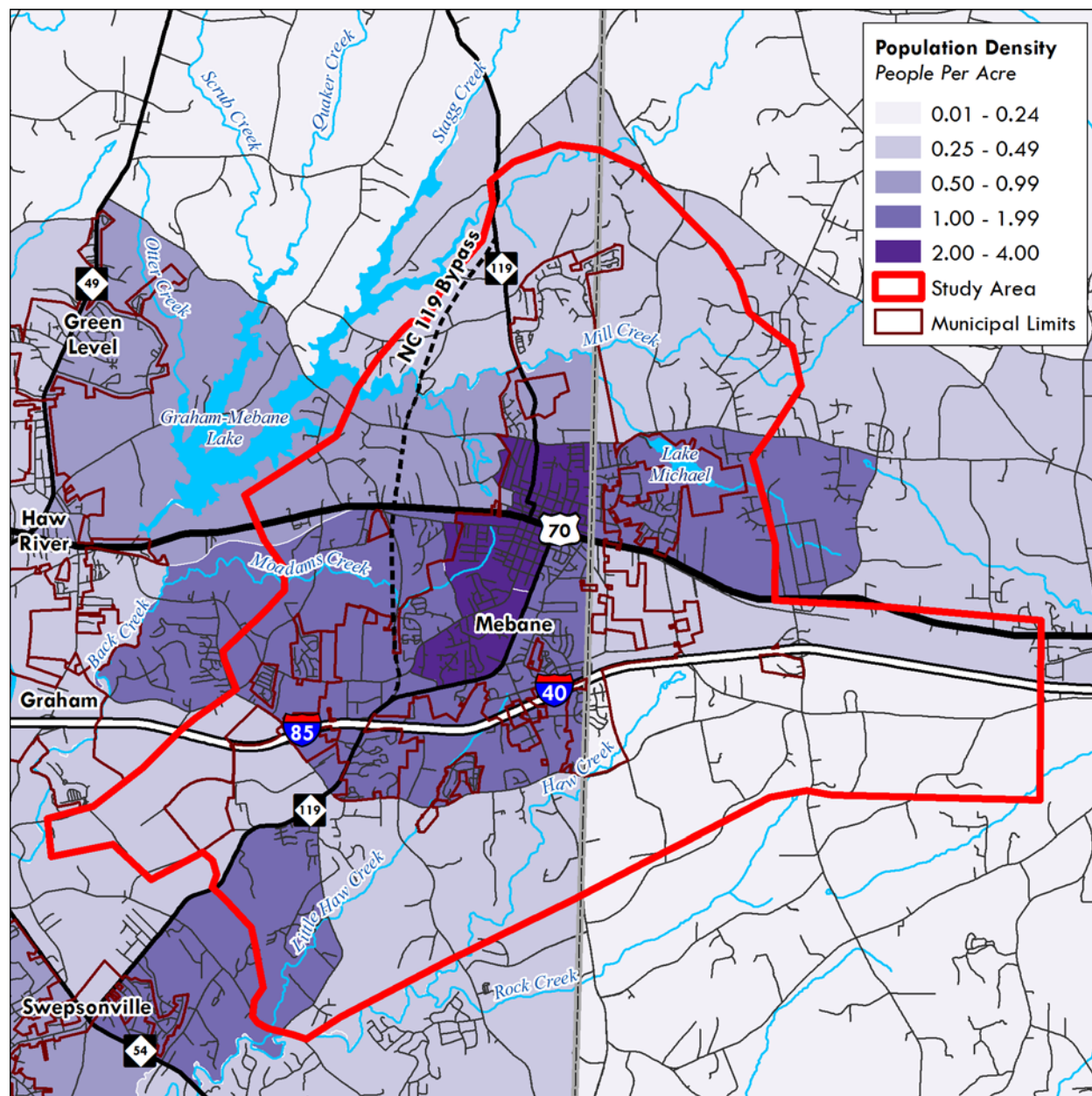
According to the US Census Bureau’s Population Estimates for 2014, over three-quarters of the City of Mebane is located in Alamance County – 6.89 square miles (78% of the City area). This area hosts 85% of the City’s population – 11,250 people at a density of 1,634 people per square mile). The remaining 22% (1.95 square miles) of the City lies in Orange County (22% of the City area), and is currently home to only 15% of its population – 2,027 at a density of 1,039 people per square mile.

Table 8: Mebane Population Comparison for Alamance-Orange County Split (2014)

Jurisdiction:	Population	Area (Square Miles)	Density
Alamance County Portion	11,250	6.89	1,634
	84.7%	77.9%	
Orange County Portion	2,027	1.95	1,039
	15.3%	22.1%	
City of Mebane Total	13,277	8.84	1,502

Source: (U.S. Census Bureau, Population Estimates, 2014)

Map 17: Study Area Population Density by Block Group (2014)



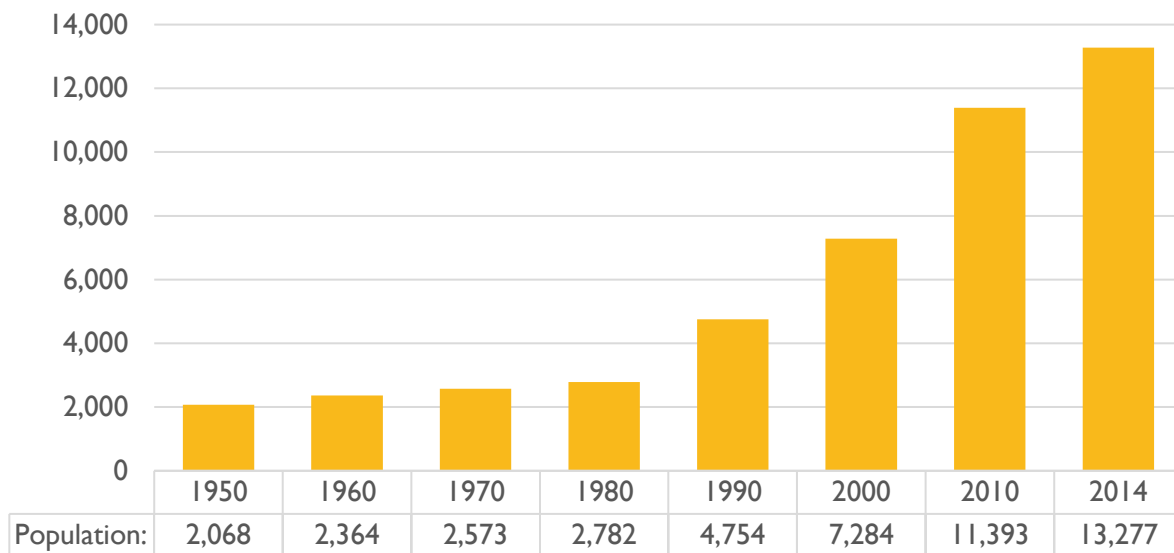
Source: (U.S. Census Bureau, American Community Survey, 2010-2014)

HISTORICAL POPULATION

Mebane’s population has increased dramatically over the past several decades to reach a total population of 13,277 people in 2014, according to the U.S. Census Bureau 2014 Population Estimates (see Figure 14). Mebane is similar in population and growth to Belmont (population of 10,456) and Knightdale (population of 13,871). Before their population explosion in the 2000’s Mebane was also similar in population to Fuquay-Varina and Holly Springs – these towns’ populations are now double that of Mebane (see Table 9). Population growth remained steady between 1950 and 1980, only adding 714 people over 30 years. Growth escalated during the

1980's with a 70.9% growth rate that decade. Growth rates have remained over 50% per decade ever since (see Figure 150).

Figure 14: Mebane Population Count (1950-2014)



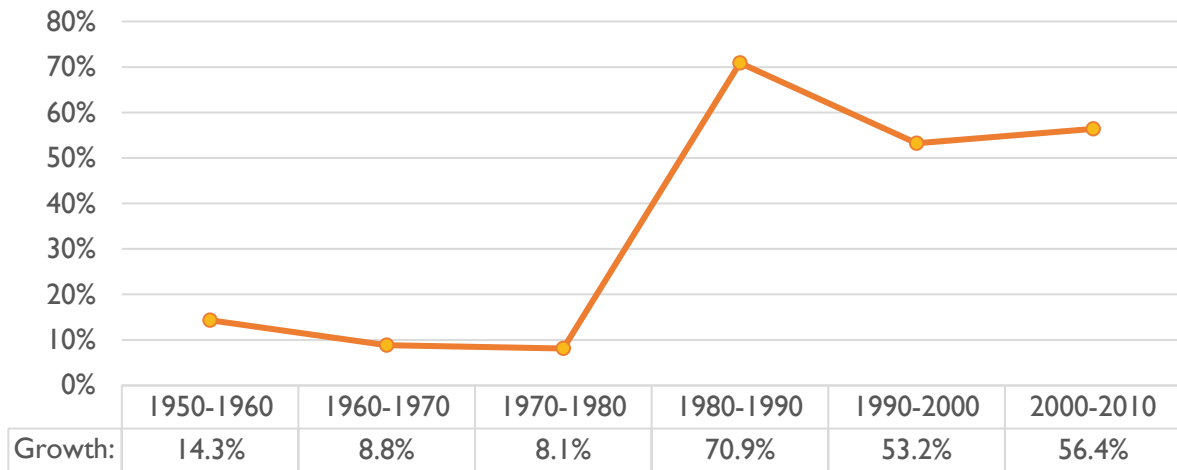
Source: (U.S. Census Bureau, Decennial Census) (U.S. Census Bureau, Population Estimates, 2014)

Table 9: Population Count Comparison (1950-2014)

Jurisdiction:	1950	1960	1970	1980	1990	2000	2010	2014
Mebane	2,068	2,364	2,573	2,782	4,754	7,284	11,393	13,277
Belmont	5,330	5,007	5,054	4,607	8,434	8,705	10,076	10,456
Fuquay-Varina	-	3,389	3,576	3,110	4,562	7,898	17,937	22,644
Holly Springs	406	558	697	688	908	9,192	24,661	30,157
Knightdale	461	622	815	985	1,884	5,958	11,401	13,871
Alamance County	71,220	85,674	96,362	99,319	108,213	130,800	151,131	155,792
Orange County	34,435	42,970	57,707	77,055	93,851	118,227	133,801	140,420

Source: (U.S. Census Bureau, Decennial Census) (U.S. Census Bureau, Population Estimates, 2014)

Figure 15: Mebane Decade Growth Rates (1950-2010)



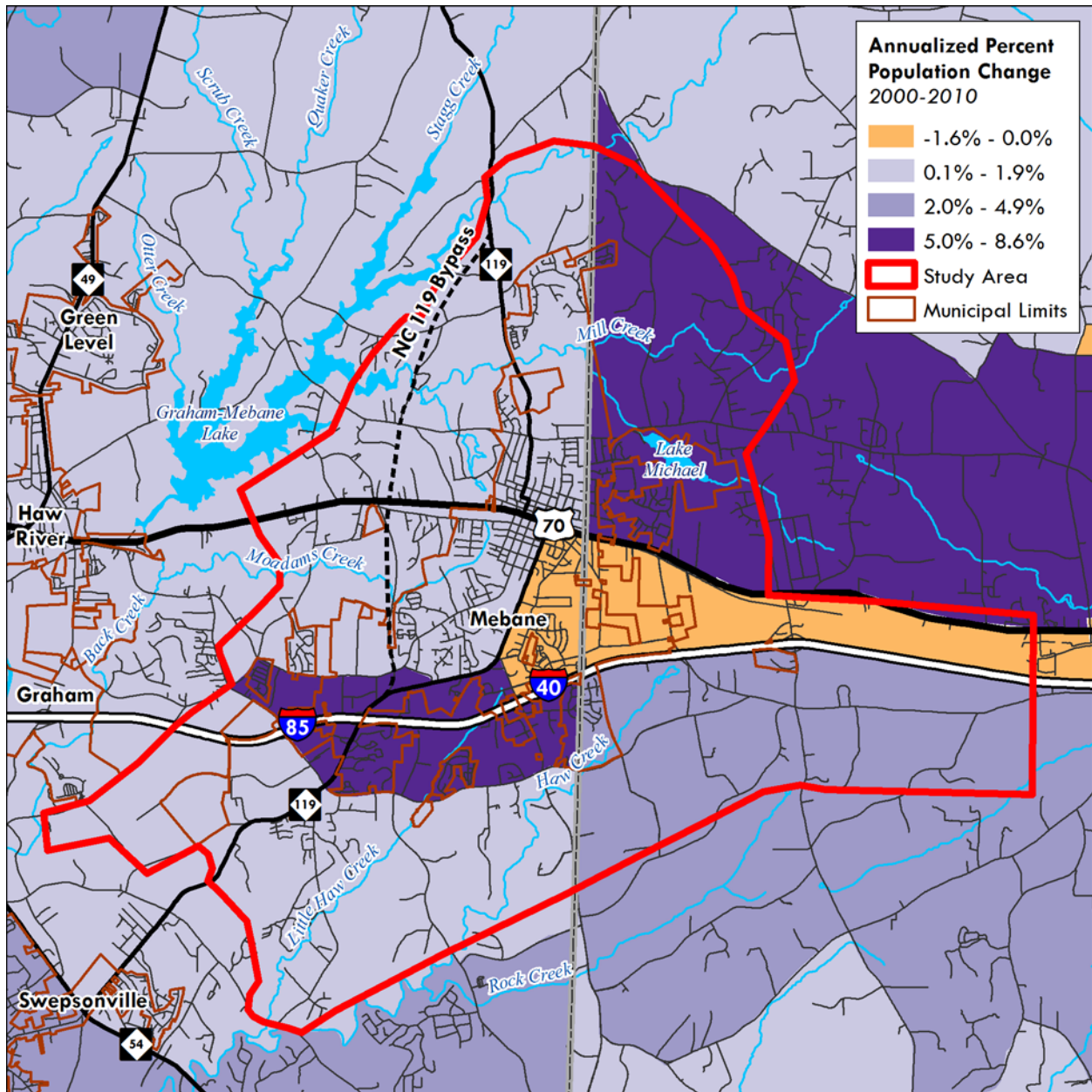
Source: (U.S. Census Bureau, Decennial Census)

Table 10: Decade Growth Rate Comparison (1950-2010)

