



# **Efland-Buckhorn-Mebane Access Management Plan Update**

February 5, 2019

Board of County Commissioners

Item 5.a

# Purpose of Item

To provide an overview of the Draft Efland-Buckhorn-Mebane Access Management Plan (E-B-M AMP), continue the public hearing, and collect Board comments before placing the draft on an upcoming agenda for decision.

# Presentation - Outline

## ■ Background

- What the plan is and is not
- Adopted 2011 plan and 2017 Transportation Study
- Process and Public Involvement

## ■ E-B-M AMP

- The plan – *annotated*
- Recommended Road Network
  - Reduced Connectivity Option
- Recommended Cross-Sections
- Community Input
- 2011 vs 2019 update

## ■ Next Step

- Requested Action

# Background – Plan Purpose

Improve overall  
transportation system

Minimize congestion &  
crashes

Efficient traffic flow, safety  
& access to properties

# Background – What the plan is and is not

**Is**

- A long-range vision for the area
- Dedication of right-of-way through a development application
- Ensure future development addresses transportation through approval process

**Is  
Not**

- Funded new roads or improvements
- Acquisition/purchase of right-of-way
- Construction of future roads
- Permanent/guarantees area develops

# Background – How the plan works



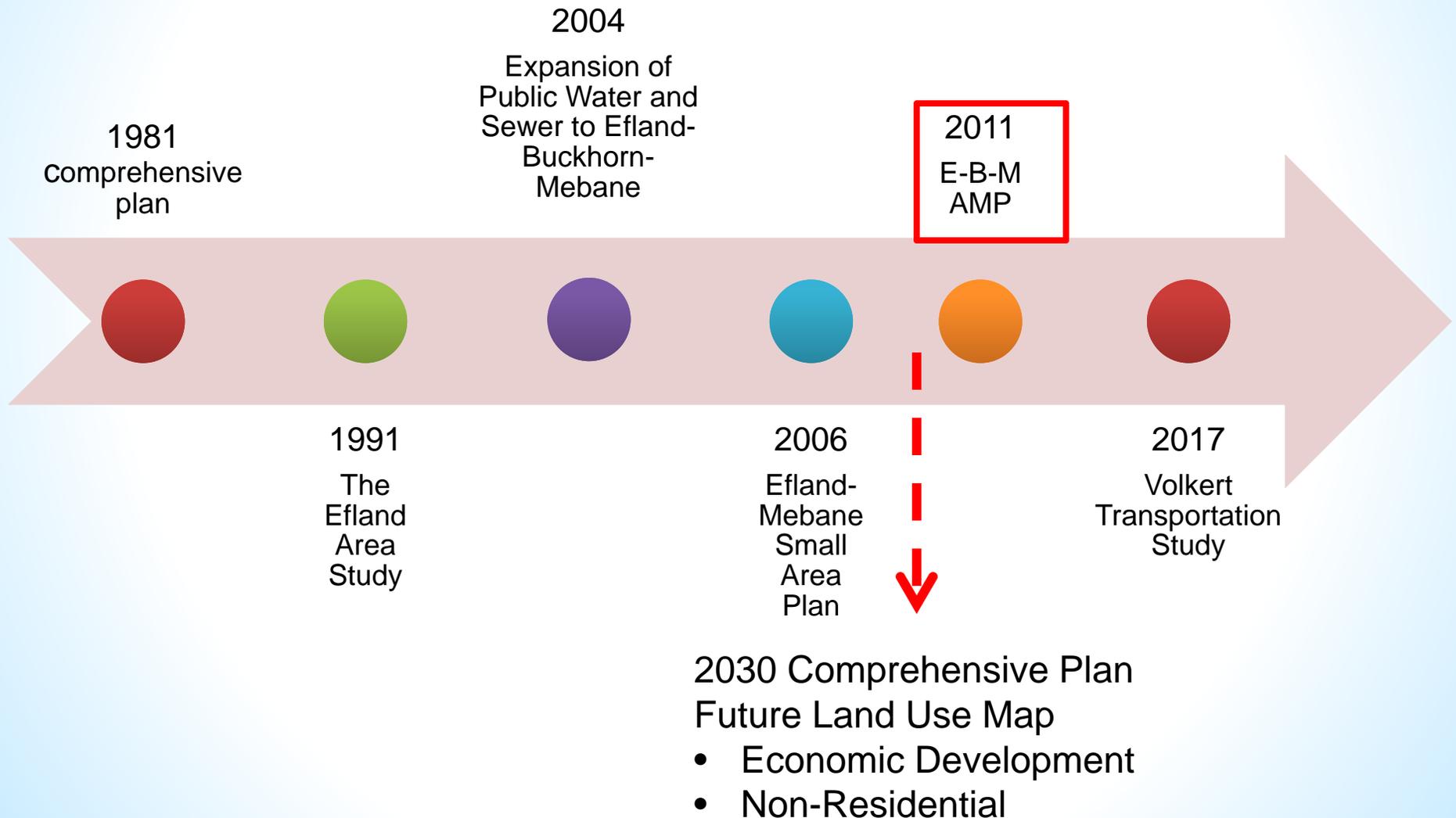
It does **NOT** fund road projects nor acquisition of right of way.

Does **NOT** take, condemn or buy private land for future roads.

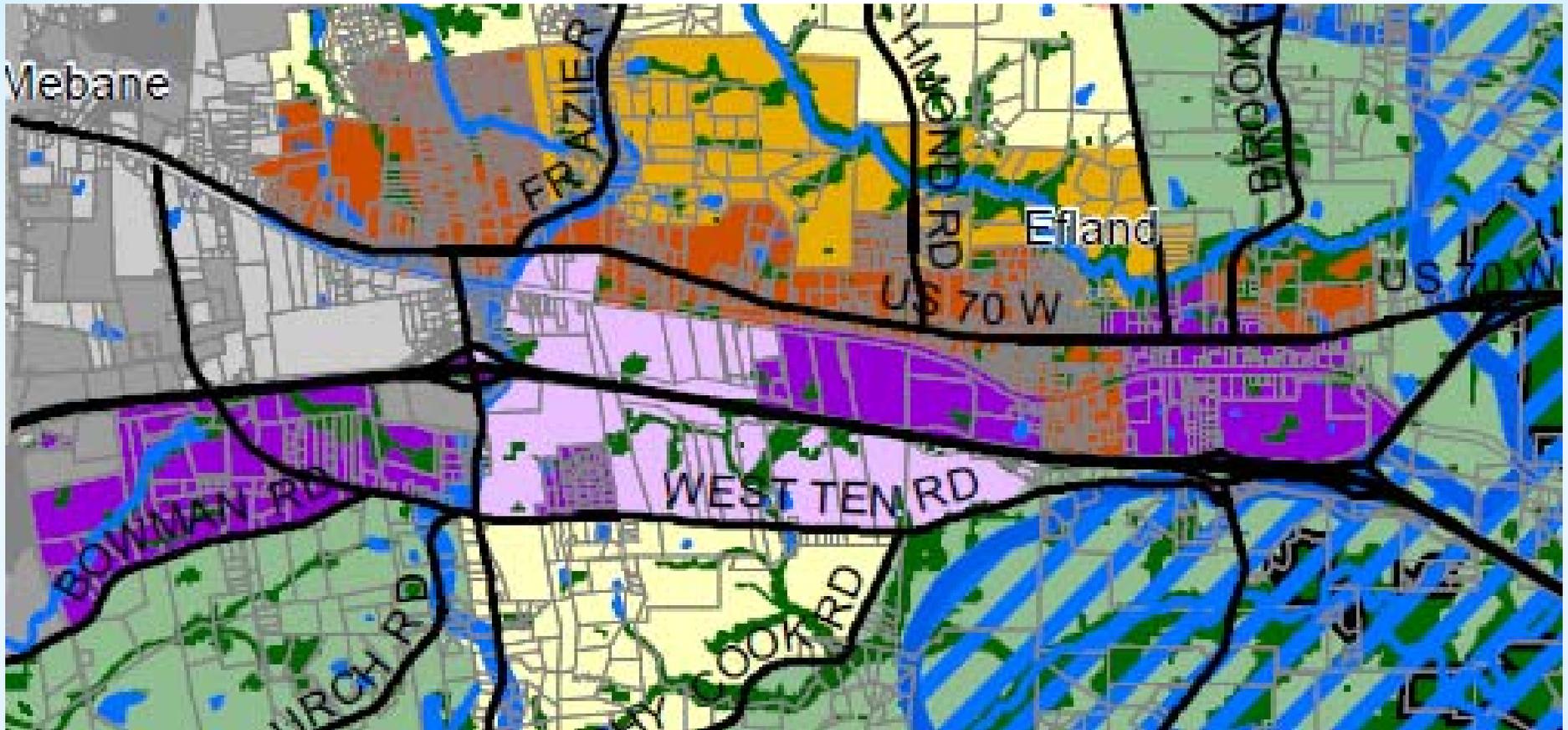
Does **NOT** say when future development will occur

