



COMPREHENSIVE LAND DEVELOPMENT PLAN

Blue Ribbon Advisory Committee

NOTES - MEETING #4

July 30, 2019
Davie County Public Library

6:00pm

Attendees: Diane Foster, Jack Koontz, Henry Walker, Matt Settlemyer, John Eller, Andrew Meadwell, Amy Flyte, Johnny Lambert, Jesse Day, and Cameron Colvin

Welcome and Introductions

Jesse Day (PTRC Planning Director) welcomed everybody and went over the proposed agenda.

Draft Comprehensive Plan Document Review

Jesse reviewed all of the updates and changes that had occurred since the last Blue Ribbon Committee meeting.

- Four public meetings were held in May in Mocksville, Farmington, Bermuda Run, and Cooleemee. The purpose of these open-house style forums was to gather additional public input and feedback regarding the proposed policy goals and recommendations.
 - John Eller (County Manager) asked if these meetings had resulted in any new policy recommendations.
 - Cameron Colvin (PTRC) – Most of the suggestions provided by meeting attendees were already covered or addressed in the policy recommendations. A full list of their comments can be found in the meeting summaries, which will be included in the appendix of the comprehensive plan.
- PTRC held meetings with local Town Managers to ensure that future land use recommendations aligned with municipal plans.

Report Changes & Updates

- Added guiding principles, including equity, to the Overview and Purpose section
- Added graphics on the Planning Process and Community Engagement summary
- Additional statistics were added to the Community Profile brief
- The Future Land Use Map was updated to incorporate town manager feedback and previous future land use categories. Commercial was renamed to “Commercial/Mixed-Use”. Industrial corridors were also included.
 - John – Does the industrial section in Cooleemee allow for mixed-use opportunities? There have been several discussions surrounding workforce housing.
 - Andrew Meadwell (Davie County Planning) – This area is south of the river park area and currently zoned for residential.
 - Jesse proposed updating the description for industrial uses to accommodate mixture of light-industrial and residential.
- The Recreation Facilities Map was updated

- Added strategy “P” to p.75 to ensure quality commercial, office, and institutional development.
- Additional community photos were added

Johnny Lambert (Davie County Public Works) – Hazen and Sawyer has completed the Water Supply Study. Please ensure that the projected water demand and recommendations align with those in the comprehensive plan. Peak demand is likely a better indicator of future needs.

Matt Settlemyer (Mocksville Town Manager) – The Mocksville Comprehensive Plan was adopted in July. There is a need to add this plan and Bermuda Run’s Comprehensive Plan to the Foundational Plans section.

Cameron – PTRC will make sure that these updates are made.

Prioritization of Draft Policy Recommendations for Implementation

Participants of the public meetings in May were asked to vote on the policy goals that they thought were most important. This feedback will be incorporated into the implementation plan. The goals with the most votes included:

1. Increase infill development by incentivizing reuse of existing vacant or underutilized buildings and properties.
2. Preserve the rural character of Davie County.
3. Implement greenway and trail development to connect key destinations in Davie County.
4. Preserve open space and natural resources.
5. Maximize the public benefit of extending water and wastewater infrastructure.
6. Increase housing options across Davie County and its municipalities including multi-family, single-family, patio homes, and other options where infrastructure allows.

Diane Foster (Mocksville Planning Board) – Are there any policies that could help prevent landlocked properties?

Jesse – This could potentially be addressed through access management requirements in the subdivision ordinance.

Key Action Steps for Implementation

Jesse explained that PTRC would like to use this Blue Ribbon Committee meeting to gather input on the implementation plan and begin identifying additional action steps, key partners, proposed timelines, and potential obstacles.

The group then broke up to provide comments for the implementation plan on posters that were hung up around the room.

Next Steps

The group reconvened to go over any next steps.

- PTRC will incorporate the comments provided at this meeting into the draft plan.
- PTRC will draft the implementation plan using comments from today as a guide.
- Once edits have been made, PTRC will send out an updated draft and schedule to present at the September Planning Board meeting.

The meeting was adjourned at 7:20.