Jurisdiction:	1950's	1960's	1970's	1980's	1990's	2000's
Mebane	14.3%	8.8%	8.1%	70.9%	53.2%	56.4%
Belmont	-6.1%	0.9%	-8.8%	83.1%	3.2%	15.7%
Fuquay-Varina	-	5.5%	-13.0%	46.7%	73.1%	127.1%
Holly Springs	37.4%	24.9%	-1.3%	32.0%	912.3%	168.3%
Knightdale	34.9%	31.0%	20.9%	91.3%	216.2%	91.4%
Alamance County	20.3%	12.5%	3.1%	9.0%	20.9%	15.5%
Orange County	24.8%	34.3%	33.5%	21.8%	26.0%	13.2%
North Carolina	12.2%	11.5%	15.7%	12.7%	21.4%	18.5%

Source: (U.S. Census Bureau, Decennial Census)

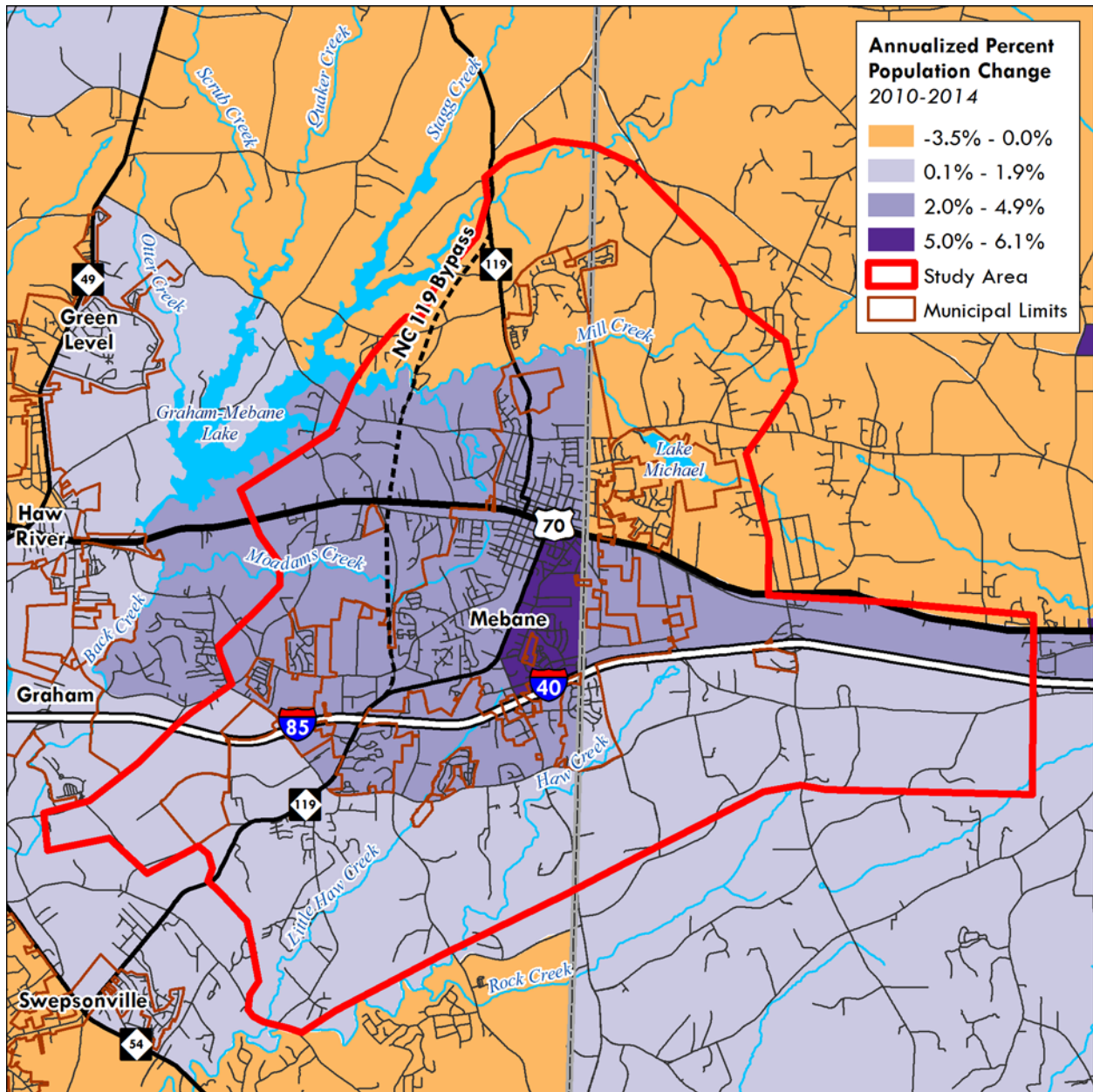
Map 18: Annualized Percent Population Change (2000 to 2010)



Source: (U.S. Census Bureau, Decennial Census)

Note: Geography based on 2000 Census Block Groups

Map 19: Annualized Percent Population Change (2010 to 2014)



Source: (U.S. Census Bureau, Decennial Census) (U.S. Census Bureau, American Community Survey, 2010-2014)

Note: Geography based on 2000 Census Block Groups

MIGRATION

According to the 2014 ACS, 11% of Mebane’s population has moved into the City over the past year, while 7.4% moved out, leaving a net migration rate of 3.5% over the past year. Table 11 shows the migration profile for Mebane’s population moving in and out of the City over the past year. The majority of people moving into Mebane are young adults between the ages of 18 and 34; are white non-Hispanic; and are educated with a High School Diploma or Bachelor’s Degree.

Table 11: Mebane Migration Profile (2014)

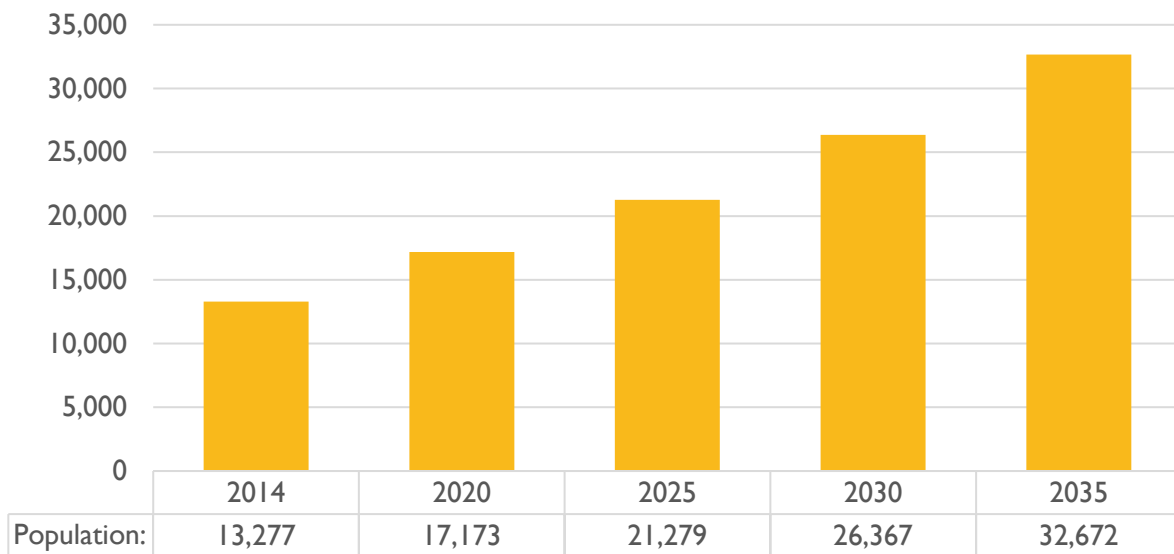
	Moving In	Moving Out	Net Migration
Total (Age 1+)	1,354	917	437
% of total residents	10.9%	7.4%	3.5%
By Age Range:			
Children 1 to 17 years	222	154	68
Young Adults 18 to 34 years	734	492	242
Adults 35 to 64 years	294	224	70
Older Adults 65 years and older	104	47	57
By Race/Ethnicity (Age 1+):			
White, Non-Hispanic	721	591	130
African American	276	49	227
Asian	148	not available	
Hispanic	152	not available	
By Educational Attainment (Age 25+):			
Not a High School Graduate	80	0	80
High School Diploma or Higher	696	388	308
Bachelor's Degree or Higher	414	192	222
By Income (Age 15+)			
Less than \$25,000	482	391	91
\$25,000 - \$49,999	340	135	205
\$50,000 or more	241	122	119

Source: (U.S. Census Bureau, American Community Survey, 2010-2014)

POPULATION PROJECTIONS

No known source produces population projections at the municipal level. The U.S. Census Bureau only produces national level projections; the NC State Data Center produces state and county population projections to year 2035. PTRC determined it would not be accurate to base Mebane’s municipal population projections off of the Alamance and Orange County projections for two reasons. First, Mebane has grown much faster than both counties: its average annual growth rate between 2000 and 2014 was 4.38%, compared to 1.26% in Alamance County and 1.24% in Orange County. Mebane anticipates outpacing each of the County’s growth rates going forward. Second, the N.C. State Data Center projects that each County will see a declining growth rate down to 10-12% per decade. This trend is not expected in Mebane; therefore, the PTRC used Mebane’s 4.38% average annual growth rate between 2000 and 2014 and applied it through 2035. By then, Mebane is projected to have a population of 32,672, an increase of 19,395 people between 2014 and 2035 (see Figure 1). This projection does not take into consideration unanticipated infrastructure expansion, changing land use types, or school capacity.

Figure 16: Mebane Population Projections (2020-2035)



Source: PTRC

RACE & ETHNICITY

Nearly two-thirds of Mebane’s population is White (non-Hispanic). Only 34% on Mebane’s population is of a minority race/ethnicity. The largest minority group is African American, representing 22% of the population. Hispanics represent 7% of the population.

(Note that 2014 data in this and following sections comes from the American Community Survey. Total population from this source differs slightly from the U.S. Census Bureau 2014 population estimate for Mebane.)

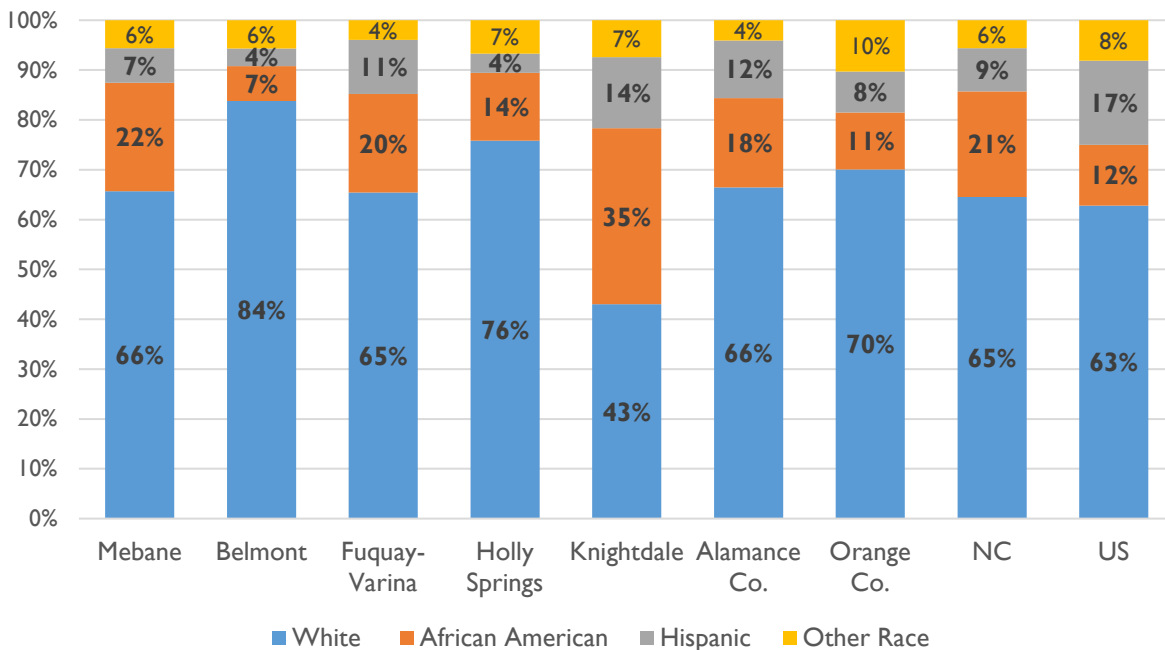
Table 12: Mebane Race & Ethnicity (2014)

Race/Ethnicity:	Population	Percent
White	8,214	65.7%
African American	2,724	21.8%
American Indian	47	0.4%
Asian	172	1.4%
Other Race	484	3.9%
Hispanic or Latino (of any race)	868	6.9%
Total Population	12,509	

Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B03002

The racial/ethnic composition of Mebane is similar to Fuquay-Varina. Belmont and Holly Springs have even less minority population while Knightdale has a much higher African American and slightly higher Hispanic population proportion (see Figure 17).

Figure 17: Race & Ethnicity Comparison (2014)



Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B03002

The racial profile has changed in Mebane since 2000. In 2000, three-fourths of the population was White (non-Hispanic). Table 13 shows how the proportions of the population allocated to each race has changed between 2000 and 2014. The White proportion has decreased while minority populations have increased. Table 14 on the other hand, shows the growth rate and number of each race between 2000 and 2014. The White population only grew by 50% and represented only half of the City's total growth during this time. The African American and Hispanic populations more than doubled during this time.