Does **NOT** say when or how new roads will be built

# Background – Plan History



# Background – Future Land Use Map



## Activity Nodes

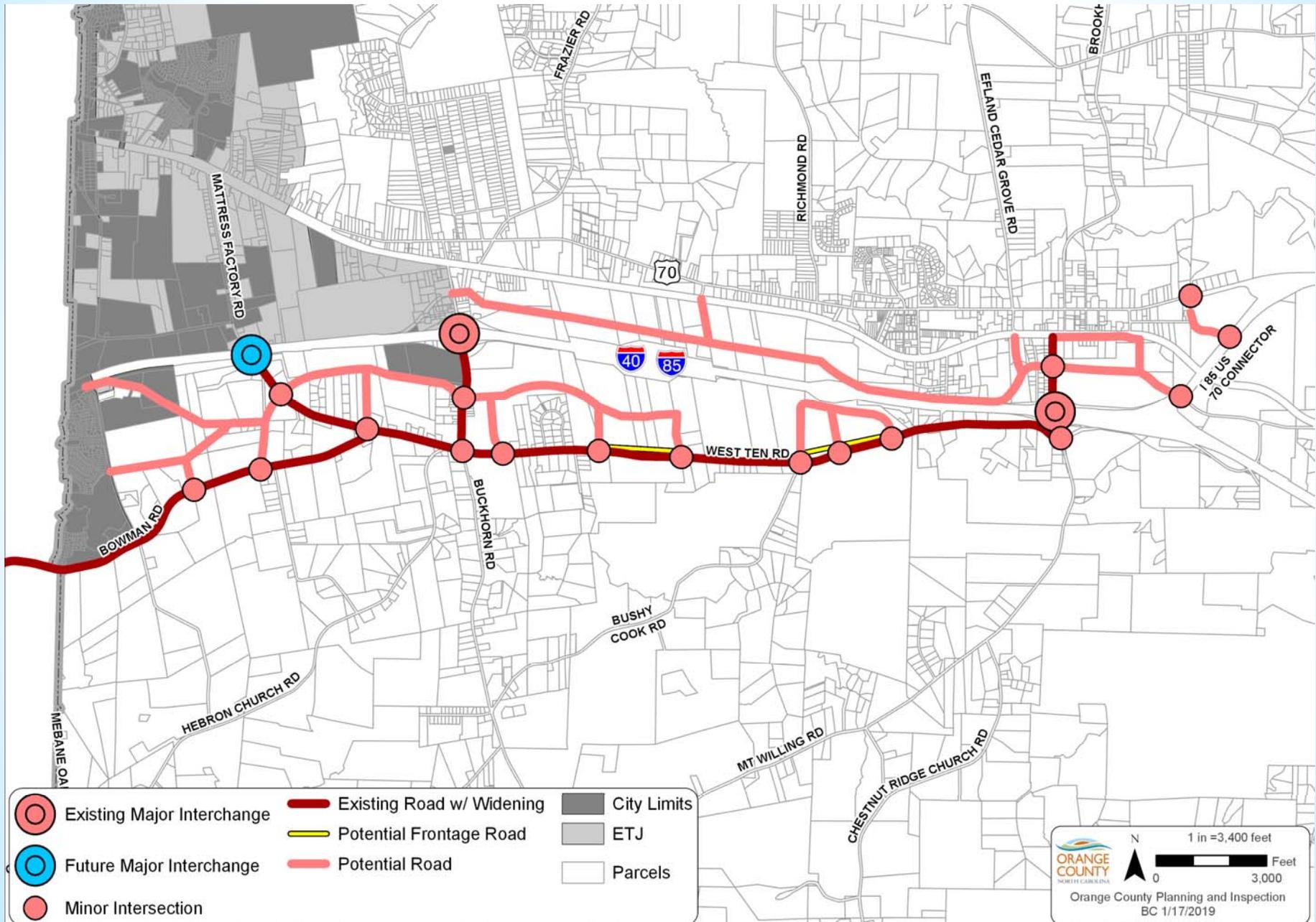
- Rural Neighborhood
- Commercial Transition
- Commercial-Industrial Transition
- Economic Development Transition
- Rural Community
- Rural Industrial

Adoption Date: Nov 18, 2008  
Amended through September 2012

## 2030 Comprehensive Plan

- Economic Development
- Non-Residential

# Background- 2011 Adopted E-B-M AMP



# Background – 2017 Transportation Study

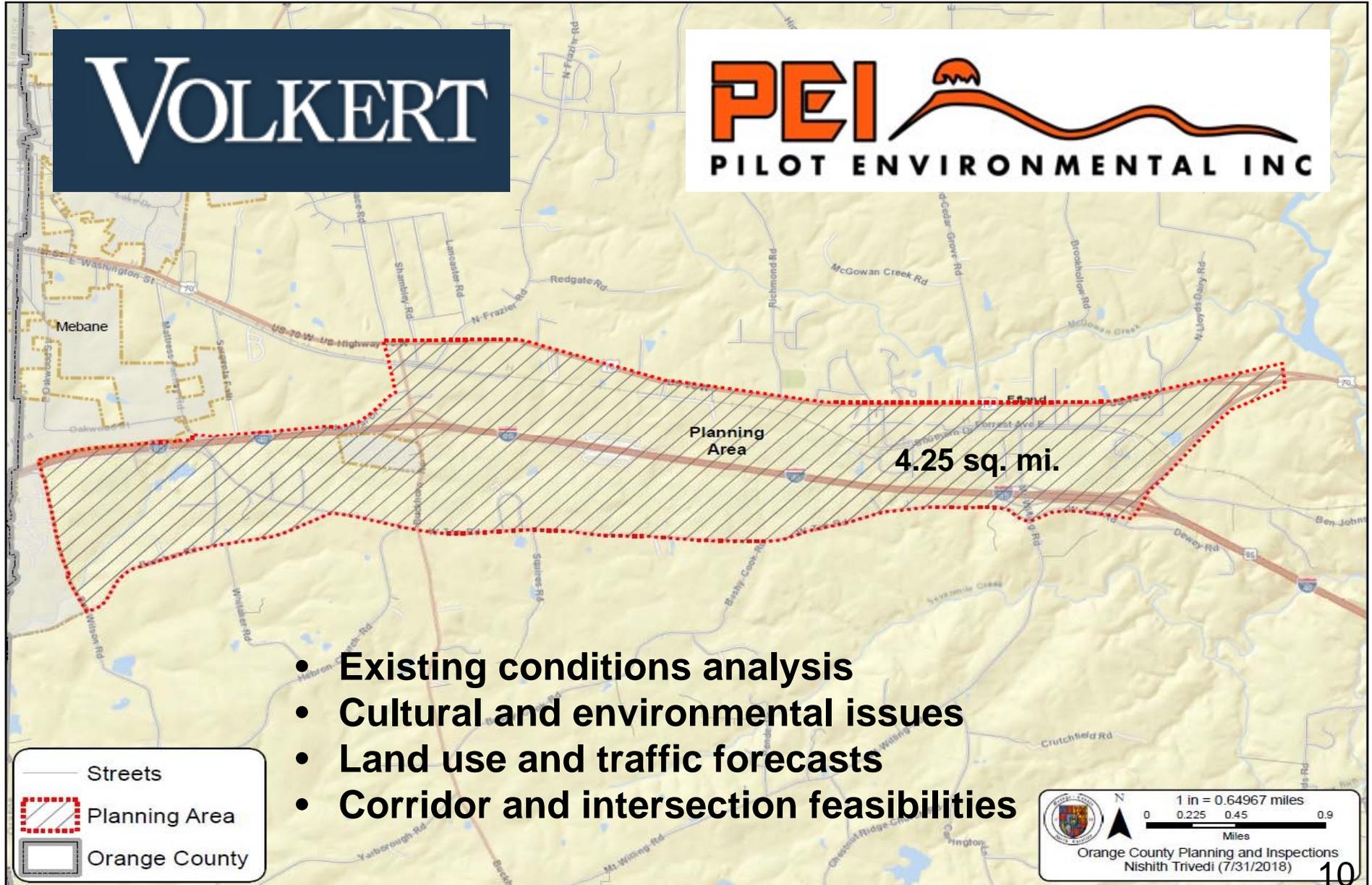
Efland-Buckhorn-Mebane Access Management Plan - Planning Area



