



ALAMANCE COUNTY Land Development Plan & Small Area Vision

STEERING COMMITTEE MEETING #3 SUMMARY

May 11, 2020, 6:00-7:45pm
Meeting

Zoom Virtual

ATTENDANCE

Steering Committee Members: Brian Baker, Amy Galey, Ashley Harris, Lee Isley, Marlena Isley, Rob Key, Todd May, and Henry Vines

Staff:

Tonya Caddle and Taylor Perschau

Consultants: Jake Petrosky, Caroline Richardson, Greg Payne, and Jackie Turner

AGENDA

- Introductions
- Project Schedule and Public Outreach Update
- Community Survey Results
- Vision and Goals Work Session
- Plan Framework and Policy Options
 - Alternative Land Use Scenarios
- Next Steps

DISCUSSION/WORK SESSION

A copy of the presentation from the meeting is available at www.alamancecountyplan.com.

Jake Petrosky started the meeting with a reminder about the purpose of the Land Development Plan (LDP). He reminded the group that the LDP is a visionary document. It will recommend policy changes rather changing regulations, but it will document priority regulatory changes.

The Steering Committee discussed revisions to the public meeting process, in light of COVID-19. The postponement of the March meetings will expand the focus of the meetings from gathering comments on issues and visioning to getting some feedback on draft recommendations developed based on stakeholder interviews, steering committee meetings and survey results. The meetings may also take a different format. Of the four planned meetings, at least one will be online. In addition, social-distancing measures will be implemented at in-person meetings. These measures may take the form of limited room occupancy, sign-ups for time slots, masks, floor markings, etc.

The committee decided to wait until Governor Cooper announces if the State of North Carolina will move to Phase II of reopening. This announcement is scheduled for May 22, 2020. The public meetings would take place in late June or July, if the State moves



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forward with Phase II. They would be announced shortly after the Governor's message. The committee expressed that a July timeframe may be better. They also discussed contingency plans for extending the project, in the event that in-person meetings could not happen in July.

Jake Petrosky presented the current results of the online survey. The survey will remain open until May 31. Emails will be sent out to remind folks of the survey. Social media posts and flyers are also planned.

Emerging takeaways from the survey include:

- Concern over school overcrowding
- Concern over the loss of farmland and impacts to natural resources
- Support for additional measures to restrict the density and/or scale of residential development and high impact uses in the county jurisdiction
- Support for reuse and redevelopment
- Support for small scale retail and businesses
- Desire to discourage large scale retail in the county jurisdiction
- Desire to discourage mining and resource extraction
- Most survey participants did not favor conventional subdivisions in the County.
- Larger lots and/or more open space is preferred.

The Steering Committee confirmed the sentiment expressed in the survey related to residential preferences. Most people looking for homes in smaller scale neighborhoods and like to feel like they are in the country and the rural aspects of that. Steering committee members also expressed that some farmers have pushed for land use policy and zoning for a while and that industry and agriculture need to exist without fear of conflicts from residential development. It was also noted that quality of life was important to respondents and that access to parks and trails was valued in survey results.

Next Mr. Petrosky shared the three land development scenarios: Business as Usual (BAU), Managed Growth (MG), and Agricultural and Rural Character (ARC). These three scenarios explore potential growth patterns through a 2040 horizon year. The steering committee and members of the public will have a chance to weigh in on scenario preferences. Results will inform the final plan recommendations. A summary of the scenarios will be provided to the steering committee for review and comment. Comments will be used to edit scenarios prior to the online public meeting near the end of June.

NEXT STEPS

The technical leads will plan for the next public meetings. The Steering Committee will meet next in July.