Table 13: Changes in Mebane Population Percentages by Race (2000-2014)

Race/Ethnicity:	2000	2014	Change
White	75.1%	65.7%	-9.4%
African American	17.3%	21.8%	4.5%
American Indian	0.2%	0.4%	0.1%
Asian	0.6%	1.4%	0.8%
Other Race	1.6%	3.9%	2.3%
Hispanic or Latino (of any race)	5.2%	6.9%	1.7%

Source: (U.S. Census Bureau, Decennial Census) (U.S. Census Bureau, American Community Survey, 2010-2014)

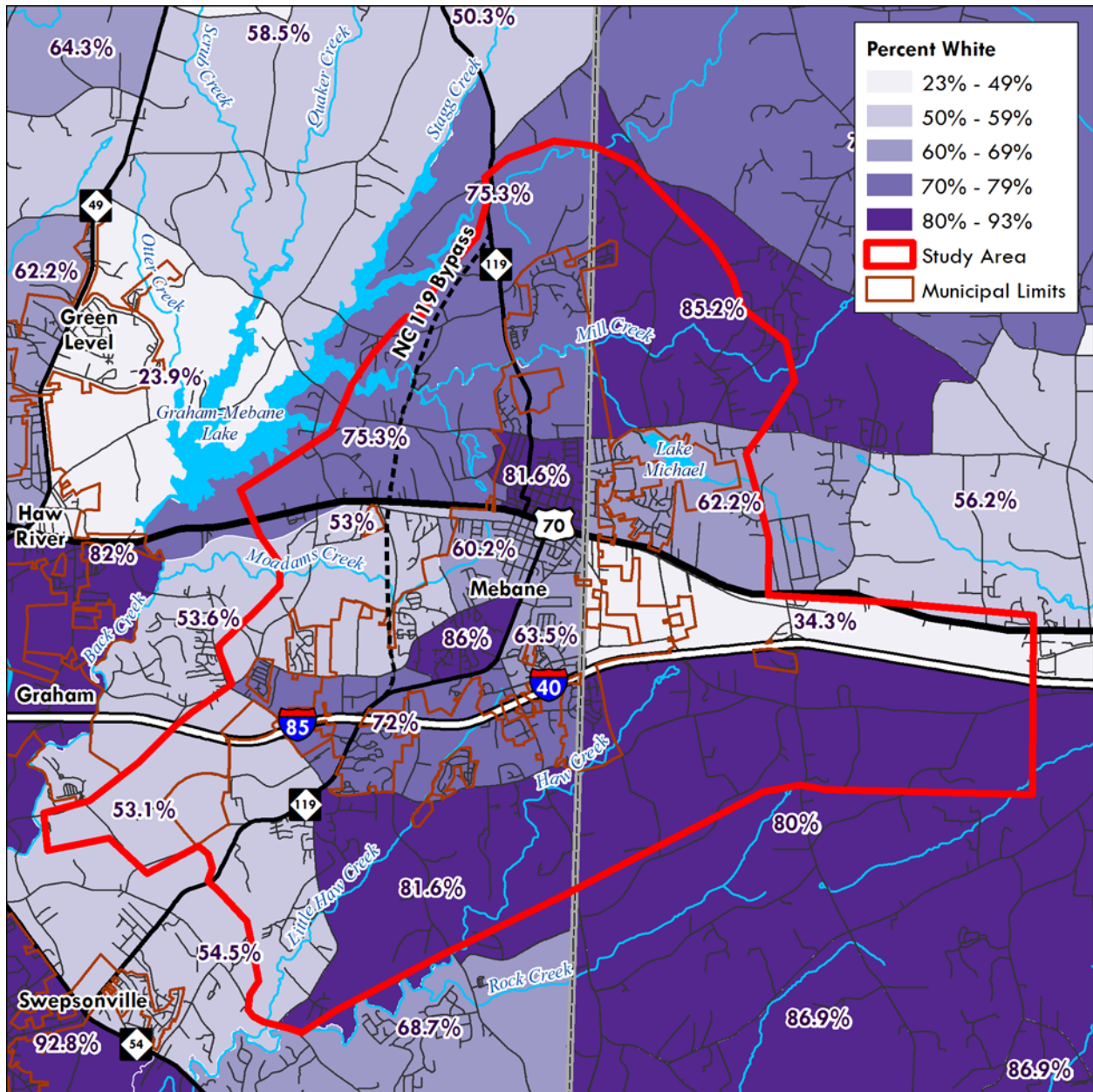
Table 14: Mebane Population Growth by Race (2000-2014)

Race/Ethnicity:	2000	2014	Change	Growth
White	5,467	8,214	2,747	50.2%
African American	1,259	2,724	1,465	116.4%
American Indian	17	47	30	176.5%
Asian	45	172	127	282.2%
Other Race	114	484	370	324.6%
Hispanic or Latino (of any race)	382	868	486	127.2%
Total Population	7,284	12,509	5,225	71.7%

Source: (U.S. Census Bureau, Decennial Census) (U.S. Census Bureau, American Community Survey, 2010-2014)

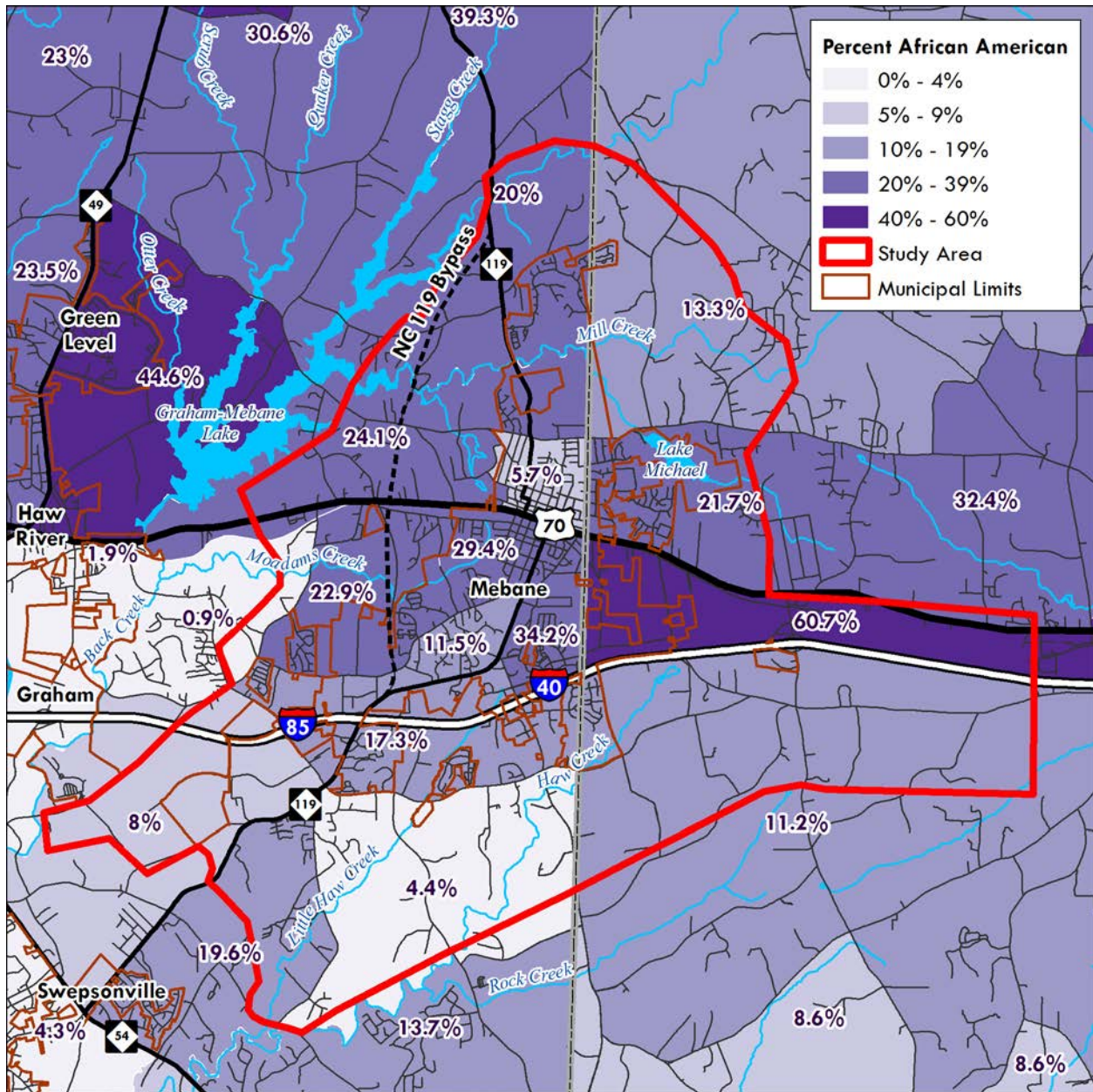
Map 20 through Map 22 on the following pages illustrate where the different racial groups live in the City of Mebane and surrounding area.

Map 20: Percent White by Block Group (2014)



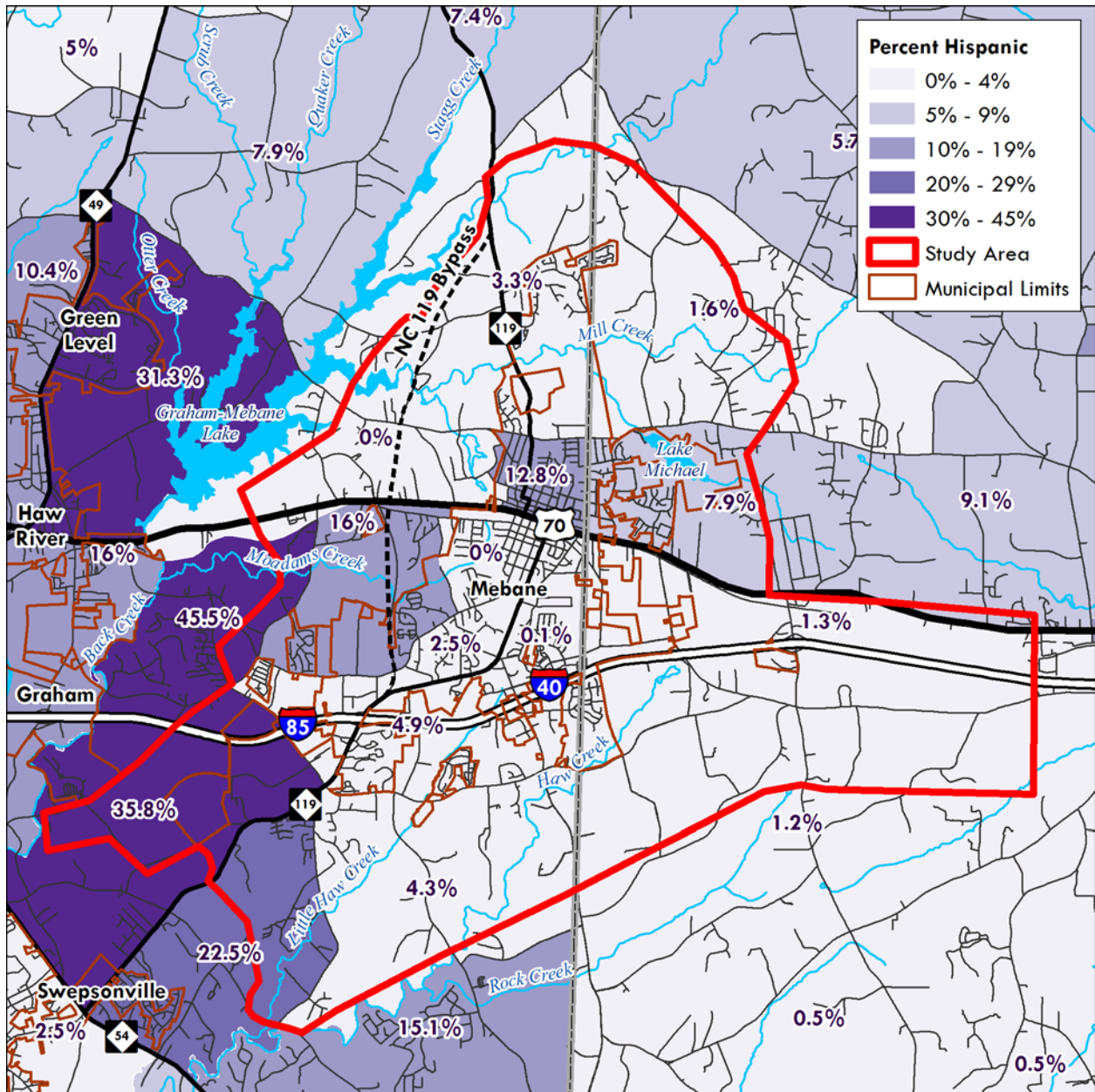
Source: (U.S. Census Bureau, American Community Survey, 2010-2014)

Map 21: Percent African American by Block Group (2014)



Source: (U.S. Census Bureau, American Community Survey, 2010-2014)

Map 22: Percent Hispanic by Block Group (2014)



Source: (U.S. Census Bureau, American Community Survey, 2010-2014)

AGE & GENDER

The median age in Mebane is 35.2, which is lower than Belmont and Alamance County but higher than the other comparison municipalities and Orange County.

Table 15: Median Age Comparison (2014)

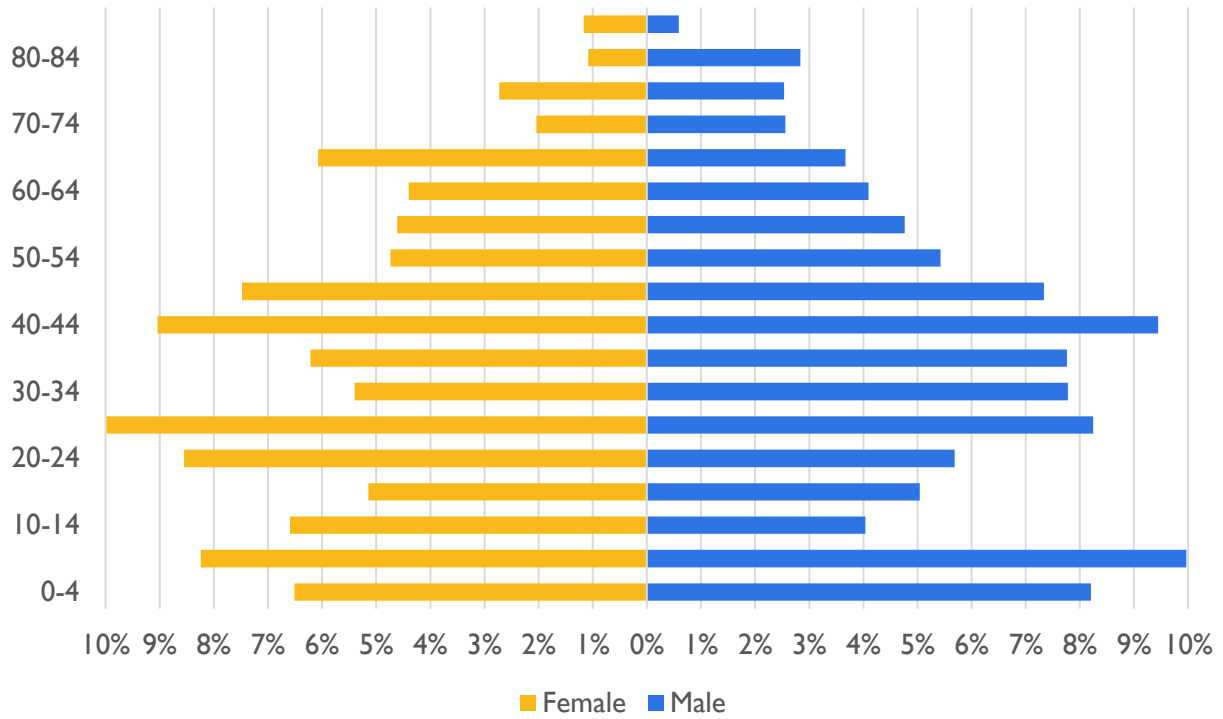
Jurisdiction:	Median Age
Mebane	35.2
Belmont	39.0
Fuquay-Varina	33.3
Holly Springs	33.5
Knightdale	33.7
Alamance County	39.1
Orange County	33.2
North Carolina	37.8
United States	37.4

Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B01002

For both the 2000 and 2010 decennial census, the majority of Mebane's population consisted of 35-39 year olds. Most recently in 2014, the demographic has shifted slightly with a higher majority of 25-29 year olds, 40-44 year olds and children ages 5 to 9 (for both genders).