VOLKERT

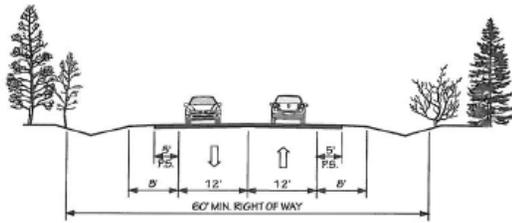


PEI  
PILOT ENVIRONMENTAL INC



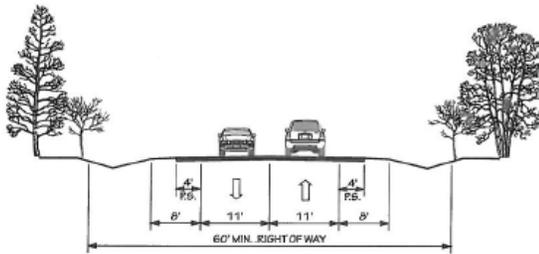
# Background – 2017 Transportation Study

2A



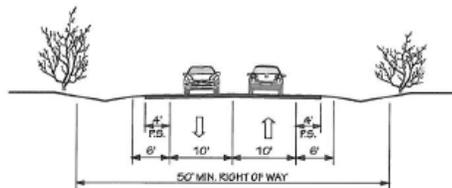
2 LANE UNDIVIDED WITH PAVED SHOULDERS  
POSTED SPEED 55 MPH

2B



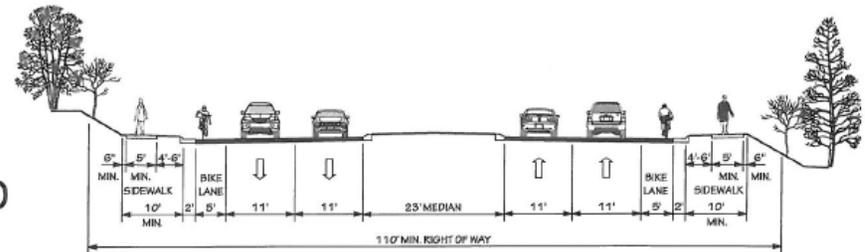
2 LANES UNDIVIDED  
POSTED SPEED 45 MPH OR LESS

2C



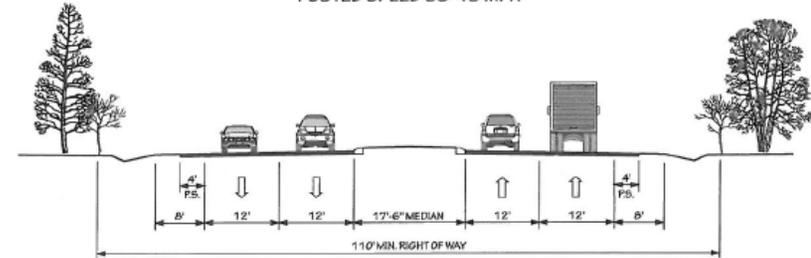
2 LANE UNDIVIDED WITH PAVED SHOULDERS  
POSTED SPEED 25 - 35 MPH

4D



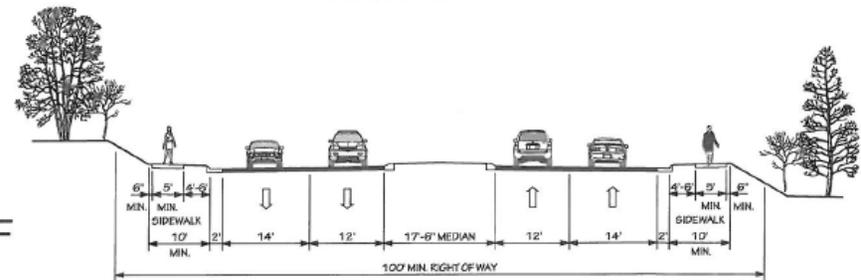
4 LANE DIVIDED (23' RAISED MEDIAN) WITH CURB & GUTTER,  
WIDE OUTSIDE LANES, BIKE LANES, AND SIDEWALKS  
POSTED SPEED 35-45 MPH

