



COMPREHENSIVE LAND DEVELOPMENT PLAN

Blue Ribbon Advisory Growth Strategy Sub-Committee

NOTES - MEETING #4

May 9, 2018

Development Services Building 298 E Depot Street Mocksville

1:00pm

Attendees: Henry Walker, Wayne Webb, Jack Koontz, Chris Anderson, Johnny Lambert, Andrew Meadwell, Jesse Day, Cameron Colvin, Anna Leonard & Joe Furstenberg.

Review

Jesse Day reviewed the purpose of the growth strategy sub-committee and progress from the previous meeting.

Johnny Lambert provided an update on the East Davie Sewer System project.

- Project will go to bid in mid-June 2018
- Construction will begin in October or November and be an 18-20 month construction process
- The Utilities Master Plan is on hold right now. It will be informed by the Comprehensive Land Development Plan.

Growth Strategy Mapping Workshop

Growth Strategy

The group reviewed the growth areas that were identified at the last meeting to determine if any adjustments needed to be made.

- A few growth areas were removed or switched from primary to secondary growth areas to reflect more realistic expectations for growth (represented by cross hatch on the hand-drawn map).
- Other areas that needed to be considered for growth were also added to the map.
- Local plans will drive municipal areas.

Conservation

The group discussed a range of planning tools that could be used to encourage conservation, as well as other criteria that should be considered when identifying areas for conservation. Some suggestions included:

- Encourage cluster subdivisions
- Implement trails & greenways – partner with PLC to identify key areas to preserve
 - Utilize areas not suitable to build on (e.g. floodplain, sewer easements, etc.)
 - Ensure that trails & greenways connect destination points
- Require open space dedication (parks & trails) for subdivisions/new developments
- Identify historic Sites
- Reduce on-site runoff to protect streams
- Reevaluate design standards to discourage sprawl (i.e. lot sizes, septic systems, etc)
 - NC State has done research on new waste treatment systems that could enable density and growth without sewer systems
 - Hidden Creek – package plant (a lot of odor) discharges to Smith Creek, which will soon have a new lift station to eliminate this.
- Explore buffers (for industrial and major thoroughfares)
- Encourage blueways for recreation/tourism
 - Water access may need to be improved along the Yadkin
 - NC Wildlife Access Points could be more user friendly, including parking
 - No outfitters in the County

Next Steps

- Continue Focus Group meetings with County Departments and community groups throughout the County.
- Schedule next Blue Ribbon Committee meeting (after summer/early fall)
- Send out notes to broader group