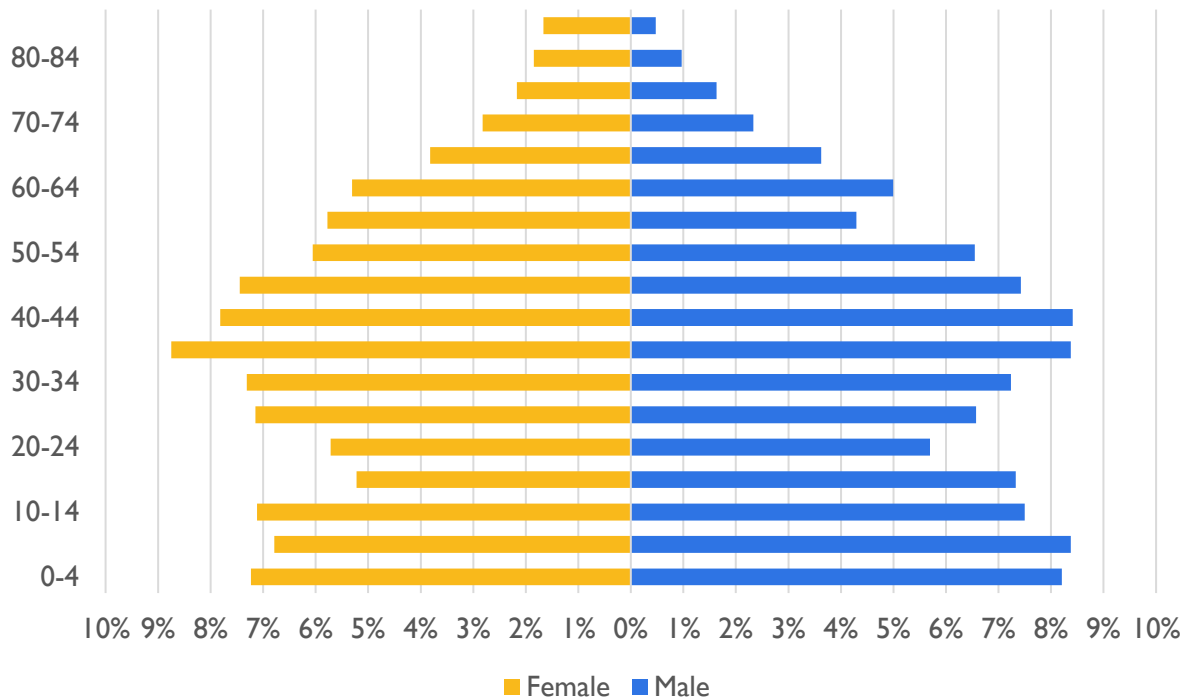
The proportion of female population has also increased dramatically since 2000. In 2014, females made up 57% of the population, an increase from 52% in 2000.

Figure 18: Mebane Age Group Distribution (2014)



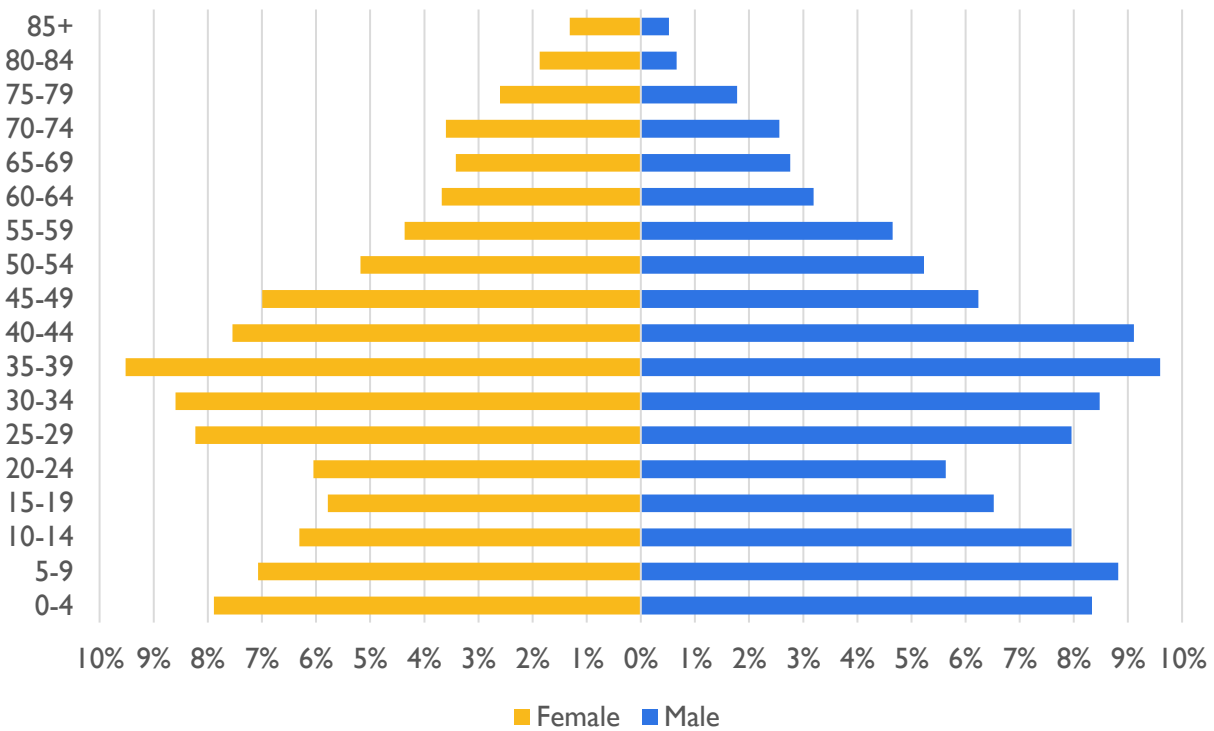
Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B01002

Figure 19: Mebane Age Group Distribution (2010)



Source: (U.S. Census Bureau, Decennial Census) Table P12

Figure 20: Mebane Age Group Distribution (2000)



Source: (U.S. Census Bureau, Decennial Census) Table P12

HOUSEHOLDS

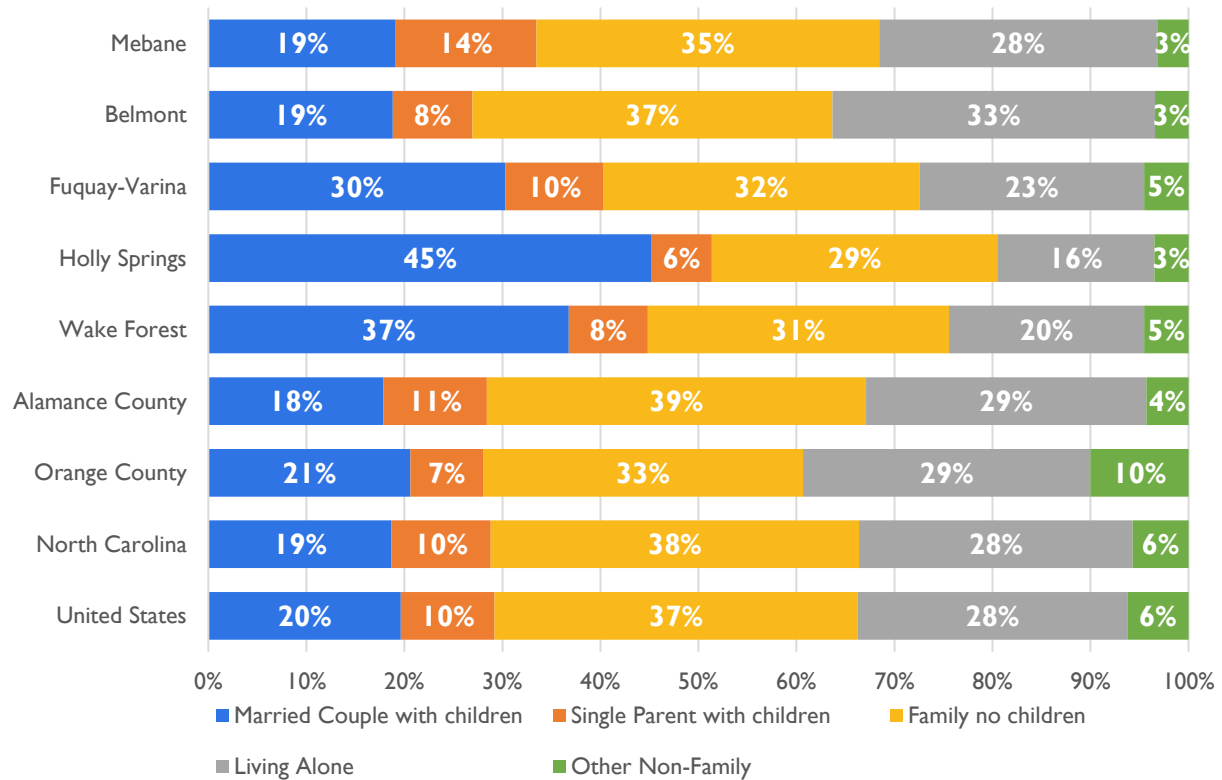
The average household size in Mebane is 2.34. One-third of all households have children under age 18. 28% of households are a person living alone.

Table 16: Mebane Household Types (2014)

Household Type:	Count	Percent
Married Couple with children	1,015	19.0%
Married Couple no children	1,405	26.4%
Single Parent with children	770	14.4%
Male	168	3.2%
Female	602	11.3%
Single Householder Family no children	458	8.6%
Male	177	3.3%
Female	281	5.3%
Living Alone	1,513	28.4%
Other Non-Family	170	3.2%
Total	5,331	

Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B09019

Figure 21: Comparison of Household Types (2014)



Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B09019

EDUCATIONAL ATTAINMENT

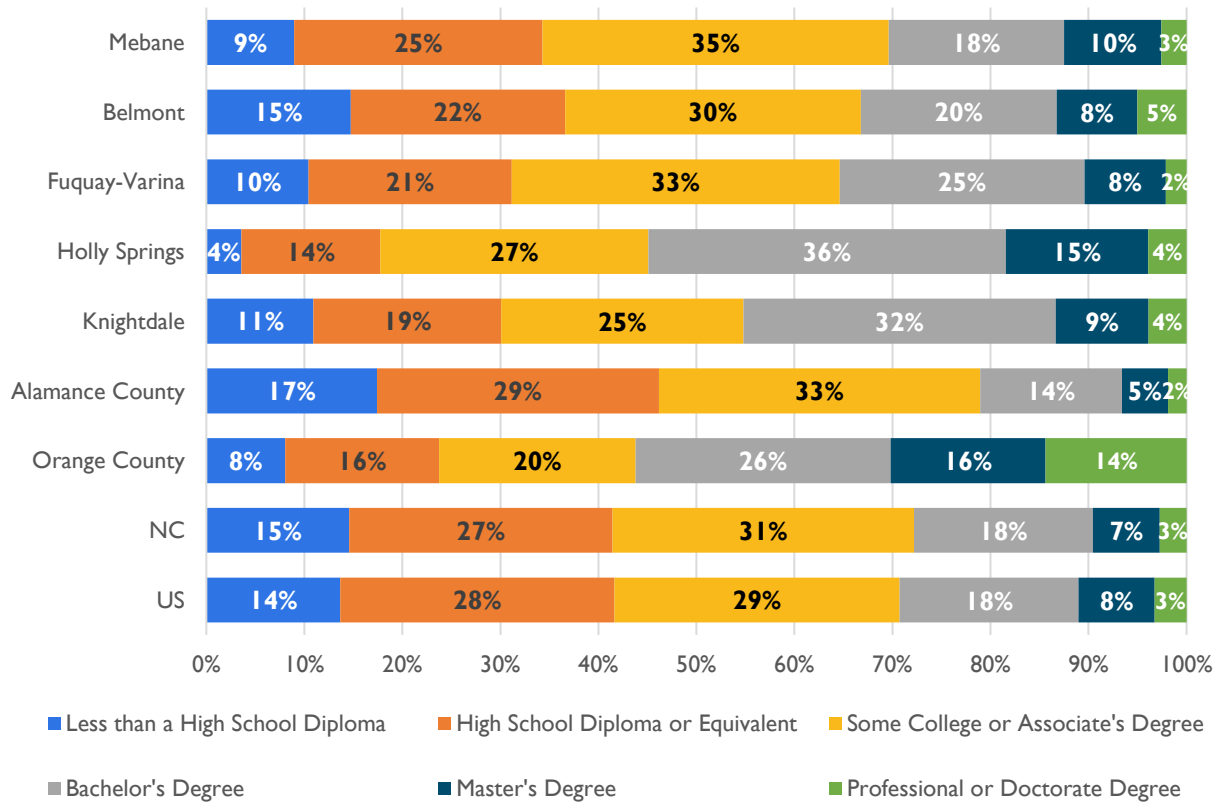
91% of the population in Mebane (over age 25) has at least a high school diploma. 30% have at least a Bachelor’s Degree and 12.5% have a Master’s Degree or higher.