4E



4 LANE DIVIDED (17'-6" RAISED MEDIAN) WITH  
PAVED SHOULDERS AND SIDEWALKS  
POSTED SPEED 35-55 MPH

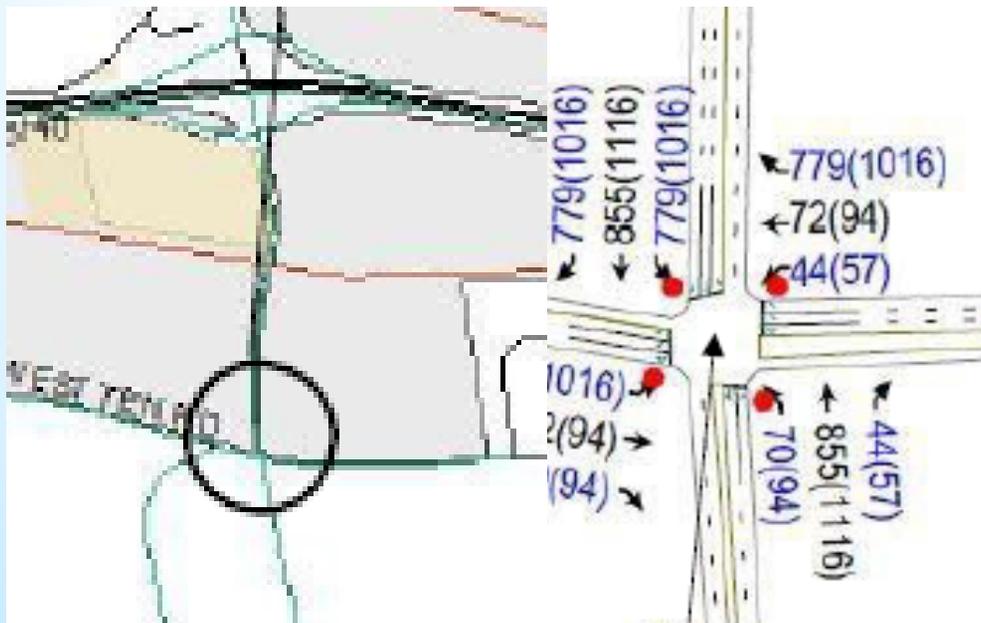
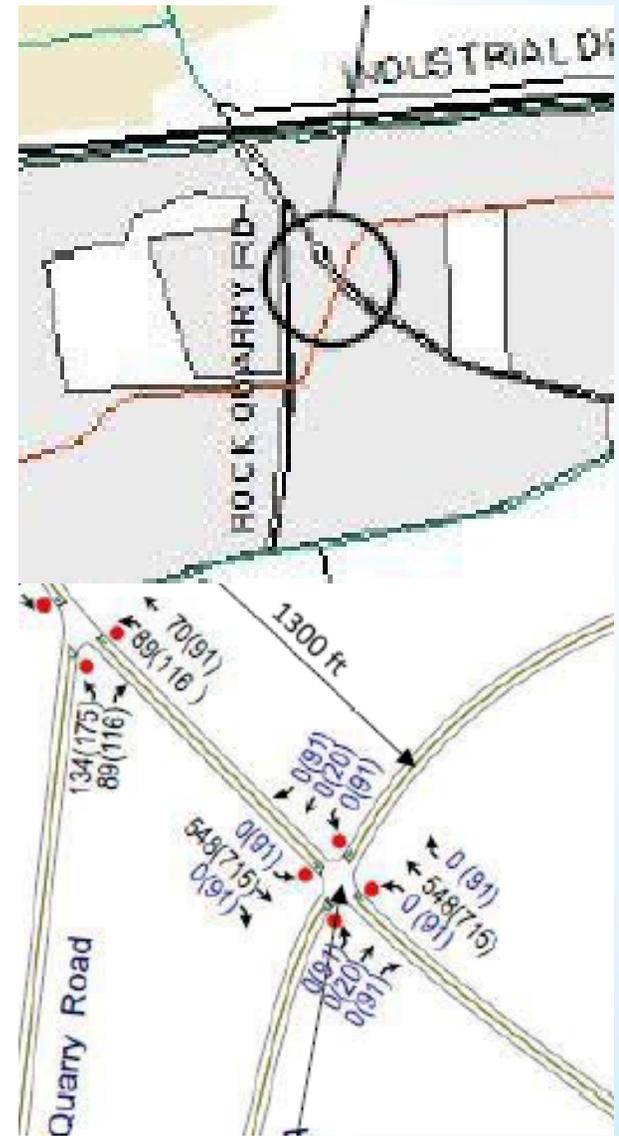
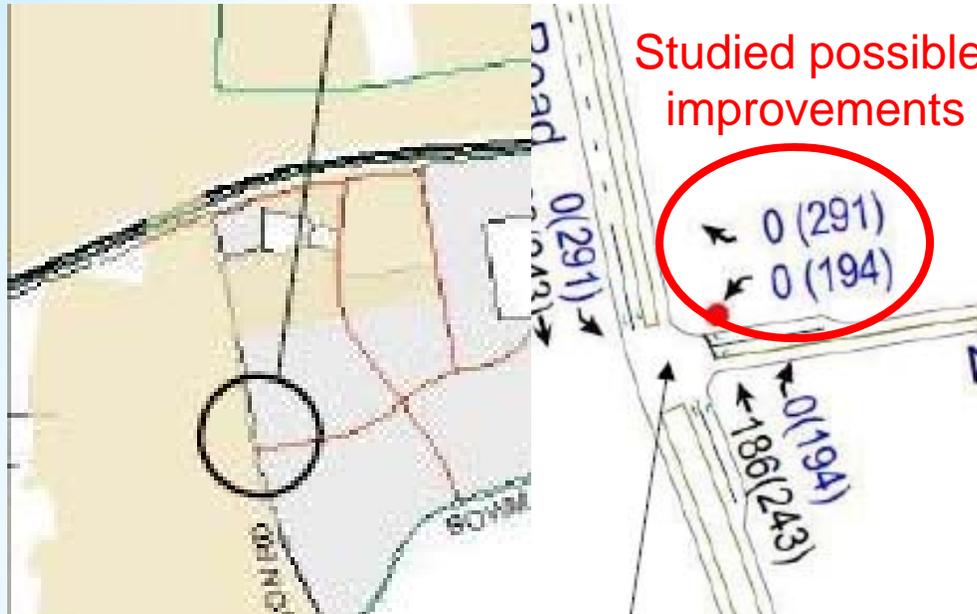
4F



4 LANE DIVIDED (17'-6" RAISED MEDIAN) WITH CURB & GUTTER,  
WIDE OUTSIDE LANES, AND SIDEWALKS  
POSTED SPEED 35-45 MPH

24 different NCDOT street cross sections evaluated

# Background - 2017 Transportation Study



# Background – Process & Public Involvement

PLANNING & INSPECTIONS DEPARTMENT  
 Craig N. Benedict, AICP, Director  
 Administration (919) 245-2575  
 (919) 644-3002 (FAX)  
 www.orangecountync.gov  
 131 W. Margaret Lane  
 Suite 201  
 P. O. Box 8181  
 Hillsborough, NC 27278

October 17, 2018

**Public Hearing Notice for Board of County Commissioners Meeting on  
 The Efland-Buckhorn-Mebane Access Management Plan**

Dear Property Owner:

Your property or portion thereof, lies within the planning area of the proposed "Efland-Buckhorn-Mebane Access Management Plan" (E-B-M AMP) which Orange County is currently considering. A map of the planning area is included with this notice. This letter is to notify you of the upcoming Public Hearing on the plan.

Access Management Plans (AMP) are proposed long-range transportation plan with includes elements such as possible new roads and connections to existing roads. These plans promote an orderly, cost effective, efficient and environmentally sensitive roadway program, which help guide development decisions and investment. Ultimately, Orange County seeks to develop an access management plan in order to maintain the functionality of and improve the transportation network as the area develops over time. These AMP's are primarily used when someone sells or subdivides their property, if they choose, for development.

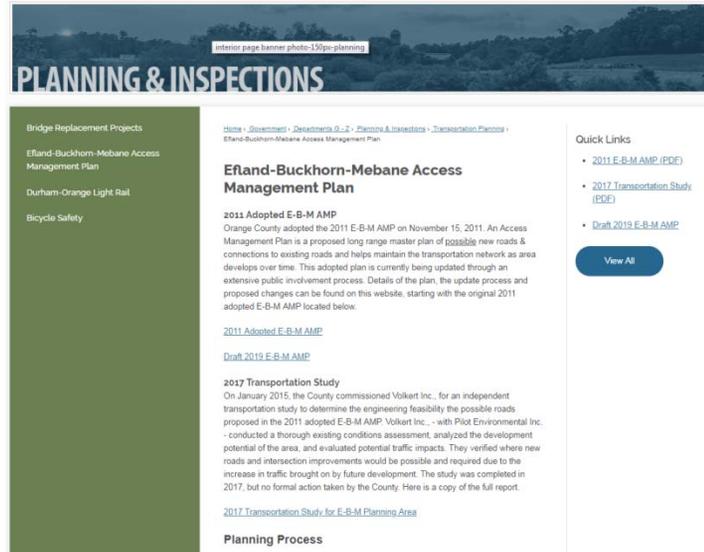
The Board of County Commissioners will conduct the Public Hearing on the proposed E-B-M AMP on Thursday, November 1, 2018 at 7:00 p.m. at the Richard Whitted Meeting Facility, Second Floor, Room 230, 300 West Tryon Street, Hillsborough.

