



SURRY COUNTY LAND DEVELOPMENT PLAN UPDATE

Municipal Meeting Notes
December 12 & 18, 2017

The PTRC and Surry County staff met with Michael Boaz (Pilot Mountain) and Andy Goodall (Mount Airy) on December 12 and George Crater and Leslie Schlender (Elkin) on December 18.

At each meeting, demographic information about the County and future growth projections were presented in advance of an open ended discussion on current planning initiatives and issues for each municipality. The following describes content and questions covered in the discussion, organized by municipality. Dobson is not included here and will be scheduled at a future date.

Mount Airy

- How will demand change when US 52 is designated as an Interstate?
- What will keep NC 89 from becoming a strip out to the interchange of I-74/77?
- Residential development is about 1 permit monthly for single family and one large apartment project in the last year
- 2015 Comp Plan identifies commercial at US 601 and I-74 (existing Surry County small area plan location)
- Recreation is very popular in Mount Airy, could the *Surry County Greenways* plan be updated?
- Industrial existing stock is too small and not ready for development/re-development
- Mount Airy considering expanding the historic district
- Considering update to the zoning ordinance

Pilot Mountain

- Cook School Road has an estimate of \$10 million to extend water and sewer due to topographic challenges
- Pilot Mountain may designate their downtown as an historic district
- One industrial site ready for development
- McGill is working on a water and sewer plan for Pilot Mountain
- Working on new ordinance and new streetscape plan
- Need better quality housing stock

Elkin

- Considering some interest in removing industrial zoning for portions of old Chatham mill sites
- NC 268 and I-77 interchange may need a small area plan
- Elkin is (has) designating a watershed critical area and would like to keep agriculture operations out of the watershed. Considering purchase and working with Friends of Big Elkin Creek and Watershed NOW. Other tools?
- How can low income tax credit apartments be mixed with market rate apartments and homes?
- Residential is restricted in the State road area
- Elkin will extend water without annexation, but if sewer is extended the policy is to annex
- Strategic plan complete in February of 2018