



COMPREHENSIVE LAND DEVELOPMENT PLAN

Blue Ribbon Advisory Committee

NOTES - MEETING #3

March 19, 2019

Davie County Commissioners Room

4:00pm

Attendees: Jack Koontz, Lee Rollins, Steven McMahan, Diane Foster, Philip Shore, Wayne Webb, Matt Settlemyer, Brad Blackwelder, Andrew Meadwell, Johnny Lambert, Jesse Day, Lawrence Holdsworth, and Cameron Colvin

Welcome and Introductions

Andrew Meadwell (Davie County) welcomed everyone. A lot has happened since the last Blue Ribbon Committee meeting, including several focus groups and subcommittee meetings. PTRC has put together an initial draft report that they are seeking feedback on.

Round-table introductions were made. Some members of the Blue Ribbon Committee were unable to attend.

Focus Groups and Growth Strategy Update

Jesse Day (PTRC) reviewed the agenda and gave a brief update on what has happened since the last meeting. Multiple focus group discussions were held with various stakeholder groups including: senior adults, real estate professionals, agriculture and natural professionals, arts and culture representatives, recreation and park employees, members of underserved communities, and young professionals. Major themes from these meetings included: Davie's rural character, lack of housing options, high cost of developable land, limited entertainment options, the need to increase awareness about conservation options for landowners, transportation options, and the need for expanded services for seniors and the homeless.

PTRC worked with the growth strategy subcommittee to develop the proposed primary and secondary growth areas (see map in presentation slides). GIS software was used to help predict commercial and residential growth based on population projections.

Andrew asked if the projected numbers included the municipalities.

Jesse – Yes. County growth projections are broken out on the following slide. We used the current percentages of residents (79%) and jobs (38%) that are located in the unincorporated areas to help predict growth in the county. Future growth may not follow this same trend. The growth strategy subcommittee then used the projected dwelling and employment numbers to help inform the amount of acreage designated for primary and secondary growth areas. A definition of primary and secondary growth areas can be found in the attached documents or on the project website.

It is estimated that Davie County will require 9,356 acres to support new growth by 2050. The subcommittee has designated 12,215 acres for primary growth and 27,686 acres for secondary growth.

Andrew – It was important to the subcommittee that we not over-limit ourselves and allow enough flexibility. We also tried to be respectful of the municipal areas, as they could help absorb some of those project growth demands.

Diane Foster (Mocksville Planning Board) – Won't the private market take care of meeting the housing need when it becomes profitable?

Jesse – Yes. The purpose of the growth strategy is to help balance rural preservation, while allowing for growth. In some instances, County policies may also be needed to help bridge gaps in the market. For example, to incentivize construction of more housing options.

Draft Comprehensive Plan Document Review

Jesse provided an overview of how the draft report is structured. It is broken into two main sections: 1) Purpose & Existing Conditions and 2) Future Growth & Recommendations. PTRC will provide an executive summary for the general public. The full report is more geared toward practitioners and people that will help with implementation. PTRC would primarily like feedback on the policy recommendations.

Jesse Day, Lawrence Holdsworth, and Cameron Colvin presented issues, trends, and policy recommendations for each of the various focus areas (see the attached presentation slides).

Lee Rollins (Bermuda Run) asked if PTRC could include examples of incentives for higher density subdivisions, density averaging and flexible regulation and include a photo of what that might look like.

Johnny Lambert (Davie County) asked PTRC to explain the recommendation to remove provisions on types of development that qualify for sewer extension.

Jesse explained that there are existing requirements for commercial and industrial to meet a certain threshold for new connections. It would be better to establish consistency with the growth strategy.

Matt Settlemyer noted that equity should be a theme that carries throughout all of the focus areas, not just Health.

Lee – Davie County Senior Services will be releasing a county-wide plan in May that could be incorporated into the Comprehensive Plan. There also needs to be a mention of PART in the transportation section.

PTRC will be sending out a link with the draft report that will not be editable. Please send any feedback to them through email. They would primarily like feedback on the policy recommendations and if anything needs further explanation or detail.

Lee – Education should be emphasized, especially as it relates to job training/workforce development for manufacturing/trade jobs.

Wayne Webb agreed with this comment and explained that his company had previously worked on a tech prep program with local community colleges that has since gone away. There are jobs available but a lack of programs to help train people for them.

Jesse – PTRC’s Workforce Development department has a great program called “Dream It, Do It” that works to inspire next-generation workers to pursue careers in manufacturing.

Future Land Use

Andrew recommended that there be a follow-up meeting to discuss the future land use map due to the lack of time and short notice.

Lee – Bermuda Run would benefit from a future land use map so that Town and County growth strategies are not competing.

Public Meeting Format and Locations

Jesse – The plan is to hold 4 public meetings over the next couple of months. Proposed locations are: Farmington, Mocksville, East Davie and Cooleemee. These meetings will be held in an open house format so that attendees can provide feedback on the goals and recommendations by focus area. We may also have surveys or incorporate instant polling to gather feedback.

Johnny suggested holding more of the meetings in the County, rather than in the towns.

The group recommended holding the meetings at the following locations:

- North Davie (Farmington Community Center)
- Central Davie (Davie Public Library)
- East Davie (Hillsdale Methodist)
- South Davie (Cooleemee Elementary)

Next Steps

- PTRC will send out a link to the draft report. Please provide all comments and feedback to them through email.
- PTRC will schedule meeting with the 3 towns to discuss the future land use map so that growth strategies are aligned.
- Public meetings will then be scheduled and advertised. Are there any events over the next couple of months that may be good to tie into?
- PTRC would like to finalize the report and bring it to the Board of Commissioners by June.

The meeting was adjourned at 5:50.