Table 17: Mebane Educational Attainment (2014)

Education Level:	Highest Education Level		Portion of Population at Each Educational Level	
	#	%	#	%
Less than a High School Diploma	739	9.0%		
High School Diploma or Equivalent	2,087	25.3%	7,500	91.0%
Some College	2,081	25.3%	5,413	65.7%
Associate's Degree	829	10.1%	3,332	40.4%
Bachelor's Degree	1,474	17.9%	2,503	30.4%
Master's Degree	816	9.9%	1,029	12.5%
Professional Degree	101	1.2%	213	2.6%
Doctorate Degree	112	1.4%	112	1.4%
Total Population (Age 25+)	8,239			

Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B15003

Figure 22: Educational Attainment Comparison (2014)

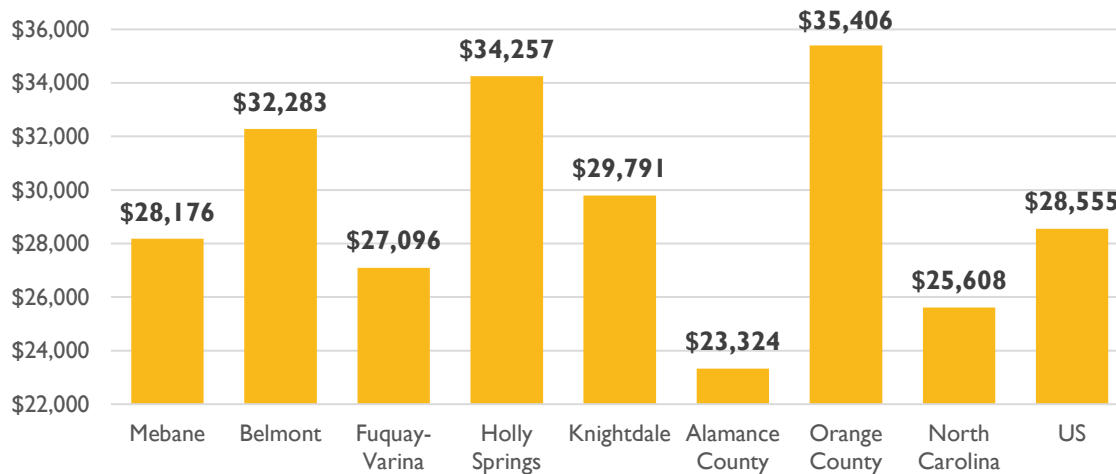


Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B15003

INCOME

The per capita income in Mebane in 2014 was \$28,176, a 39% increase from the per capita income in 2000 (\$20,315).

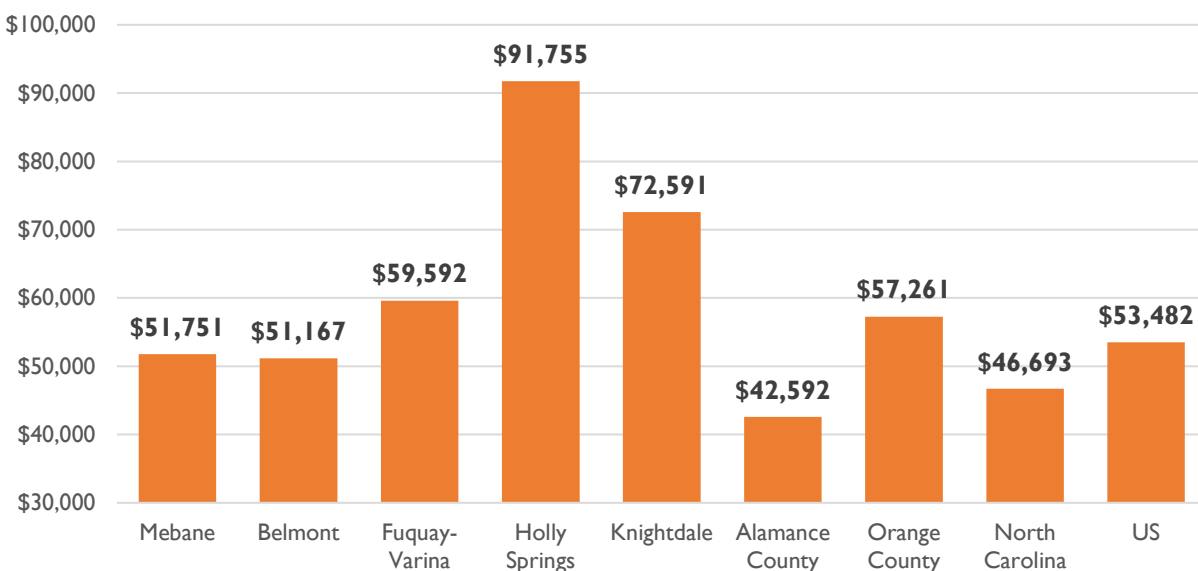
Figure 23: Per Capita Comparison (2014)



Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B19301

The median household income in Mebane in 2014 was \$51,751, a 31% increase from the median household income in 2000 (\$39,522).

Figure 24: Median Household Income Comparison (2014)



Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B19013

POVERTY

In the City of Mebane, 1,625 people are estimated to live in poverty (13% of the total population). This proportion is relatively constant since 2000, where 11.8% of the population lived in poverty. The current proportion is slightly higher for children where 16% of children under age 18 live in poverty.

Table 18: Mebane Poverty Rates by Age Group (2014)

Jurisdiction:	Total Population	Children (Ages 0-17)	Adults (Ages 18-64)	Older Adults (Age 65+)
Mebane	13.0%	16.0%	12.6%	9.9%
Belmont	13.1%	17.1%	12.1%	11.1%
Fuquay-Varina	10.6%	14.3%	9.2%	8.7%
Holly Springs	2.2%	0.5%	2.9%	4.7%
Knightdale	7.0%	7.0%	6.1%	14.7%
Alamance County	18.8%	29.4%	16.8%	10.5%
Orange County	16.8%	15.7%	19.0%	5.9%
North Carolina	17.6%	25.0%	16.5%	9.9%
United States	15.6%	21.9%	14.6%	9.4%

Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B17001

HOUSING

HOUSING UNITS

In 2014, Mebane contained approximately 5,829 housing units, of which 63.6% were single family units, 33.6% were multi-family units, and only 2.6% were mobile homes. This ratio has remained relatively constant since 2000. Mebane has a much higher proportion of multi-family units than the other comparison jurisdictions.

Table 19: Housing Unit Comparison (1990-2014)

Jurisdiction:	1990	2000	2010	2014
Mebane	2,017	3,246	5,045	5,829
Apex	1,826	8,028	13,922	14,586
Belmont	3,217	3,552	4,221	4,577
Fuquay-Varina	1,959	3,375	7,325	7,711
Holly Springs	335	3,642	8,658	9,532
Knightdale	785	2,352	4,723	4,905
Alamance County	45,312	55,463	66,576	67,487
Orange County	38,683	49,289	55,597	56,108

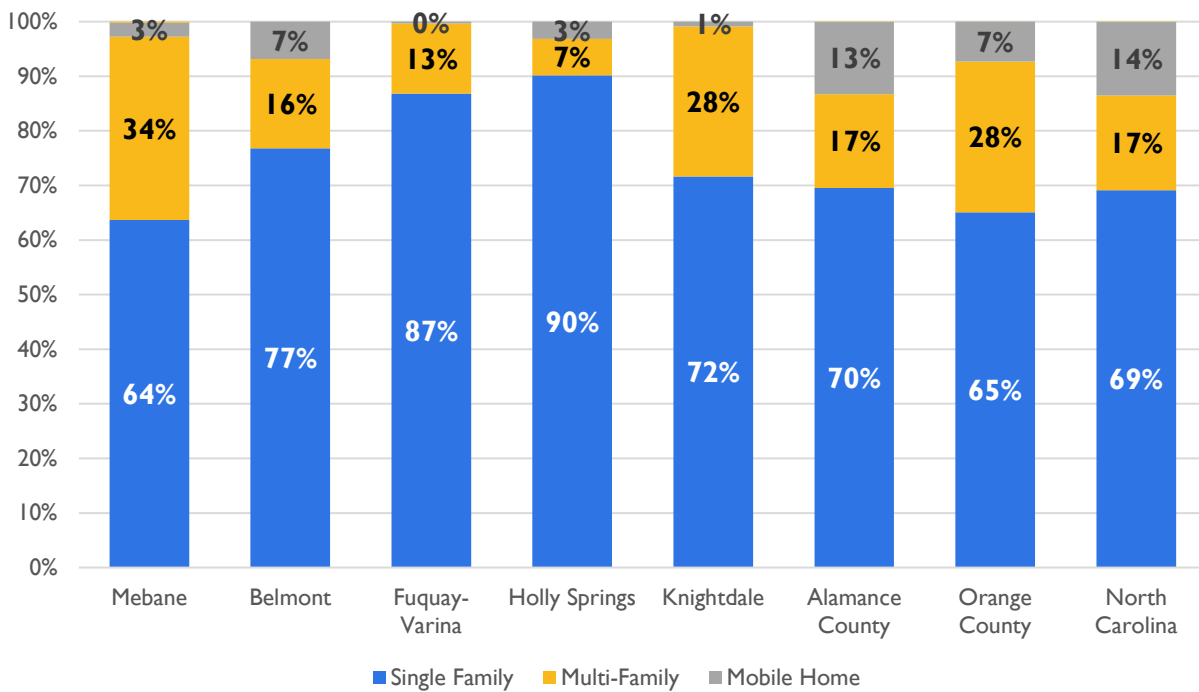
Source: (U.S. Census Bureau, Decennial Census) (U.S. Census Bureau, American Community Survey, 2010-2014) Table B25001

Table 20: Comparison of Housing Units by Structure Type (2014)

Jurisdiction:	Counts				Percentage		
	Housing Units	Single Family	Multi-Family	Mobile Home	Single Family	Multi-Family	Mobile Home
Mebane	5,829	3,710	1,960	151	63.6%	33.6%	2.6%
Belmont	4,577	3,514	750	313	76.8%	16.4%	6.8%
Fuquay-Varina	7,711	6,697	990	24	86.8%	12.8%	0.3%
Holly Springs	9,532	8,594	636	302	90.2%	6.7%	3.2%
Knightdale	4,905	3,514	1,349	42	71.6%	27.5%	0.9%
Alamance County	67,487	46,922	11,580	8,970	69.5%	17.2%	13.3%
Orange County	56,108	36,513	15,503	4,089	65.1%	27.6%	7.3%
North Carolina	4,385,668	3,032,602	758,612	592,859	69.1%	17.3%	13.5%

Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B25004

Figure 25: Comparison of Housing Units by Structure Type (2014)

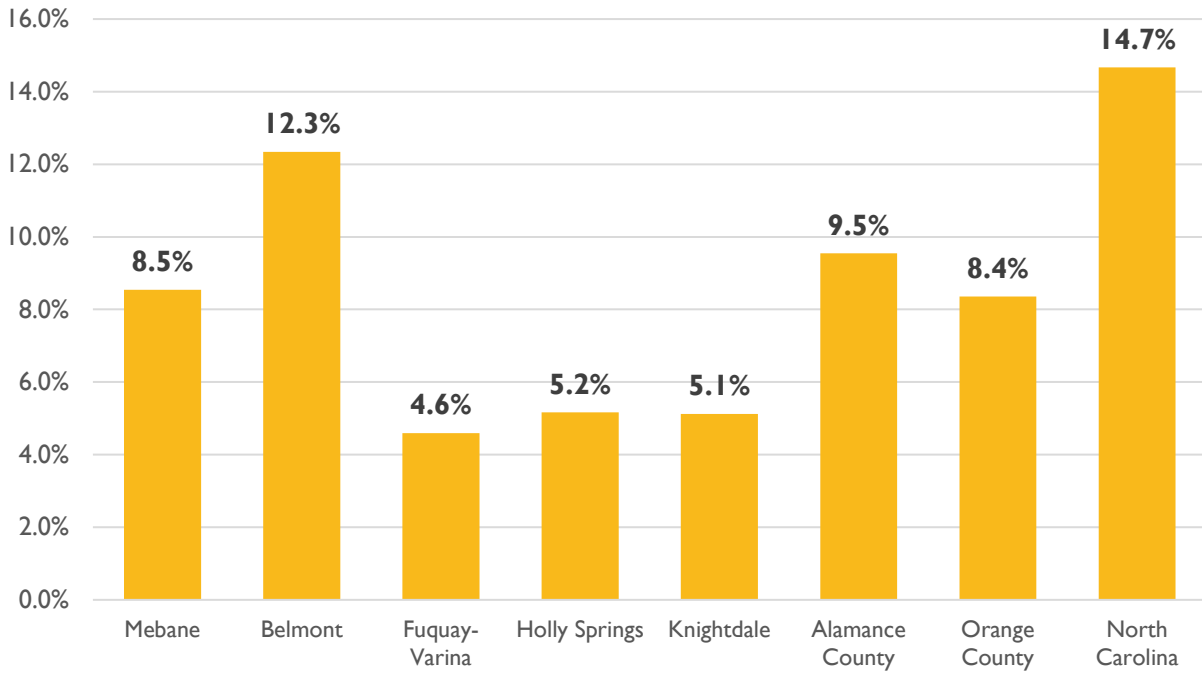


Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B25004

VACANCY

Out of 5,829 housing units, Mebane has 498 vacant units and a vacancy rate of 8.5%.

Figure 26: Vacancy Rate Comparison (2014)

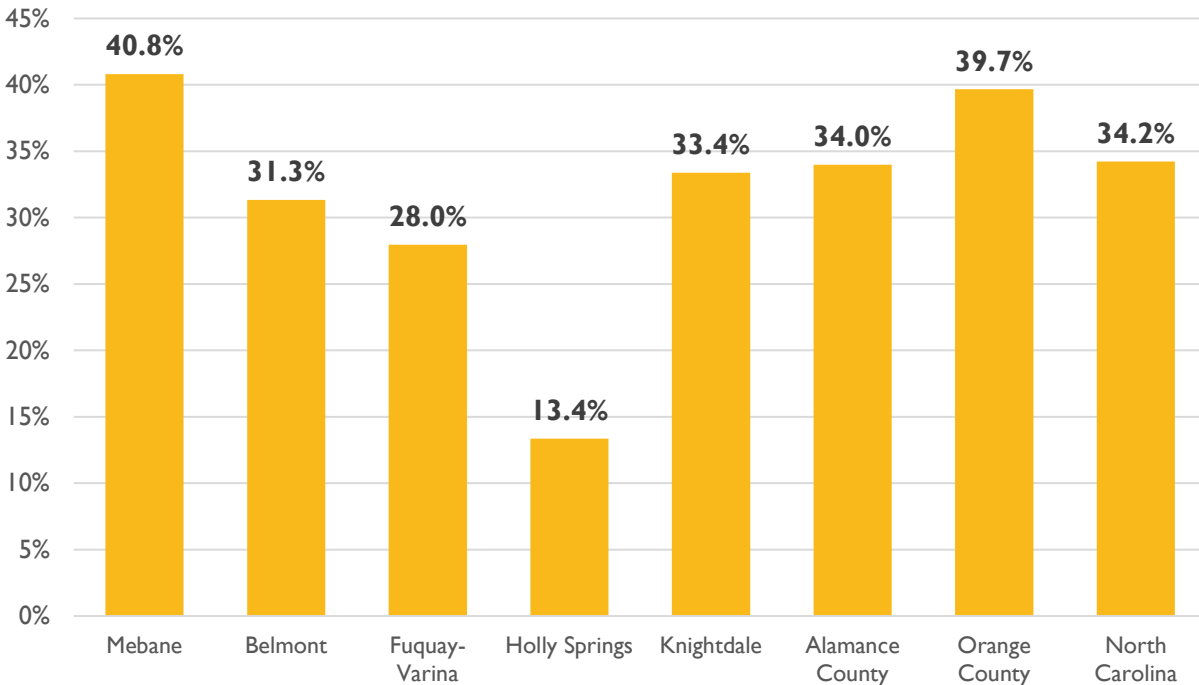


Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B25002

TENURE

Of the 5,331 occupied housing units in Mebane, 2,175 are occupied by renters. This 40.8% renter rate is higher than all other comparison jurisdictions.

