COMPREHENSIVE LAND DEVELOPMENT PLAN

Blue Ribbon Advisory
Growth Strategy Sub-Committee

NOTES - MEETING #5

November 9, 2018
County Administration Conference Room 3rd Floor
(123 S Main St. Mocksville, NC 27028)

12:00pm

Attendees: Jack Koontz, Paul Kron, Andrew Meadwell, Johnny Lambert, Henry Walker, Amy Litz, Terry Bradley, Christine Schafer, Cameron Colvin, Jesse Day, Malinda Ford

Review Growth Projection Data

Malinda Ford provided an overview of the GIS model that was developed to predict future growth within the County. The model:

- is based on population projections & existing development regulations;
- helps visualize where development might occur, taking into consideration environmental constraints; and
- may be used to justify and help refine identified growth strategy areas.

How could the model be improved upon? Which development factors should influence the model?

- Heritage farms – land that has historically been used for agricultural purposes, outside of VAD program & NHD data.
- Industrial acreage needs to be increased – both projected numbers and per site. Davie County receives interest from overseas businesses, but they usually want an additional 30 acres for a 100,000 sq/ft building.
- Opportunity zones
- Institutional jobs may be under projected. Check school & healthcare facility sizes and the number of employees/acreage.
- The model should use total county numbers, as well as separating out the municipalities.
- Consider future interchange @ Redlands/I-40
- Consider placement of future schools and long-term care facilities to accommodate this future growth

Growth Strategy Mapping Workshop

The group then discussed how the future land development model fit within the currently identified growth areas.

- Projected land usage for residential and employment growth currently is much smaller than allotted land. Plenty of land for growth.
- The group suggested adding a few primary growth areas or converting secondary to primary growth areas where infrastructure allows.
- Consider what existing zoning can accommodate in incorporated areas.

Other suggestions:
- A map with sewer lines and drainage basins (ridgelines) would be useful.
- Need to discuss land along railroad between Mocksville & Cooleemee
- Consider proposed trail network

Next Steps

- Terry will send recent industrial and retail data to inform growth projections and nodes.
- Project staff will make adjustments to the future growth model and refine primary and secondary growth boundaries for review. Staff will calculate how much undeveloped land is currently zoned by category.
- We will plan to hold another growth strategy meeting the first or second week of December. The goal will be to finalize the growth boundaries and identify commercial nodes.