

Executive Summary

The “Current Major Issues and Solution Recommendations” section of the Efland-Mebane Small Area Plan includes a Goal for the planning area and an Objective for each topic area. This section of the plan begins on page 63 and concludes on page 83. Recommendations have been made in the following topic areas:

- Water and Sewer
- Land Use (including community character issues)
- Transportation
- Housing
- Parks, Recreation and Open Space
- Communications
- Intergovernmental Issues
- Other Recommendations:
 - Potential Transfer of Development Rights (TDR) Program
 - Emergency Shelters
 - Impact Fees
 - Historic Preservation
 - Incorporation
 - Plan Updates
 - Implementation

Additionally, some of the Task Force Responses to Citizen Comments (Appendix B, starting on page 99) are recommendations and should be considered in any future implementation actions.

Following is a brief synopsis of the most significant recommendations made in this plan. All topic areas for which recommendations have been made are not included in this synopsis.

Water and Sewer

- Update the 1984 Sewer Plan and develop a comprehensive long-range Master plan for sewer and water see page 64 for considerations related to these recommendations).
- Complete an engineering study of the OAWS water system.
- Ensure adequate infrastructure is available concurrent with development.

Land Use

- A corridor overlay plan and zoning district for the Highway 70 corridor should be created (see page 68 for a list of considerations related to this recommendation).
- Areas suitable for Mixed Use development are identified (see map on page 83 for Possible Future Land Use). The plan contains recommendations for implementing Mixed Use development such as developing Design Guidelines for site and architectural design.
- Permit well-planned growth in the area through rezoning and cluster design while maintaining community character.

Transportation

- Realign the Efland-Cedar Grove/Forrest Avenue/Mt. Willing Road to Interstate 84/40 corridor. The realignment should consider a vehicular underpass under the railroad.
- Identify and pursue a connection from Highway 70 east southerly to the existing 4-lane Interstate connector and evaluate possible traffic pattern changes in Efland.

Housing

- Examine strategies to preserve affordability through preservation of existing neighborhoods and encouragement of affordable housing policies with new growth.
- Designate the planning area as a possible TDR (transfer of Development Rights) Receiving Area.

Economic Development (Office, Light Industrial, and Commercial)

- Job creation and boosting the tax base are important while ensuring the non-residential development does not overpower the area with traffic or be permitted at an incompatible scale.

Intergovernmental/Community Issues

- Orange County and the City of Mebane should work cooperatively to create and agree to a Joint Planning Understanding or Agreement to allow for orderly growth within Orange County.
- Orange County should hold an annual open house with community residents to discuss local issues.

The maps on pages 80 and 81 enumerate recommendations that are suited to mapping. The map on page 82 enumerates proposed changes to the current Future Land Use Map and the map on page 83 shows the Possible Future Land Use.