Figure 27: Renter Rate Comparison (2014)



Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B25003

HOUSING UNIT BY TYPE AND AGE OF HOUSEHOLDER

The majority of multi-family units in Mebane are lived in by younger families as seen in the statistics below:

- Of the occupied single family units in Mebane, the majority (61%) are lived in by a household age 35 to 64; 15% by a householder age 15 to 34; and 24% by a household age 65 years or older.
- Of the occupied multi-family units in Mebane, the majority (50%) are lived in by a household age 15 to 34; 41% by a householder age 35 to 64; and 9% by a household age 65 years or older.
- Of the households with a householder age 15 to 34, the majority 61% live in a multi-family unit; 34% live in a single-family unit; and 5% live in a mobile home.
- Of the households with a householder age 35 to 64, the majority 72% live in a single-family unit; 26% live in a multi-family unit; and 2% live in a mobile home.
- Of the households with a householder age 65 years or older, the majority 82% live in a single-family unit; 17% live in a multi-family unit; and 1% live in a mobile home.

EMPLOYMENT

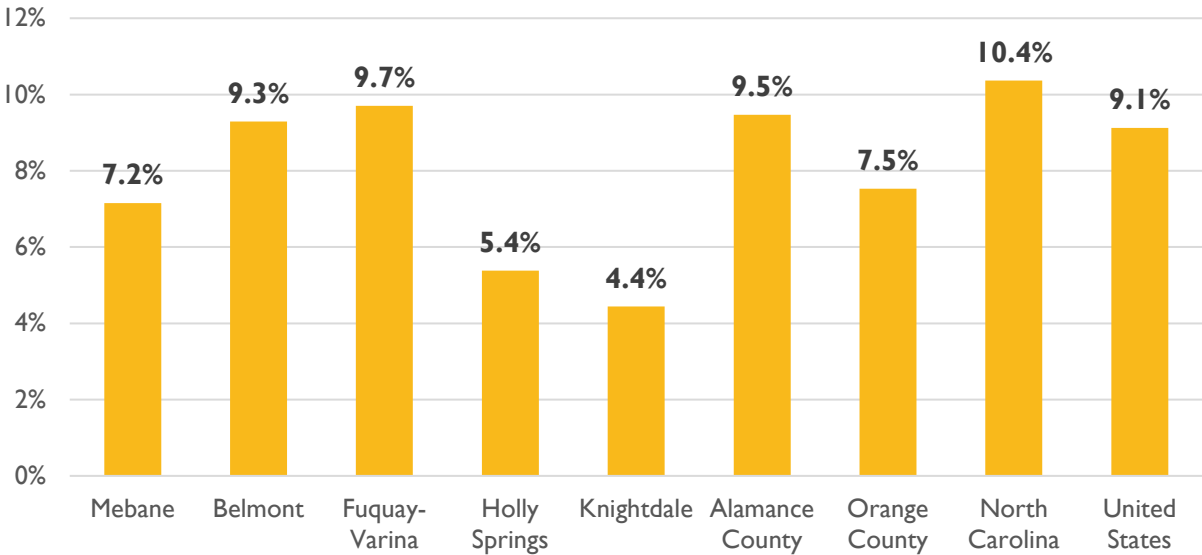
According to the American Community Survey (the only source that provides employment data at the municipal level), Mebane has a labor force of 7,197 people. Of those, only 515 are estimated to be unemployed, an unemployment rate of 7.2%. This rate is lower than all comparison jurisdictions except Holly Springs and Knightdale.

Table 21: Employment Comparison (2014)

Jurisdiction:	Labor Force	Employed	Unemployed	Unemployment Rate
Mebane	7,197	6,682	515	7.2%
Belmont	5,522	5,009	513	9.3%
Fuquay-Varina	10,858	9,804	1,054	9.7%
Holly Springs	13,988	13,235	753	5.4%
Knightdale	7,480	7,148	332	4.4%
Alamance County	77,058	69,762	7,296	9.5%
Orange County	73,447	67,914	5,533	7.5%
North Carolina	4,879,118	4,373,450	505,668	10.4%
United States	158,965,511	144,460,730	14,504,781	9.1%

Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B23025

Figure 28: Unemployment Rate Comparison (2014)

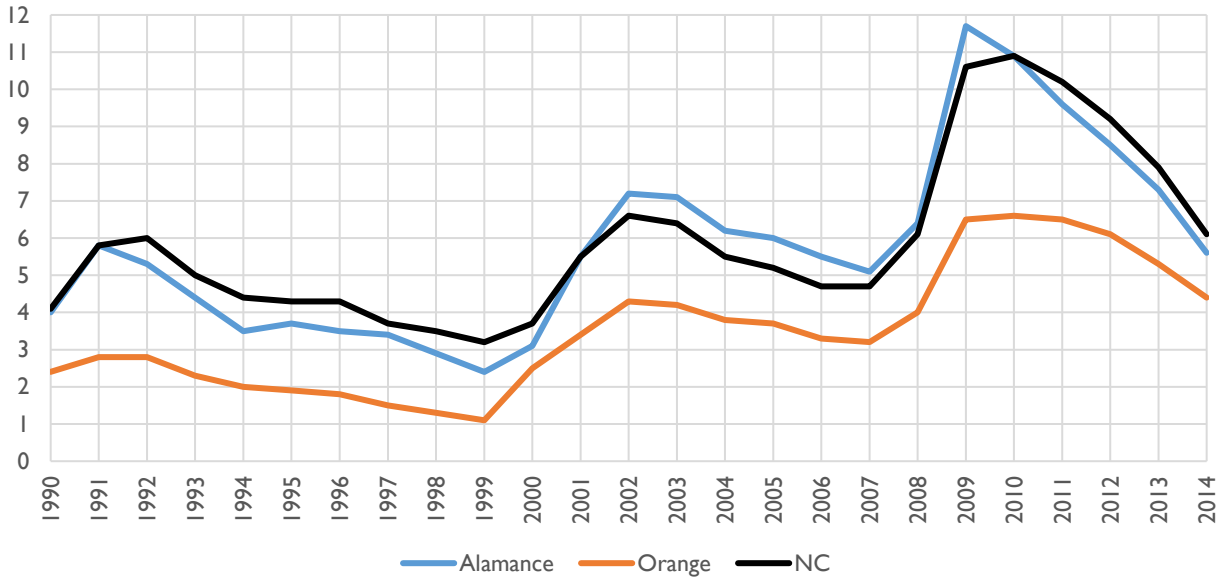


Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B23025

The NC Department of Commerce also tracks employment, but data is unavailable for the City of Mebane alone. The most recent statistics from November 2015 show the unemployment rate for Alamance County to be 5.0%; Orange County to be 4.2%; and North Carolina to be 5.5%. Figure 3 shows the unemployment rate trend for both counties and the state from 1990 to 2014. All geographies saw the lowest unemployment rate overall in 1999 and the highest in 2009-2010.

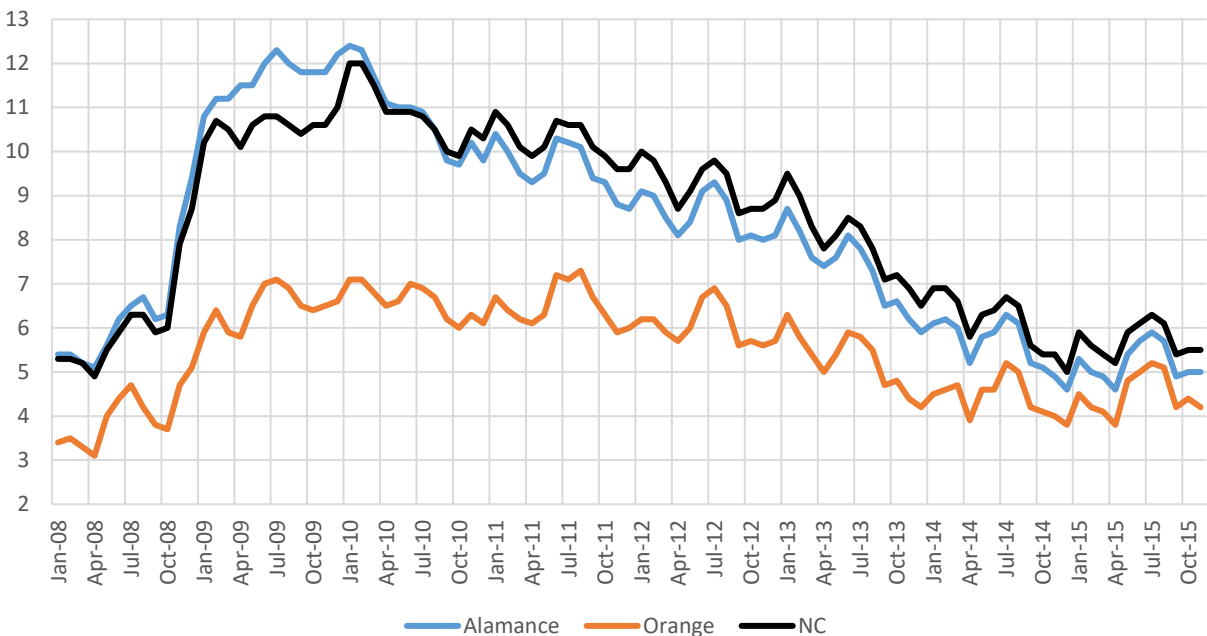
Figure 4 shows more detail of recent unemployment rate trends since the 2008 recession. The unemployment rate of Orange County is consistently below that of Alamance County and North Carolina.

Figure 29: Unemployment Rate Trend (1990-2014)



Source: (N.C. Department of Commerce, Local Area Unemployment Statistics, 2015)

Figure 30: Recent Unemployment Rate Trend (2008-2015)



Source: (N.C. Department of Commerce, Local Area Unemployment Statistics, 2015)

Employment by Industry

The American Community Survey presents data on employment by industry for residents of Mebane, regardless of where the jobs are located. The top four jobs held by a civilian worker residing in Mebane are: Health Care (19.6%), Retail (12.1%), Manufacturing (11.3%) and Education (11.2%).

The top four industries in terms of highest median earnings for the residential population in Mebane are: Professional/Scientific/Technical Services (\$70,140), Information (\$58,281), Wholesale Trade (\$50,759) and Manufacturing (\$50,357). On average, women's median earnings are 80% of the median earnings for men. Women represent 54% of the civilian workforce in Mebane.

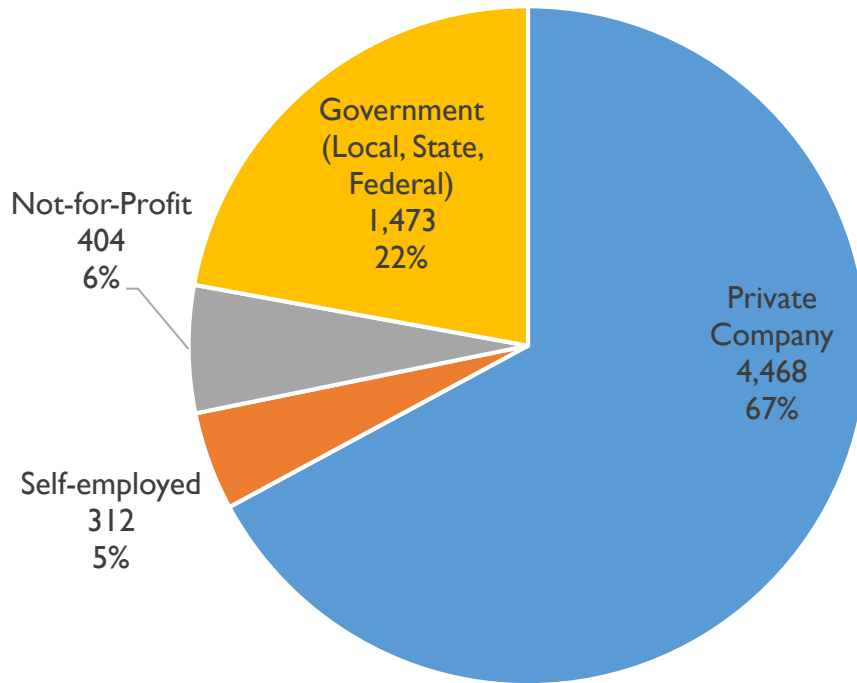
Table 22: Employment by Industry for Mebane's Residential Civilian Population (Ages 16+)

NAICS	Industry	Jobs				Median Earnings (\$)		
		Total	%	Male	Female	Total	Male	Female
11	Agriculture, forestry, fishing and hunting	125	1.9%	84%	16%	20,505	20,665	-
21	Mining, quarrying, oil and gas extraction	0	-	-	-	-	-	-
22	Utilities	90	1.4%	69%	31%	45,000	65,536	36,750
23	Construction	413	6.2%	100%	0%	26,020	26,020	-
31-33	Manufacturing	752	11.3%	67%	33%	50,357	60,189	28,311
42	Wholesale trade	153	2.3%	84%	16%	50,759	50,625	-
44-45	Retail trade	803	12.1%	49%	51%	17,188	37,721	12,960
48-49	Transportation and warehousing	170	2.6%	15%	85%	30,341	-	14,778
51	Information	89	1.3%	74%	26%	58,281	66,250	-
52	Finance and insurance	254	3.8%	58%	42%	41,056	42,237	30,750
53	Real estate and rental and leasing	142	2.1%	72%	28%	42,589	42,056	-
54	Professional, scientific, technical services	396	5.9%	40%	60%	70,140	56,983	70,529
55	Management of companies	0	-	-	-	-	-	-
56	Administrative and support and waste management services	157	2.4%	64%	36%	44,042	44,125	9,886
61	Educational services	744	11.2%	27%	73%	38,750	40,404	37,013
62	Health care and social assistance	1,303	19.6%	7%	93%	39,678	63,558	38,531
71	Arts, entertainment, and recreation	57	0.9%	54%	46%	2,500-	12,639	-
72	Accommodation and food services	375	5.6%	37%	63%	10,982	11,896	8,185
81	Other services, except public admin.	166	2.5%	47%	53%	25,096	23,250	26,442
92	Public administration	468	7.0%	67%	34%	44,818	54,188	39,540
Civilian employed population 16 years and over		6,657	100%	46%	54%	37,567	42,165	33,520

Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table S2403

Two-thirds (67%) of Mebane's resident workforce is employed by a private company; 22% by a local, state or government entity; 6% by a non-profit entity; and roughly 5% are self-employed.

