



SURRY COUNTY LAND DEVELOPMENT PLAN UPDATE

Steering Committee Meeting #3
February 15, 2018 6:00pm

NOTES

Attendees: Daniel White, Kim Bates, Louis Jeroslow, Susan Stewart, Steve Wells, Bryan Cave, Donna Collins, Bill Blackley, Frank Beals, Matthew Schrum, Carrie Ferrari, Tony Childs, Greg Casstevens and Jesse Day

Municipal Meetings and Steering Committee Meeting 2 Discussion

Following introductions, the prior meeting notes and highlights were reviewed. There was some concern with the comment about viticulture being “not as profitable as the NC Wine industry promotes”. The following points were made by some members:

- Viticulture is important to the economy as a value added product
- Return on investment can be tough in the near term, due to the time it takes for vines to get to maturity
- Secondary economic impact (e.g. tourism and agri-tourism) is important to consider
- Vineyards could take advantage of the VAD

There were no other corrections to the notes.

Chicken Farm Best Practices

The issue of chicken farm operations were raised as well and how the noxious smell of the farms may cause issues with neighboring land uses. There are best practices for chicken farms, but following the best practices was reported to not always occur. The tree buffers, the timing of chicken manure spreading and the density of the chicken houses may or may not be following best practices, with little opportunity for community input and feedback. Local governments do not have the authority to regulate chicken farm operations.

Review Interim Survey Results

The interim survey results were shared. The survey was launched in early January and there are over 350 responses to the survey. The results will not be publicized for distribution until the survey is closed and complete. The survey may remain open until May, unless a statistically valid threshold is reached.

Growth Strategy Mapping Workshop

A growth strategy mapping workshop was conducted following review of an online mapping tool <http://arcg.is/1GruqC>. The online tool has data on conservation areas, development constraints and other information. The meeting attendees then:

- Split into 2 groups: 1) growth/redevelopment areas and 2) conservation areas
- Identified locations and boundaries (for growth or conservation)
- Identified reasons for selection (e.g. service needs, recreation destination, ecological benefit)

Group Report: Growth/Development

The existing small area plan locations were preserved. An additional small area plan boundary was identified around the NC 268 Bypass (CC Camp Road) and I-77. This area supports services like hotels and restaurants for agri-tourism and is also host to industrial land uses such as lumber, asphalt production, aggregate mining and agriculture. Additionally, the Elkin City airport is in close proximity to this interchange as well.

Group Report: Conservation and Environmental Stewardship

The major trail and river recreation corridors were identified: a) Elkin Valley Trail, b) Fisher River, c) Ararat River, d) Yadkin River and e) Pilot Mountain to the Yadkin River. Additionally there was further discussion about how local governments are forbidden from regulating chicken farms and how educational efforts around good stewardship should be pursued.

Growth and Conservation Strategy Sub-Committee

A sub-committee was established to continue the growth strategy discussion at 2-4 daytime meetings between now and May; the following individuals agreed to be on the committee and other staff departments and committee members absent will be encouraged to apply:

- Steve Wells
- Bryan Cave
- Donna Collins
- Daniel White
- Bill Blackley and
- Carrie Ferrari

Public Meetings

Four public meeting around the County will be scheduled to further gather input from the community for the land development plan update.

The next steering committee meeting will be held in late May or June.

The meeting was wrapped up at 8:03 pm.