



ALAMANCE COUNTY

Land Development Plan & Small Area Vision

STEERING COMMITTEE MEETING #1 SUMMARY

November 19, 2019

ATTENDANCE:

Steering Committee Members:

Henry Vines
Lee Isley
Brian Baker
Frank Bell
Todd May
Lawrence Abbott
Robert Key
Ashley Harris
Marlena Isley
Amy Galey

Staff:

Tonya Caddle

Consultant (Stewart):

Chad Sary
Jay McLeod

AGENDA

- Introductions
- Why are we here? (Project Overview & Schedule)
- What is a Land Development Plan?
- Engagement Process and Strategy
- Community Profile
- Plans & Ordinances Assessment Highlights
- Work Session

DISCUSSION/WORK SESSION

Upcoming Economic Development Forum

- Many opportunities to get the word out – staff to send opportunities
- Include:
 - Agriculture community
 - Chamber of Commerce
 - Realtors association
 - Downtown Business Associations
 - Spectrum (possible advertising for public meetings)
 - Civic Clubs

Steering Committee Comments

- General
 - 54 Corridor is poised for growth
 - Mega site in Randolph County should have growth implications in Alamance Co. in southwestern portion of county



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- Water and sewer a major threat to agriculture (growth)
- Ordinance Improvements
 - Need more enforcement/ability to enforce (who does what?)
 - Many processes are unclear
 - S/D ordinance handles public safety but need higher standards regarding design
 - Considerations of UDO to combine various land development ordinances
 - Need for open space standards
 - Concerns over loss of farm land – possible discussion of urban service areas – utility extension policies
 - Lake Jordan Rules are changing
 - Home Occupation regulations needed
 - Need to be more proactive with land use controls
- Issues to address with Land Development Plan Update
 - Address Historic Properties & renovation (mills, tax credits, re-use of older properties, etc.)
 - Need for balance between growth & agricultural uses
 - How to protect residential uses from commercial/industrial uses (buffers, zoning, etc?)
 - Should establish agricultural area to be persevered first then figure out where other land uses should go.
 - Growth direction through targeted utility installations (or not).
 - Preservation of farmland and agricultural land important.