You are welcome to attend to provide comments directly to the County Commissioners. Comments can also be submitted to staff prior to the meetings to be conveyed at the meetings. Comments can be sent via e-mail or email to:

Nishith Trivedi, Orange County Planning Department  
 131 W. Margaret Lane, Suite 201  
 P.O. Box 8181  
 Hillsborough, NC 27278  
 E-mail: [ntrivedi@orangecountync.gov](mailto:ntrivedi@orangecountync.gov) Phone: 919-245-2582

Please refer to the Orange County Planning Department webpage for more information:  
<http://www.co.orange.nc.us/1404/Efland-Buckhorn-Mebane-Access-Management>

*Craig N. Benedict*  
 Craig N. Benedict, AICP  
 Planning Director



What mode of travel do you use most often?  Car  Bike  
 Transit  Walk

How long is your commute?  5 – 15 min  16 – 30 min  
 31 – 60 min  > 1 hour

What roads do you use most often?  
 \_\_\_\_\_  
 \_\_\_\_\_

Do you support the proposed street cross sections?  Yes  No

If not, what street cross-section do you suggest?  
 \_\_\_\_\_  
 \_\_\_\_\_

Do you support the proposed street network?  Yes  No

If not, what street network do you suggest?  
 \_\_\_\_\_  
 \_\_\_\_\_

Any additional comments:  
 \_\_\_\_\_  
 \_\_\_\_\_

Mailed notices to property owners in and around planning area

- Community Meeting
- PB and OUTBoard meetings
- BOCC Public Hearing

Website

All comments included in plan

## Public Input

City of Mebane, Planning Department, DEAPR, EDAB, etc.

# Background – Public Questions & Comments

(Attachment 1)

## Questions:

- What the plan is and is not.
- Will existing roads be removed?
- Will government take property for the roads?
- When will the development occur or the future roads?
- What about Multimodal, bike, ped, transit, etc.?
- No four way stops, roundabouts!

## Responses:

- Existing roads will not be removed.
- No, government is not taking or buying land.
- This is a Vision, plan has no horizon year.
- Cross sections takes multimodal into consideration

# Background – Process & Public Involvement

## Planning Board

Public Notice & Website

Review  
(September)

Recommendation  
(October)



## Orange Unified Transportation Board

Website

Review  
(September)

Recommendation  
(October)



Economic Development Department  
August 2018 – January 2019



## Board of County Commissioners

Public Notice & Website

Public Hearing  
(February)

Consideration  
(February)

# The Plan – Outline

## 1. Introduction

- a) State and Local Regulations; b) Background and Planning Area;
- c) Goals and Objectives; and d) Planned Projects

## 2. Access Management Plan

- a) Community Meeting; b) 2017 Transportation Study;
- c) Recommendations - Future Roadway Network, Cross-Section and Intersection Improvements; and d) AMP Update and Implementation

## 3. Implementation

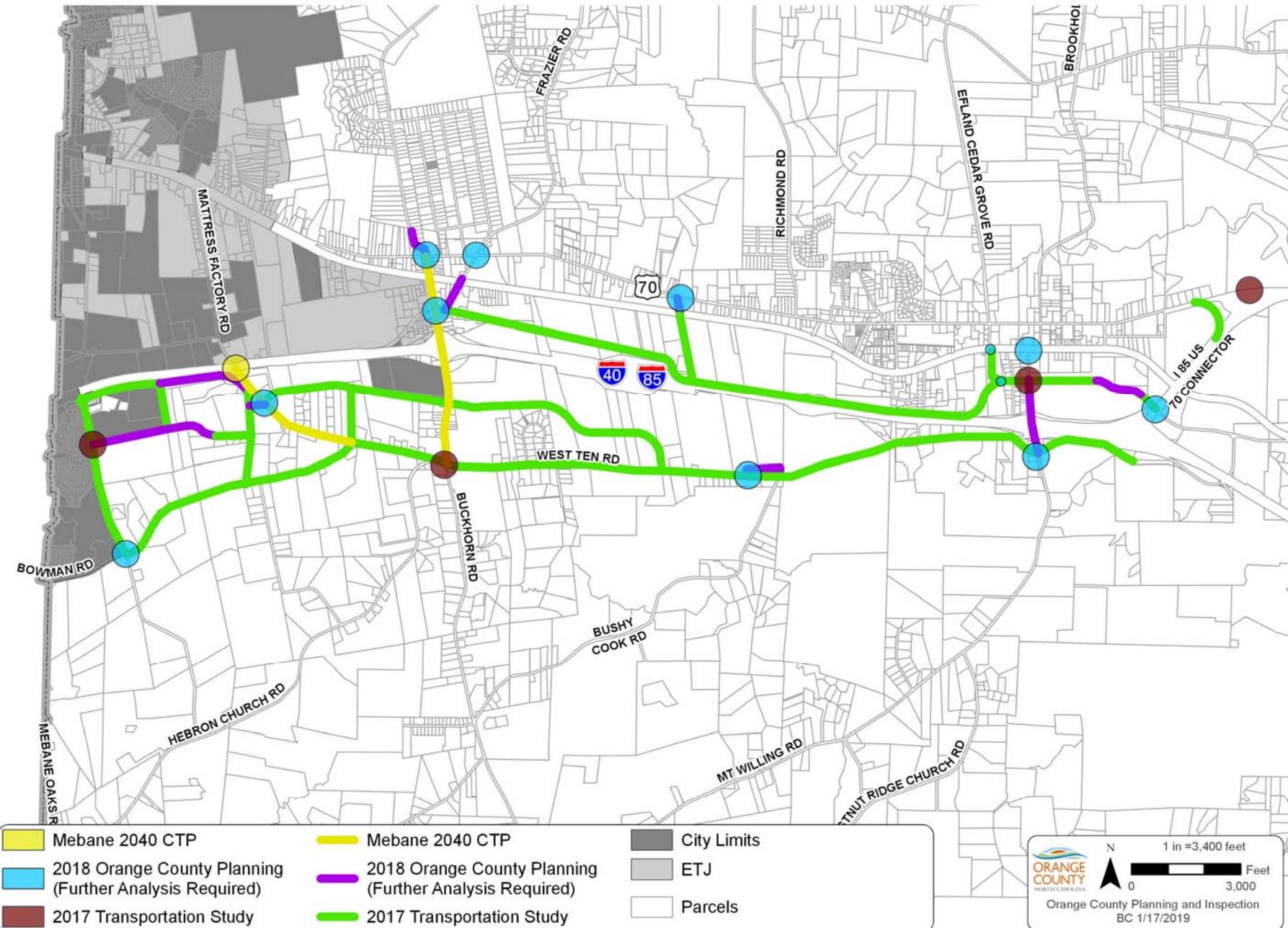
- a) Roles and Responsibilities; b) Amendments; and c) Resources