Figure 31: Employment by Class for Mebane's Residential Civilian Population (Ages 16+)



Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table C24070

MAJOR EMPLOYERS

Error! Reference source not found. lists the top ten employers in Mebane in 2015. These ten companies hold 3,201 (or 55.6%) of Mebane’s jobs. Major employers such as Walmart, Lidl and Morinaga have added jobs in Mebane since this data was compiled.

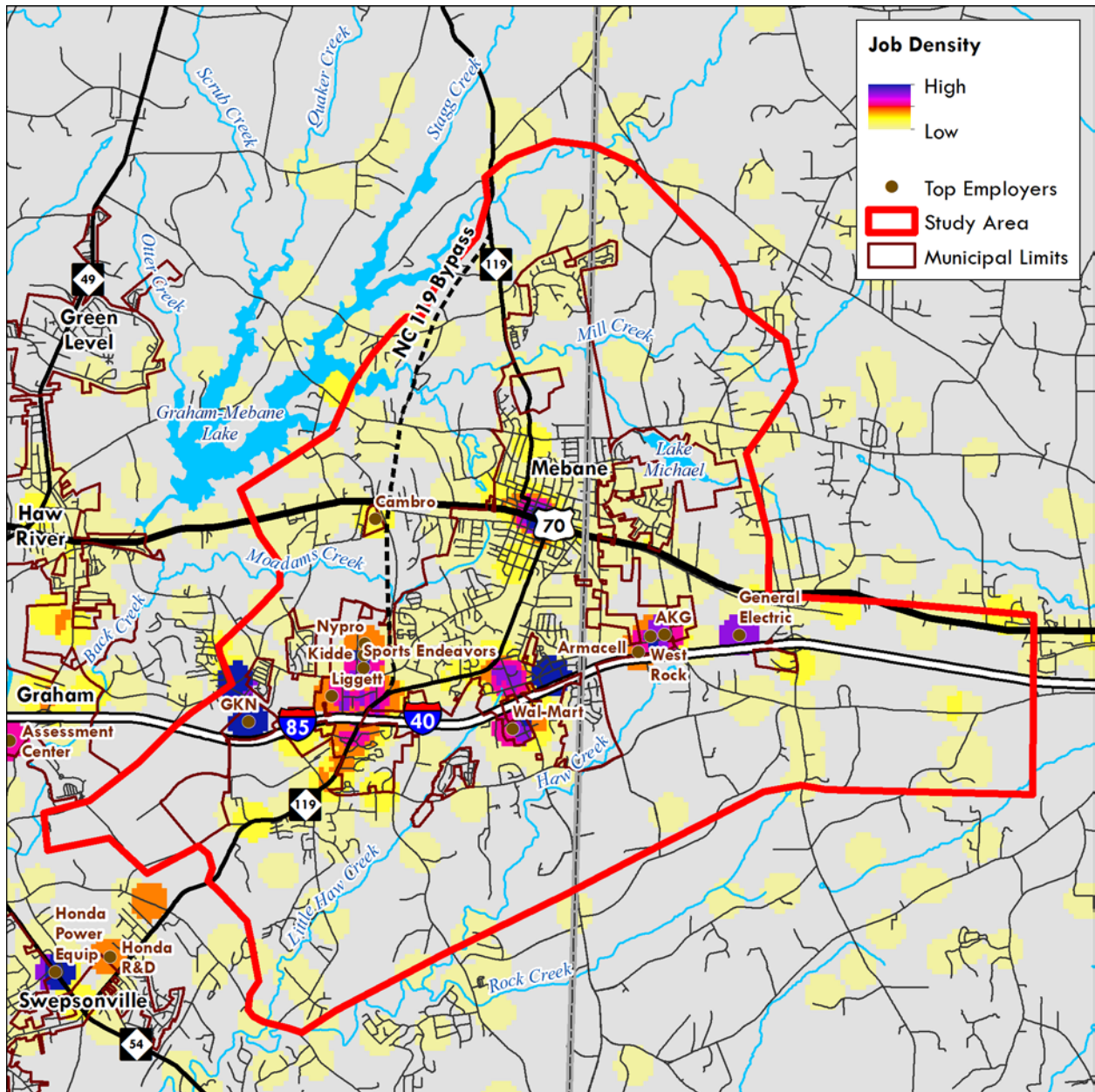
Table 23: Mebane Top 10 Employers (2015)

Rank	Employer	Employees	Percentage of Total Employment
1	GKN	740	12.8%
2	General Electric	600	10.4%
3	Sports Endeavors, Inc.	350	6.1%
4	AKG of America	350	6.1%
5	Liggett Group, LLC	287	5.0%
6	Armacell	250	4.3%
7	Nypro	217	3.8%
8	West Rock (Meadwestvaco)	200	3.5%
9	Kidde	130	2.3%
10	Cambro	77	1.3%

Source: (City of Mebane, 2015)

InfoUSA provided a statewide database of exact business locations with number of employees. PTRC updated this database with local information provided by the City of Mebane. **Error! Reference source not found.** displays the top employers in the Mebane vicinity and job densities across the study area. The densest areas are in the industrial parks along I-40/85, downtown Mebane, and the commercial area along Mebane Oaks Road near the Tanger Outlets.

Map 23: Job Density (2015)

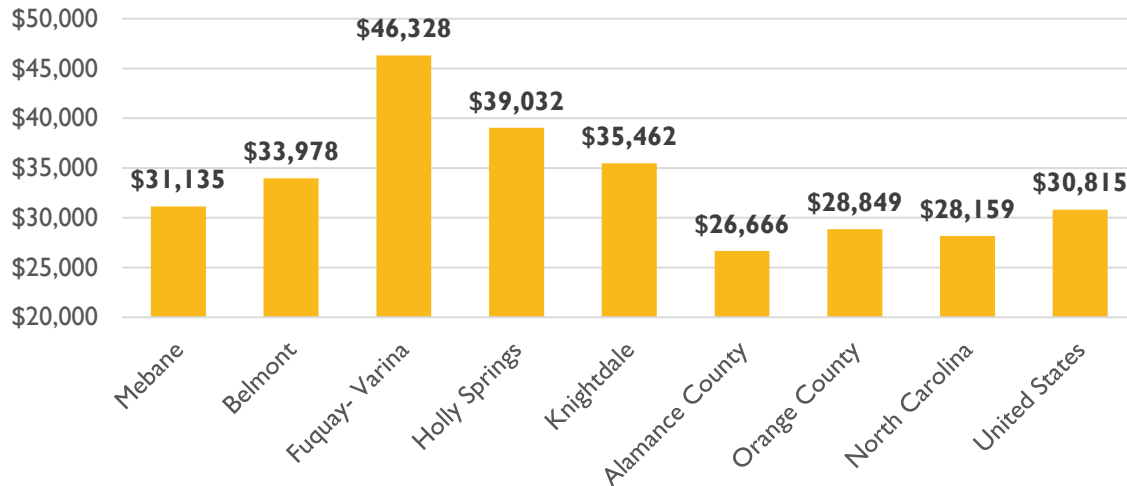


Source: (InfoUSA, U.S. Businesses, 2015) (City of Mebane, 2015)

EARNINGS

Earnings are defined as wages and salary from a job, and are a source of income. (More broadly, income (see following section) can include other sources such as Social Security payments, pensions, child support, public assistance, interest and dividends.) The median earnings for Mebane’s population ages 16 or over is \$31,135. This value is higher than the county, state and national medians but lower than some comparison municipalities.

Figure 32: Median Earnings Comparison (2014)

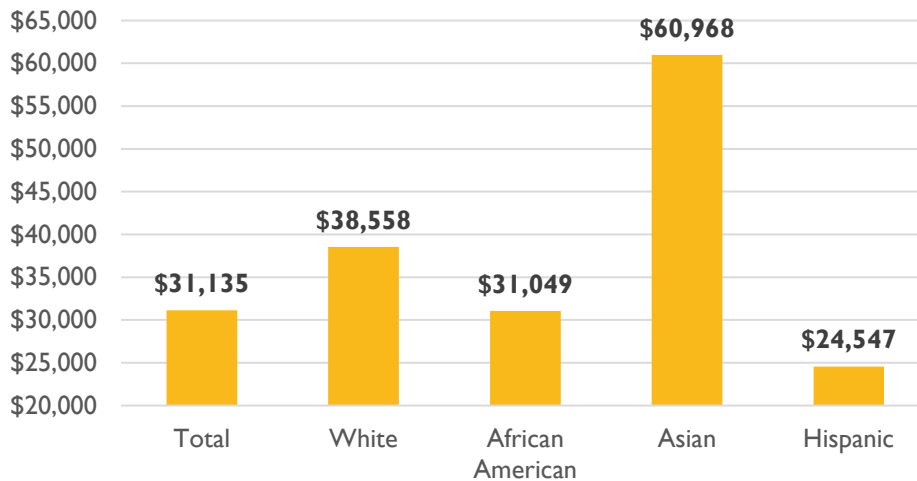


Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B20002

By Race & Ethnicity

Earnings differ between races and ethnicities. The Asian population in Mebane has the highest median earnings at \$60,968 while the Hispanic population has the lowest at \$24,547.

Figure 33: Median Earnings in Mebane by Race & Ethnicity (2014)

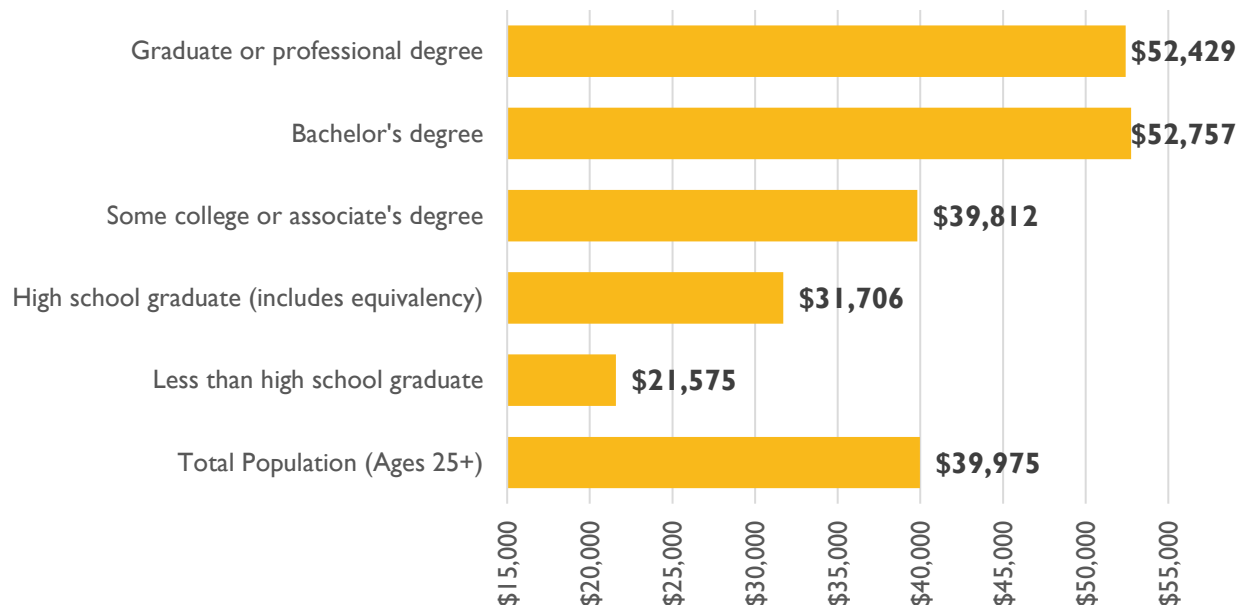


Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B20017

By Educational Attainment

As expected, earnings also differ by education attainment. An individual with a high school diploma typically earns 47% more than an individual without one. An individual with a Bachelor's degree typically earns 66% more than an individual with only a high school diploma.

Figure 34: Median Earnings in Mebane by Educational Attainment (2014)



Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B20004

COMMUTING PATTERNS

An estimated 93.7% of Mebane's residents use a personal automobile to commute to work each day. 84.6% drive alone while 9.1% carpool. Less than 1% walk to work; less than 1% use a taxicab or other means; and 4.8% work from home. Source: (U.S. Census Bureau, American Community Survey, 2010-2014) Table B08006

According to the *Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES)*, Mebane has 5,410 resident workers age 16 or over. Only 438 (8%) remain in Mebane for employment. The LODES dataset does not take into account: self-employed & sole proprietors, federal/military/railroad workers or employment exempt from UI laws (Spear, 2011). Therefore, this percentage of residents remaining in the City for employment is probably underestimated. The LODES dataset is the most comprehensive data source for inflow/outflow of jobs because it uses a variety of data sources including the *Employment Characteristics Quarterly Census of Employment and Wages (QCEW)* and the *Worker Characteristics Personal Characteristics File (PCF)*. Another job flow sources is the *Census of Transportation Planning Products Program (CTPP)*. While the CTPP includes all types of employment, it is only based on a sample size of the population and is based on Census questions of the residential population (Spear, 2011). The CTPP estimates that 1,140 residents (22% of 5,300 resident workers age 16 or over) remain in Mebane for employment. For the comparison job inflow/outflow data, PTRC will use the more reliable LODES dataset. This job inflow/outflow dynamic is also similar for Belmont, Fuquay-Varina and

Knightdale. Holly Springs has a much higher residential population than its employment population. Therefore, a much higher percentage of residents leave the town for employment elsewhere.

