



COMPREHENSIVE LAND DEVELOPMENT PLAN

Blue Ribbon Advisory Growth Strategy Sub-Committee

NOTES - MEETING #6

December 12, 2018

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

3:00pm

Attendees: Jack Koontz, Henry Walker, Christine Schafer, Miriam Wright, John Eller, Andrew Meadwell, Johnny Lambert, Terry Bralley, Jesse Day, Cameron Colvin, David Putnam

Greetings/Introductions

- Brief roundtable introductions were made.
- Jesse Day, PTRC Planning Director, reviewed the notes from the last meeting and asked if any changes needed to be made. There were no comments or revisions.

Review Revised Growth Projection Data

- Jesse reviewed the projected growth data for Davie County between 2016-2050.
- Several assumptions were made in order to estimate the amount of growth between each sector (residential, commercial, industrial, etc), as well as to calculate the amount of acreage required to support such growth.
 - Assumed 79% of the population lives outside municipal limits and about 38% of jobs are located outside of municipal limits.
 - Median acres per employee were used to estimate commercial, industrial, & institutional acreage.
- It was noted that future growth may not be consistent with past or present figures that were used in the assumptions. However, this is a best guess.
- John Eller, County Manager, asked if the current primary growth areas included the opportunity zone near Mocksville, as well as the prosperity zone in Cooleemee. It was suggested that the boundaries include these areas.
- There were no other questions about the presented changes.

Continue Growth Strategy Mapping Workshop

The workgroup began to review and further refine the growth area boundaries.

- A proposed bike loop was added outside of Bermuda Run along Hwy 801 and Farmington Rd.
- A small area outside of Mocksville was converted from rural growth to secondary growth to reflect the opportunity zone in this area. However, this area has significant infrastructure constraints - sewer would need to be treated at Mocksville's WWTP or have pump stations installed to connect with Bermuda Run.
- A small corridor near Mclamrock Rd was also converted from primary to a secondary growth area due to similar utility constraints.
- Terry Bralley mentioned that if Idle Rd ever connects across Carter Creek, it could open up a lot of new development and lower congestion around Bermuda Run.
 - The group discussed converting this area from secondary to a primary growth area, but no changes were made.

The group then worked to begin designating general areas for future land use (commercial, institutional, etc) using stickers that represented 10 or 100 acres each.

- The group believed the Farmington interchange would be a commercial or industrial node eventually. There are several large tracts available, but no sewer access currently.
- Other commercial nodes were added outside of Bermuda Run and along Hwy 40 just west of Mocksville. The group believed there was also potential for small businesses at the intersection of Farmington Rd & Hwy 801.
- Terry mentioned that there is a need for multifamily and institutional centers near Cooleemee.
- Henry Walker mentioned that the topographical and floodplain constraints to the west of Mocksville within the Bear Creek watershed may present issues for development in this area.
- The group discussed potential for industrial growth along the railroad between Mocksville & Cooleemee. Property owners currently do not wish to sell.
- Christine Schafer suggested that we designate scenic gateways in the County as part of the growth strategy near Mocksville and near new interchange near Bermuda Run.
- Andrew Meadwell also suggested identifying already conserved areas as part of the growth strategy map or conservation map, including floodplain areas, nature preserves, etc.

Next Steps

- PTRC will clean up the adjusted growth area boundaries and send them out to the subcommittee for final review.
- PTRC will schedule a Blue Ribbon Committee in January to review the growth strategy and drafted policies - Be on the lookout for an email and Doodle Poll.
 - PTRC will make sure to summarize the assumptions that went into projected growth estimates.
- It was suggested that PTRC highlight the public amenities and conservation areas that the growth strategy also accommodates for.