## 4. Appendix

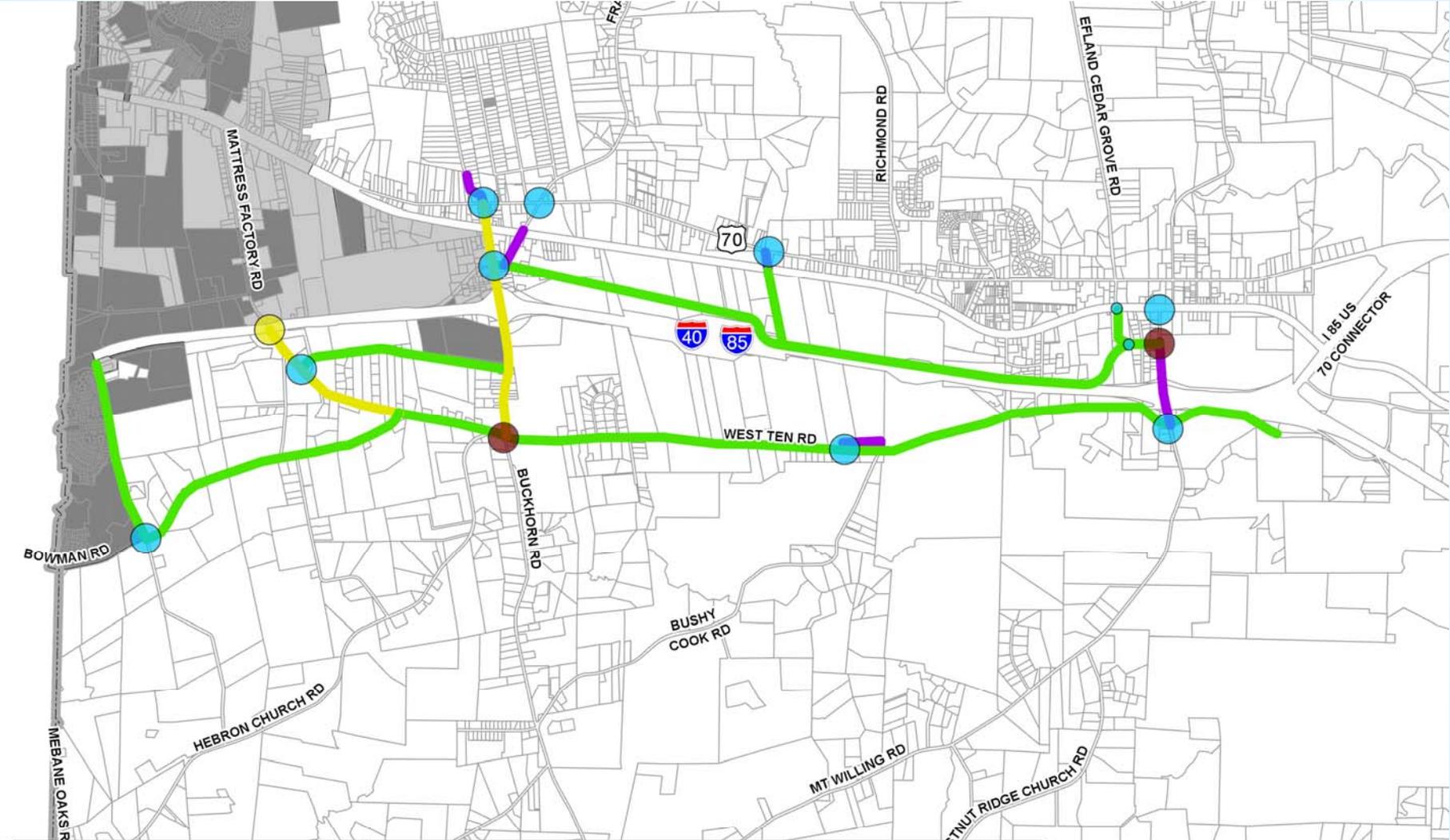
- a) 2011 E-B-M EDD AMP; b) 2017 E-B-M Transportation Study; and
- c) Community Meeting

Also includes figures, tables, maps, surveys, letters and emails from public

# The Plan - 2019 Draft E-B-M AMP



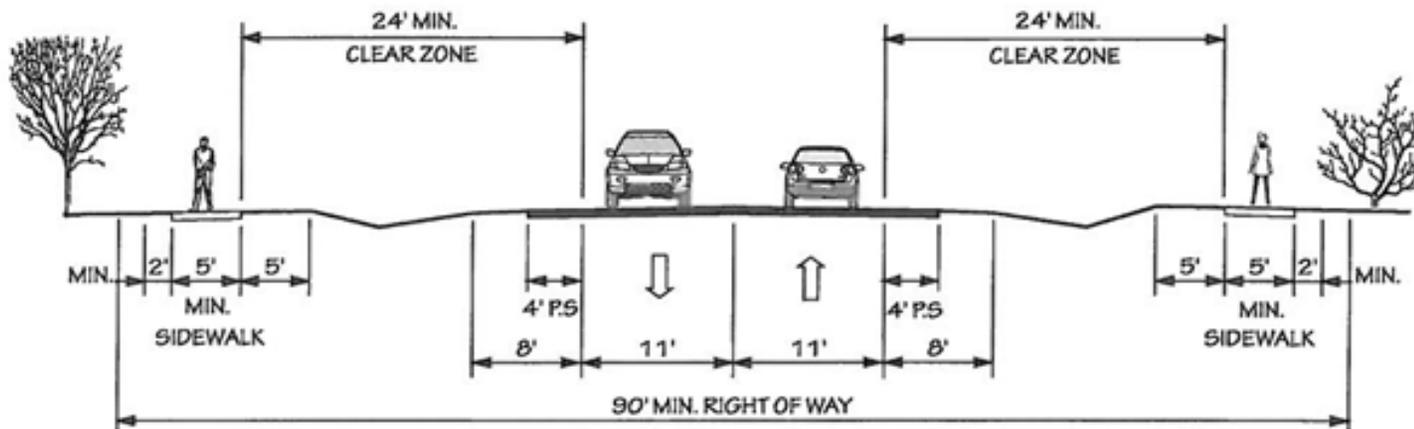
# The Plan – Reduced Connectivity Option (Attachment 2)



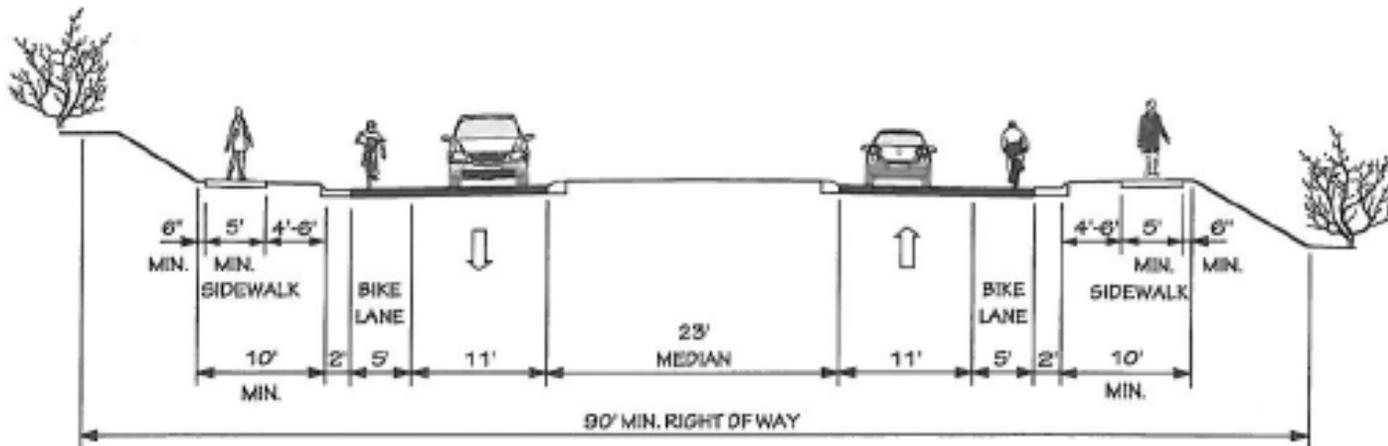
	Mebane 2040 CTP		2018 Orange County Planning (Further Analysis Required)		City Limits
	2018 Orange County Planning (Further Analysis Required)		2017 Transportation Study		ETJ
	2017 Transportation Study		Parcels		

N  
 1 in = 3,400 feet  
 Feet  
 0 3,000  
 ORANGE COUNTY NORTH CAROLINA  
 Orange County Planning and Inspection  
 BC 1/17/2019