Table 24: Employment Inflow/Outflow Job Counts (2013)

	Mebane		Belmont		Fuquay-Varina		Holly Springs		Knightdale	
Residents	5,410		4,921		9,032		16,816		5,266	
work in place of residence	438	8%	354	7%	693	8%	591	4%	207	4%
work outside place of residence (out-commuters)	4,972	92%	4,567	93%	8,339	92%	16,225	96%	5,059	96%
Workers	5,352		4,716		8,173		4,200		5,278	
live in place of work	438	8%	354	8%	693	9%	591	14%	207	4%
live outside place of work (in-commuters)	4,914	92%	4,362	92%	7,480	91%	3,609	86%	5,071	96%
Net flow of workers (in-less out- commuters)	-58		-205		-859		-12,616		12	

(U.S. Census Bureau, OnTheMap Application, 2013)

The majority of Mebane’s resident commuting workforce is travelling to Burlington (13.1%), Durham (9.7%), Chapel Hill (9.1%) and Greensboro (7.7%) for employment. The majority of Mebane’s jobs are held by a worker living in Burlington (10.2%), Mebane (8.2%) and Graham (4.6%).

Table 25 summarizes the commuting patterns by place.

Table 25: Mebane Employment Flow by Place (2013)

Place:	Commute out of Mebane	% of Resident Workers	Commute into Mebane	% of Mebane Jobs	Net Flow
Burlington city, NC	708	13.1%	546	10.2%	-162
Durham city, NC	526	9.7%	171	3.2%	-355
Chapel Hill town, NC	492	9.1%	53	1.0%	-439
Mebane city, NC	438	8.1%	438	8.2%	-
Greensboro city, NC	418	7.7%	142	2.7%	-276
Raleigh city, NC	315	5.8%	112	2.1%	-203
Hillsborough	204	3.8%	-	-	-
Graham city, NC	200	3.7%	247	4.6%	47
Charlotte city, NC	158	2.9%	57	1.1%	-101
Winston-Salem	84	1.6%	-	-	-
High Point city, NC	-	-	61	1.1%	-
Haw River town, NC	-	-	54	1.0%	-

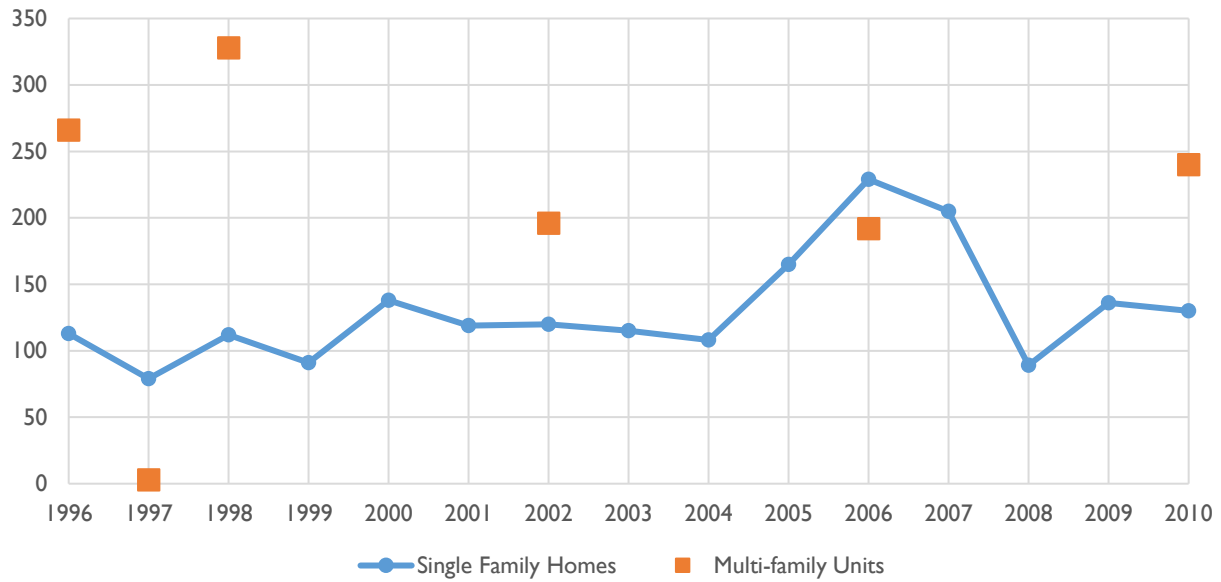
(U.S. Census Bureau, OnTheMap Application, 2013)

Note: LODES job totals exclude self-employed, federal/military/railroad and jobs exempt from UI

CONSTRUCTION ACTIVITY

Residential construction activity in Mebane has been pretty consistent over the past few years. Industrial and commercial has shown an increase in the past couple years.

Figure 35: Mebane Residential Building Permits (1996-2010)



Source: U.S. Census Bureau, Building Permit Database

Table 26: Mebane Building Permits (2011-2015)

Year:	Single Family		Other Residential		Industrial		Commercial	
	#	\$	#	\$	#	\$	#	\$
2011	101	\$13,627,007	1	\$8,400,000	4	\$10,702,140	5	\$5,630,700
2012	111	\$15,578,462	0	\$0	5	\$7,222,371	4	\$309,300
2013	136	\$19,957,448	0	\$0	0	\$0	9	\$386,781
2014	106	\$12,324,276	0	\$0	15	\$464,815,659	20	\$929,559
2015 (Jan-Sept)	98	\$9,959,040	12	\$17,984,731	19	\$35,618,794	17	\$2,593,945

(Alamance County Chamber of Commerce Economic Development, 2015)

APPENDIX B: MEBANE ZONING DISTRICT DESCRIPTIONS

A. General Use Zoning Districts

1. *RA-20 Residential Agricultural District.* The RA-20 Residential Agricultural District designates properties used for mixed agricultural and residential purposes and some mixed compatible business uses such as day care. This district is generally in the city's extra territorial zoning area. Rezoning within this district should be accomplished with the intent of seeking compatibility with nearby uses within the city. Water and/or sewer may or may not be available in this district. In areas where there is no public water/and or sewer, lot size is determined by the applicable County Health Department. The overall gross density is typically 2.17 units per acre or less.
2. *R-20 Residential District.* The R-20 Residential District is established for low-density residential and agricultural purposes with some limited public, semi-public and recreational uses permitted when they are compatible with low density residential development. Water and/or sewer may or may not be available in this district. In areas where there is no public water and/or sewer, lot size is determined by the applicable County Health Department. The overall gross density is typically 2.17 units per acre or less.
3. *R-15 Residential District.* The R-15 Residential District is established for moderate density residential uses in areas with public water and sewer with some limited agricultural, public, semi-public, and recreational activities that are compatible with residential development. The overall gross density is typically 2.9 units per acre or less.
4. *R-12 Residential District.* The R-12 Residential District is established for moderate density residential uses with some limited agricultural, public, semi-public, and recreational activities that are compatible with residential development. The overall gross density is typically 3.63 units per acre or less.
5. *R-10 Residential District.* The R-10 Residential District is established for moderate to high residential use; limited public, semi-public and commercial uses permitted when they are compatible with residential development. The overall gross density is typically 4.35 units per acre or less.
6. *R-8 Residential District.* The R-8 Residential District is established for moderate to high density two-family and multi-family residences with limited public, semi-public, and commercial uses, permitted when they are compatible with high density residential development. The overall gross density is typically 5.44 units per acre or less for single family residences and approximately 10 units per acre for multi-family residences.
7. *R-6 Residential District.* The R-6 Residential District is established for high density two-family and multi-family residences with limited public, semi-public, and commercial uses, permitted when they are compatible with high



Residential Zoning District

density residential development. The overall gross density is typically 7.26 units per acre or less for single family residences and approximately 14 units per acre for multi-family residences and is intended to make efficient use of available land.

8. *O&I Office and Institutional District.* The Office and Institutional District is established to provide for business and professional office use, service occupations and light commercial uses. Because the Office and Institutional uses are subject to the public view, developers and operators of offices and business shall provide an appropriate appearance, ample parking and design of entrances and exits to offices and businesses in a manner to minimize the traffic congestion. Residential densities range from 5.44 units per acre for single family residences to 8.71 units per acre for multi-family residences.
9. *B-1 Central Business District.* The B-1 Central Business District is established as the centrally located trade and commercial service area to provide for retailing goods and services to the passing motorists and residents living in the area. Because the business uses are subject to the public view, developers and operators of businesses shall provide an appropriate appearance, ample parking where possible, and any design of traffic entrances and exits in a manner to minimize traffic congestion. The regulations of this district are designed to permit a concentrated development of permitted uses while maintaining a substantial relationship between the intensity of land uses and the capacity of utilities and streets.
10. *B-2 General Business District.* The B-2 General Business District is established to provide for a compact neighborhood shopping district that provides convenience goods such as groceries and drugs and some types of personal services to the surrounding residential area. The regulations are designed to protect the surrounding residential districts from nuisances and encroachment and provide an appropriate community appearance. Ample parking and design of entrances and exits to businesses must be established in a manner to minimize traffic congestion.
11. *B-3 Neighborhood Business District.* The B-3 Neighborhood Business District is established as a district in which the principal use of land is for the retailing of goods and services to the adjacent residential neighborhoods. The regulations of this district are intended to provide for smaller scale retail trades and services in designated shopping areas, with standards designed to protect abutting residential areas from nuisances and encroachment.
12. *M-1 Heavy Manufacturing District.* The M-1 Heavy Manufacturing District is established for those areas of the community where the principle use of land is for manufacturing, industrial, and warehousing uses. These uses, by their nature, may create some nuisances that are not properly associated with residential, institutional, commercial and/or service establishments. These uses normally seek outlying locations on large tracts of land where the operations involved do not detract from the development potential of nearby undeveloped properties or the quality of life on existing properties.



Central Business District, Mebane

13. *M-2 Light Manufacturing District.* The M-2 Light Manufacturing District is established for industry assembly, fabrication and warehousing located on planned sites with access to major highways and streets and with adequate utility facilities. This district is intended to allow a lower density of manufacturing and warehousing operations with a more desirable appearance and less environmental pollution than denser manufacturing zones. These uses may create nuisances that are not in keeping with residential, institutional, commercial, and/or service establishments. These uses normally seek outlying locations on large tracts of land where the operations involved do not detract from the development potential of nearby undeveloped property or the quality of life on existing properties. The purpose of these regulations is to control building and traffic congestion and to provide an appropriate community appearance.

B. Conditional Zoning Districts

1. In addition to the general use zoning districts established, a conditional zoning district, bearing the designation 'CD', may be established. Conditional zoning districts may be designated upon approval by the City Council of a petition by the property owners to establish a conditional zoning district.
2. The development and use of property within a conditional zoning district is subject to predetermined ordinance standards and to all rules, regulations, and conditions imposed as part of the legislative decision made in creating the district. All regulations that apply to a general use zoning district also apply to the corresponding conditional zoning district. All other rules, regulations, and conditions, which may be offered by the property owner and approved by the City Council as part of the rezoning process, shall also apply. Property may be placed in a conditional zoning district only in response to a petition by the owners of all of the property proposed to be included in the conditional zoning district. Requirements for conditional zoning districts are delineated in Section 9-7.

APPENDIX C: EXAMPLE OPEN SPACE DEDICATION POLICY

All residential developments in a major subdivision shall be required to dedicate open space. To encourage development of residential units in the Downtown District or other locations where density is a goal, all such residential development may be exempt from these provisions. The amount of useable open space required for dedication shall be determined using the proposed Open Space Dedication Matrix. These figures are based upon similar dedication requirements throughout the State of North Carolina with three adaptations:

- First, the matrix was designed to base open space requirements on the number of bedrooms in a given development rather than the usual dedication based upon the dwelling unit. This more accurately reflects the needs of the residents, as the number of bedrooms within a given development is a better representation of the actual number of residents who would use open space.
- Second, the matrix is established to encourage the preservation of land. By allowing for an increase in densities, the matrix provides for an increasing requirement in open space dedication. For example, a 50-acre subdivision of 100 lots developed at a density of 2 units per acre would generally require 3.44 acres or 7% of dedicated open space. In contrast, this same tract of land subdivided into 400 lots (or condos) at a density of 8 units per acre would require 15.15 acres or 30% dedicated open space. These figures are based upon an average of 3 bedrooms per unit.
- Third, this matrix has been developed with regard to the availability of accessible open space in close proximity to the proposed development. Development within ½ mile (10 minute walk along sidewalks or other pedestrian access) to existing publicly dedicated open space (parks, greenways, etc.) are granted a reduction in required open space dedication of 25%. Similarly, developments that are adjacent to existing publicly dedicated open space are granted a 50% reduction in required dedication.

Because the open space dedication requirements are based upon preliminary estimations of bedroom units in a given development, changing market conditions and final build-out of a project may yield a different bedroom count. In order to accommodate for variations in excess of 10% may allow a payment in lieu of additional dedication. Variations in excess of 25% will require the dedication of additional open space.

For the purpose of good faith estimation, all single-family developments will dedicate open space at a rate of 3.5 bedrooms per unit unless otherwise stipulated. Attached homes and apartments will dedicate open space at a rate of 2-4 bedrooms in accordance with building specifications.

OPEN SPACE DEDICATION MATRIX						
		Gross Dwelling Units per Acre				Proximity to Parks
		0-2	2-6	6-10	+10	
Estimated Number of Bedrooms X		500	520	550	580	Base
		375	390	413	435	Within ½ Mile
		250	260	275	290	Adjacent
All figures are in square feet						

How to use this matrix:

1. Determine average density for proposed development (Gross Dwelling Units per Acre)
2. Determine average number of bedrooms per dwelling unit (good faith estimate).
3. Multiply number of bedrooms by the number of units to get to the estimated number of bedrooms.
4. Multiply the estimated number of bedrooms by figures shown in the matrix which relate to the density of the site and its proximity to existing open space.

Example:

A developer wants to subdivide a 50-acre tract of land into 120 lots. The average number of bedrooms per lot is 3.5 (some 3 bedroom, some 4 bedroom). The tract is not within ¼ mile walking distance to any publicly dedicated open space. How much open space is required for dedication?

The density (in dwelling units per acre) is 2.4. There are an estimated 420 bedrooms. Using the multiplier of 520 as shown in the matrix, the required amount of useable open space to be required is 218,400 square feet or 5.01 acres or 10% of the total area.

Payment in Lieu of Open Space Dedication

Typically, if open space within a development is physically impractical due to unusual conditions then the City may accept a fee paid in lieu of dedication. Payments may be accepted by the City based upon conditions outlined in individual land development ordinances. These funds are then used by the City for the purposes of acquiring and developing recreation, greenway and open space areas as shown on the land development plan or in the parks and recreation and greenway/bikeway master plans and for no other purposes.

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