



## ALAMANCE COUNTY Land Development Plan & Small Area Vision

### STEERING COMMITTEE MEETING #2 SUMMARY

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March 9, 2020, 6:00-7:45pm

Altamahaw-Ossipee Community Room

#### ATTENDANCE:

**Steering Committee Members:** Henry Vines, Brian Baker, Marlena Isley, Amy Galey, others

#### Staff:

Tonya Caddle, Taylor

**Consultants:** Jake Petrosky, Greg Payne, Jackie Turner

#### AGENDA

- Introductions
- Project Overview & Schedule
- Community Summit Recap
- Analysis Update
- Upcoming Public Involvement Activities
- Snow Camp Small Area Plan Discussion
- Next Steps

#### DISCUSSION/WORK SESSION

After introductions, Stewart project manager, Jake Petrosky, began a presentation (available at [alamancecountyplan.com](http://alamancecountyplan.com)) on the Land Development Plan (LDP) process and its relevance to the County and ETJ. He outlined what typically is found in a plan including but not limited to sections on land use, housing, economic development, and public Services. Jake recapped the primary themes from the January 23<sup>rd</sup> Community Summit.

Greg Payne of Economic Leadership shared several slides on community demographics based on ESRI data accessed in November and December of 2019. Broadly, the presentation covered population characteristics, housing and jobs with some specifics:

- Population and income are expected to grow
- 1/3 of workers commute out of the County
- Housing diversity is an issue in specific areas
- Alamance County is doing well compared to a lot of the country. The location between the Triangle and Triad is an advantage
- Businesses considering relocating to the County are looking for more than just a low-cost community

Jake reviewed the County Land Supply and Land Use Suitability Maps explaining the differences. Notable on land supply was:

- the amount of land in agriculture (39%) and that considered utilized (15% residential/commercial)
- Challenges of farming with the addition of new residential development close by
- Only 4 dairy farms left

The land suitability maps consider factors such as soils, proximity to employment, schools, parks, capacity to provide public services.



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The MPO is working on a new MTP and the team will coordinate with MPO staff and consultants to convey land use policy and recommendations.

Alamance Vision, the strategic plan for 2018-2023 also provides a high-level vision and goals that may be foundational for parts of the LDP.

Jackie Turner spoke about public engagement methods and participation plan to ensure the LDP process is accessible and transparent. She provided postcard invitations for the upcoming workshops (March 17, 18, and 24) and asked for help from committee members in spreading the word through their networks. She pointed out the project website as a place to access the survey, the committee presentation and other project information.

Jake ended the presentation with a discussion on the boundaries for the Snow Camp Small Area Plan which would be the first focused plan for the County. The revised boundaries will capture a large area in the southwestern part of the County up to Greensboro-Chapel Hill Road and the plan may be renamed Southwest SAP to reflect the broader focus.

### Steering Committee Comments/Discussion

- Construction jobs growth is a very high but it's due to severe job loss in recession – will research statistic from 2010-2019 to achieve more current picture
- Concern about the -0.4% job loss in the education sector given the teacher supplements Alamance provides to enhance recruitment – The occupation is combined with health services so the team will attempt to separate the numbers for a clearer picture
- Retail sales surplus can be a good thing but some concern for the cost of services, e.g. policing at some venues
- In a discussion of at what point does residential development pay for itself, a committee member suggested reading the 2006 Mitch Renfro Study regarding the cost of services for residential vs commercial development
- The team confirmed that other available county and regional plans, studies, GIS layers/information were reviewed and will be used in preparation of the LDP
- 515 farms removed from PUV were owned by a corporation or absentee/non-farmer – would like these further investigated
- Concern about loss of dairies. Down to 4 in the county.
- Some northern areas are suitable for residential but not for septic tanks, e.g. one 145-acre parcel was suitable only for 4-5 homes.
- Sense that the most suitable area for development lies in a band 2-3 miles north and south of Interstates 85/40.
- Mebane bypass will cause growth and need a small area plan in the north

### Next Steps

- Invite all to and attend workshops
- Share the survey through April