# The Plan - Includes Road Cross-Section Recommendations

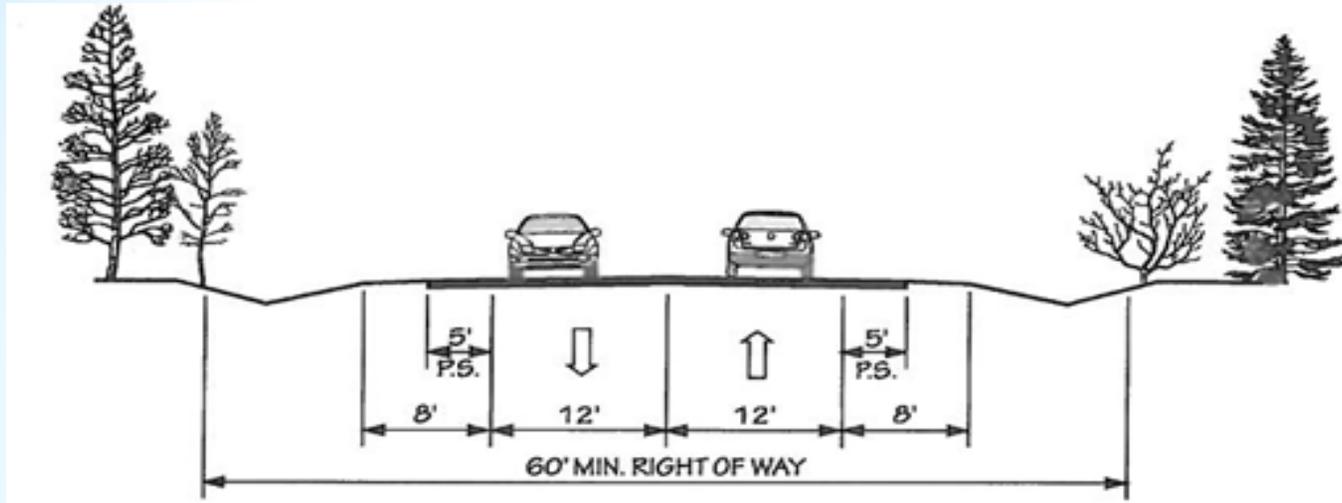


**NCDOT Street  
Cross Section  
2D**

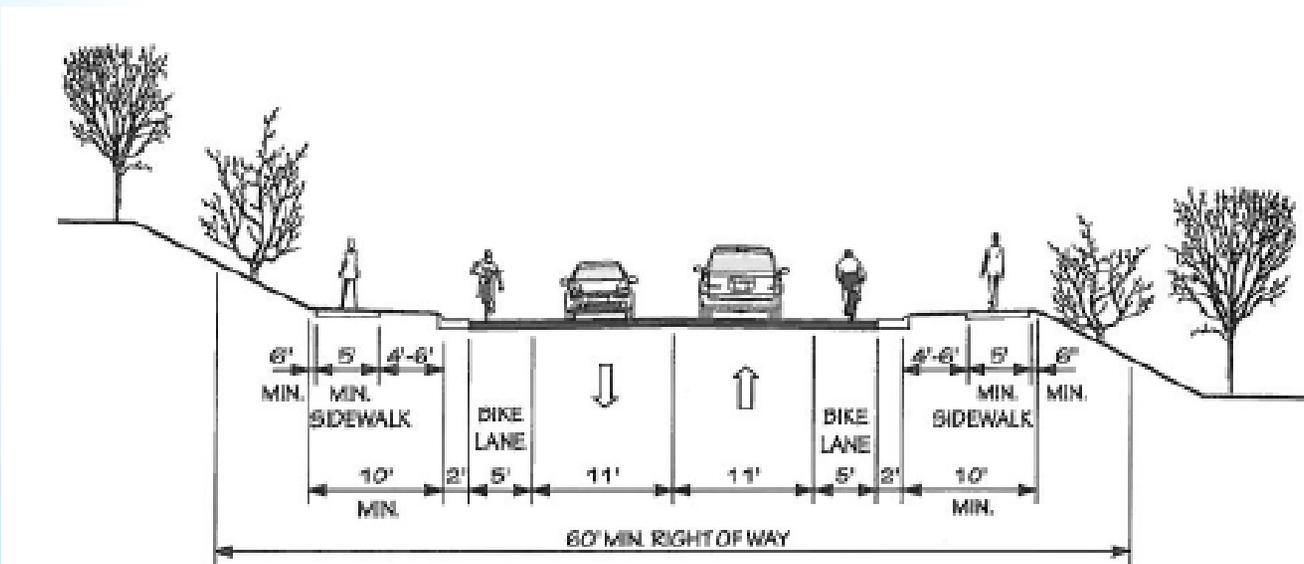


**NCDOT Street  
Cross Section  
2J**

# The Plan - Includes Road Cross-Section Recommendations

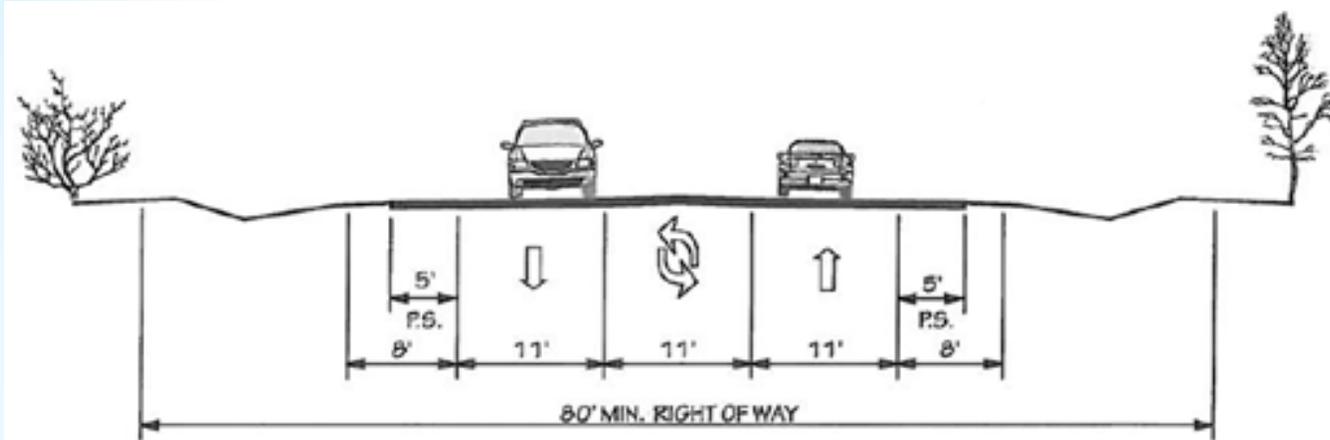


**NCDOT Street  
Cross Section  
2A**

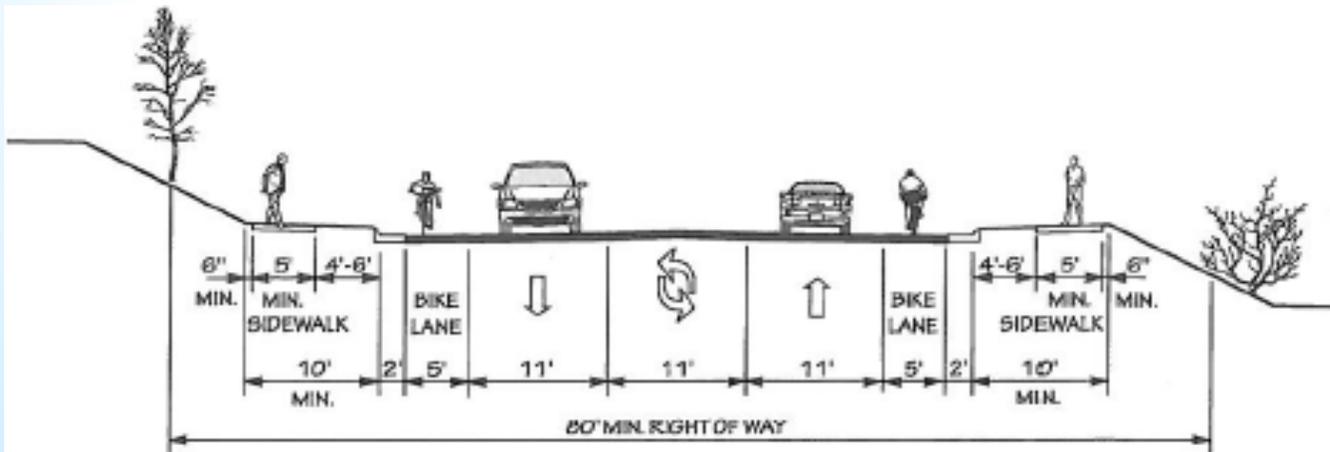


**NCDOT Street  
Cross Section  
2E**

# The Plan - Includes Road Cross-Section Recommendations

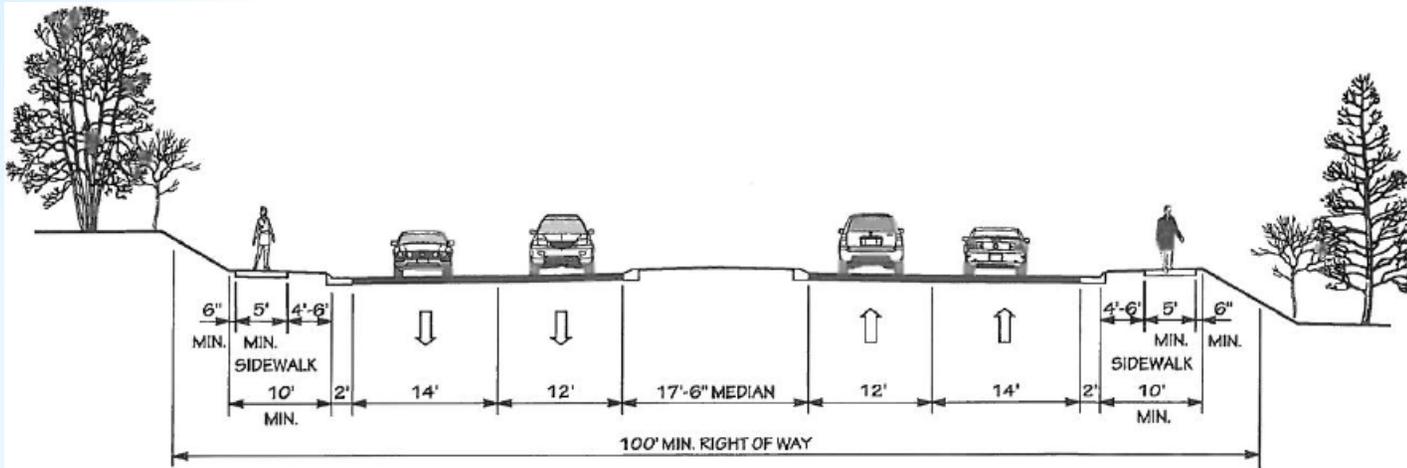


**NCDOT Street  
Cross Section  
3A**

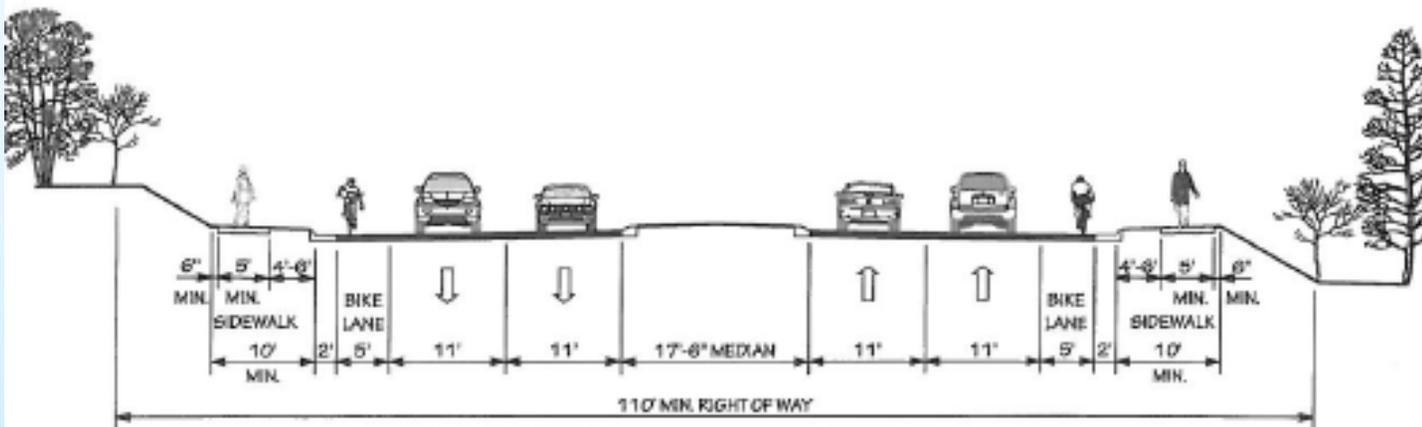


**NCDOT Street  
Cross Section  
3C**

# The Plan - Includes Road Cross-Section Recommendations



**NCDOT Street  
Cross Section  
4F**



**NCDOT Street  
Cross Section  
4G**

# Community Input Documented

## ▪ Appendix C

- Sign in sheets from Community Meeting, Planning Board and OUTBoard
- Surveys submitted by public
- Emails and letters submitted by public including responses
- Questions and Answers

# Plan Comparisons – Adopted & Update

Description	2011 Adopted E-B-M AMP	2019 E-B-M AMP Update
Number of cross sections	2	8* (Half include bike/ped)
Total centerline miles	20.49	18.84*
Number of Intersection	20	17*
Analysis	AMP strategy toolbox	Volkert and Pilot Environmental Inc.
Public Involvement	1 PB, 1 OUTBoard, 1 Neighborhood Meeting	1 Community Meeting, 2 PB, 2 OUTBoard, 1 EDAB
Participating Jurisdictions	None	NCDOT, DCHC MPO, and Mebane
Special feature	None	Amendment process, TIA, multiple cross sections options, extensive public involvement
Implementation	NCDOT funding for road serving Morinaga Orange County securing Morinaga	Development review process, Traffic Impact Analysis, State funding for new roads and improvements to existing roads, property owner/developer initiated enforcement

\* Significantly lower with Reduced Connectivity Option recommended by Planning Director

# Implementation Over Time

## Orange County, NC Code of Technical Ordinances

### Unified Development Ordinance (UDO)

*Adopted April 5, 2011  
(As amended, see summary table)*



Prepared by:  
Orange County Planning Department Staff

With formatting guidance from:  
Clarion Associates, LLC

- As development occurs over time, right-of-way is dedicated
- UDO combined with the plan are the implementation tools

