



SURRY COUNTY LAND DEVELOPMENT PLAN UPDATE

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

NOTES

Attendees: Daniel White, , Mark & Molly Johnson, Brian Tate, Tony Davis, Todd Tucker, Woody Faulk, Frank Beals, Kim Bates, Aldrea Rife and Jesse Day

Following introductions, the key issues raised at the first meeting were presented as follows:

- Senior and Accessible Housing (Provide)
- Economic Development (Promote)
- Diversity and Inclusion (Plan)
- Marketing and Branding (Promote)
- Natural and Cultural Resources (Preserve)
- Infrastructure (Provide)

Staff asked what is missing from the key issues list generated at the 1st committee meeting. The following were identified as additional key issues to consider:

- **Housing:**
 - Rental of single family homes are expensive
 - Plenty of apartments
 - Elkin building low-income housing in Elkin (Hugh Chatham Apts.)
 - Low volume of middle income housing
- **Agriculture**
 - Farmland is shrinking
 - Average farmer age is increasing
 - Viticulture is not as profitable as the NC Wine industry promotes
 - Promote best practices around buffering and setbacks for commercial poultry operations or other operations causing nuisance impacts to neighbors
 - Promote voluntary agriculture districts
- **Natural & cultural resources**
 - Watershed NOW in Elkin has been promoting changes to Elkin's development regulations to support water quality improvement. A copy of recommended changes was shared with staff.

Vision and Goals (5 responses turned in)

The committee members present summarized their future vision as “balanced growth”. Goals identified include:

- Build middle income housing
- Produce industrial “ready” building sites in different municipalities through a public/private partnership and don’t try to “oversell”
- Create incubator or shared-work spaces with broadband for entrepreneurs
- What is the brownfield strategy for redeveloping brownfield sites (Chatham Mill, Spencer Mill and others?)
- Providing a skilled and ready workforce is a challenge for Surry County (send [Dream It Do It video of the summer camp](#))

What is your vision of Surry County in 15 to 20 years? What will it be like?

- Hope that Surry County is still a diversified County and industry has filled some or all of the vacant building lots and buildings
- Rural with a diverse and vibrant economy that continues to value agriculture and entrepreneurial opportunity. The economy will all the family friendly feel of the County to continue.
- A good balance of growth for manufacturing and service/retail yet allowing for plenty of opportunity for agriculture and tourism needs
- Old and vacant manufacturing buildings removed or renovated farm land and open spaces protected
- ***What are your goals for land development and conservation for Surry County in:***
 - 3 Years
 - Help younger generation continue to strive
 - New businesses started, but farmland protected
 - Protect and preserve agriculture & natural resources
 - Garner young entrepreneurial & traditional farmers
 - Identify land for new industrial parks
 - Housing built in urban areas
 - Encourage middle income housing development
 - Encourage the building of sites & structures for industry
 - Industry kept to areas already established
 - 5 Years:
 - Help younger generation continue to strive
 - More housing for elderly that is accessible & affordable
 - New businesses started, but farmland protected
 - Maintain rural character
 - Protect and preserve agriculture & natural resources
 - Keep land uses for agriculture and other natural resources clean and stable

- Garner young entrepreneurial & traditional farmers
- Market high-speed bandwidth to companies
- Encourage new industry working with environmental issues
- Farmland given more importance as green space
- 10 Years:
 - Help younger generation continue to strive
 - New businesses started, but farmland protected
 - Maintain rural character
 - Protect and preserve agriculture & natural resources
 - Garner young entrepreneurial & traditional farmers
 - Industry geared towards our young people
 - Agriculture viewed as an asset
 - Market County as new economy and progressive community

Review Survey Tool and Marketing Strategy

- The survey tool looked pretty good. There are several open ended questions, so we may want to convert as many open ended questions to multiple choice.
- Add demographic information such as gender, age, race and zip code
- Marketing: EDC, 4H Club, youth groups (?), parks & recreation

Next Steps, Activities and 3rd Meeting

The next meeting is scheduled for February. A doodle poll will be sent out in the New Year to identify a date and time to meet to maximize attendance.