



## SURRY COUNTY LAND DEVELOPMENT PLAN UPDATE

Steering Committee Meeting #2  
November 9, 2017 6:00pm

### AGENDA

- A. Welcome, Introductions, Grab Food (15 min)
- B. Review and Revise Key Issues from October Meeting (20 min)
- See notes from October 9 Meeting
  - Key Issues Discussed
    - Senior and Accessible Housing (Provide)
    - Economic Development (Promote)
    - Diversity and Inclusion (Plan)
    - Marketing and Branding (Promote)
    - Natural and Cultural Resources (Preserve)
    - Infrastructure (Provide)
    - **What is missing?** \_\_\_\_\_
- C. Vision and Goals Workshop (30 min)
- What is your vision of Surry County in 15 to 20 years? What will it be like?
  
  - What are your goals for land development and conservation for Surry County in:
    - 3 Years: A. \_\_\_\_\_  
B. \_\_\_\_\_
    - 5 Years: A. \_\_\_\_\_  
B. \_\_\_\_\_
    - 10 Years: A. \_\_\_\_\_  
B. \_\_\_\_\_
- (continue on back page if necessary)***
- D. Review Survey Tool and Marketing Strategy (15 min)
- E. Next Steps, Activities and 3<sup>rd</sup> Meeting (10 min)



# **SURRY COUNTY LAND DEVELOPMENT PLAN UPDATE**

## **Tentative Meeting Schedule, Subject to Change**

### **Meeting #1 – October 9, 2017 6:30pm (ID Key Growth and Conservation Issues)**

- Welcome & Introductions (All)
- Purpose of the plan and overview of the planning process (PTRC & County)
- Purpose and role of the Steering Committee (PTRC)
- Discuss differences between planning & regulating land development (PTRC)
- Summary of demographics and trends (PTRC & County)
- Workshop to identify key growth and conservation issues (All)

### **Meeting #2 – November 9, 2017 6:00pm (Draft Vision, Goals, Policies)**

- Review & discuss key growth and conservation issues from meeting #1 (All)
- Workshop to draft growth and conservation management vision, goals and policies (PTRC)
- Review land development plan update survey and marketing strategy

### **Municipal Meetings – December/January (Identify Municipal Growth Issues)**

- Review municipal plans and growth trends
- Collect plan data and ongoing planning and development regulation changes

### **Meeting #3 – February (Draft Growth Strategy Map)**

- Review & refine vision, goals and policies (All)
- Review & discuss Environmental Growth Factors (PTRC)
- Review & discuss Urban Service Growth Factors (PTRC)
- Workshop to draft a preliminary Growth Strategy Map (All)

### **Public Meetings – March-May, 2018 (4 Community Open House Meetings: Shoals, Westfield, 601 South & Low Gap or Mountain Park)**

- Identify community-wide issues and values
- Verify & refine issues and values identified by the Steering Committee

### **Meeting #4 – May/June, 2018 (Draft Proposed Land Use Map)**

- Review & refine preliminary Growth Strategy Map (All)
- Review community-building goals & principles and land use classifications (All)
- Workshop to begin drafting a preliminary Proposed Land Use Map (All)

### **Meeting #5 – September, 2018 (Review Draft Land Development Plan Report)**

- Review & refine draft Proposed Future Land Use Map (All)
- Review & refine elements of the Draft Land Development Plan Report (All)

### **Public Meeting–October, 2018 (1 Community Open House Meeting)**

- Provide opportunity for citizens to review draft plan & provide input.

### **Meeting #6 – November, 2018 (Planning Board Meeting)**

- Planning Board – Recommendation for County Board Adoption

### **Board of County Commissioners – December 2018 (Public Hearing)**

- Board of Commissioners – Consideration for Adoption

# Surry County

## Comprehensive Land Development Plan Update Key Information

PTRC

### The Purpose

1. A guide for making decisions:
  - A clear vision for future growth in Surry County
  - Policies to guide decisions about the amount, type, location, & pattern of land development
2. A source of information:
  - “Framework of Facts” (data & maps of demographic, health, environmental, & service growth factors)
  - “Framework of Community Values” (issues, likes, dislikes, goals, opportunities, and constraints)
3. An opportunity for community involvement:
  - Steering Committee (including a cross-section of community representatives)
  - Collaborate with municipal planning efforts and growth strategies
  - Meetings around the County to share information and receive input

### The Principles

1. Interactive (Consensus-Building)
2. Inclusive (Balance of people, issues, information)
3. Pro-Active (Positive & Visionary)
4. Strategic (Action-Oriented)

### The Product

1. Framework of Community Values:
  - Likes- special qualities & resources to preserve and build on
  - Dislikes- elements to change, improve, or remove
  - Goals for future land development
2. Demographic - Facts & Analysis:
  - Trends and comparisons concerning population, housing, community health & economics
  - Tables and a written summary
3. Environmental - Facts & Analysis:
  - Existing Land Uses
  - Existing Zoning
  - Topography and Hydrology (slopes, water features, 100-year flood plains)
  - Soil Limitations
  - Potential Growth Areas (e.g. vacant or under-utilized sites)
4. Urban Services - Facts & Analysis:
  - Municipal growth and development
  - Transportation System (thoroughfare plan & TIP improvements)
  - Water System (service area and CIP plans, capacity)
  - Sewer System (service areas & outfall locations, planned & likely extensions, capacity)
5. Synthesis of Facts and Community Values:
  - Review and refine preliminary goals in the context of facts & community values
6. Establish a vision statement (may include guidelines, principles, goals, and strategies)
6. Identification and Evaluation of Small Area Plans:
  - Review existing and ID potential small area plans (vacant, no floodplain, few soil limitations, few steep slopes)
  - Evaluate access to existing or potential urban services in each area/corridor (i.e. sewer & roads)
7. Recommendations for Small Area Plans / Growth Management Policies:
  - Determine level of encouragement & time frame for development within each growth area
  - Establish *growth management policies* and utilize key conservation or economic development tools for desired future state
8. Recommendations for Proposed Land Uses
  - Review land use designations to fit the County’s vision for future growth
  - Determine appropriate types of land development within each small area (use the “pallet”)
9. Documentation of Citizen Input and Support for the Plan:
  - Description of the public involvement process
  - Summary of comments and input from citizens attending Community Meetings
10. Recommendations for Adoption and Implementation of the Plan:

- Guidelines for using the plan's goals, policies, and maps to evaluate proposed developments
- Strategies for accomplishing the plan's vision for future land development.