# Planning Board Recommendation

October 3, 2018

BOCC approve the E-B-M AMP with the following additions:

- ❑ Provide more clarity on what the plan is and is not.
  - Information added to E-B-M AMP. (Text drafted, in Introduction)
  
- ❑ Provide more information on how the plan meets:
  - Objective ED-2.2: Encourage mixed use projects that support walkable communities. (Text drafted, in Goals and Objectives)
  
  - Objective ED-2.3: Promote public transportation, alternative modes of transportation, and encourage carpooling and park-and-ride participation. (Text drafted, in Goals and Objectives)

# OUTBoard Comments

October 17, 2018

OUTBoard members provided the following comments:

- Include roundabouts as potential intersection improvements. (Text drafted, in Implementation)
- Limit lane widths in the planning area to 11' (not added, safety for trucks, school busses and public transit) and provide more shoulder. (Text drafted, in Implementation)
- Incorporate recent advancements in Intelligent Transportation System (ITS). (Text drafted, in Implementation)
- Incorporate public transit referenced into the plan. (Text drafted, in Implementation)
- BOCC proceed with its decision provided all comments are addressed.

# Economic Development Advisory Board

January 8, 2019

EDAB provided the following comments:

- Improve communication and coordination between the two departments.
- Provide an option in the plan with no internal road connectivity.
- Draft Reduced Connectivity option provided for BOCC's consideration (Attachment 2).

The Planning Department provided Economic Development Department the Draft E-B-M AMP for review August 2018.

# Planning Director Recommendation

- The Reduced Connectivity Option (Attachment 2) provided in the plan
- Without the connectivity element, staff cannot ask for these connections with “by right” approvals, only with agreement to include them during a conditional zoning process.
- The developer may find it advantageous to add the connections upon their own reflection, so the comprehensive transportation solution may still be achieved.

# Requested Action

The Manager recommends the Board:

- Conduct the public hearing and accept comment on the E-B-M AMP.
- Close the public hearing; and
- Discuss and comment as appropriate; and
- Direct staff to place the draft plan on an upcoming agenda for decision.