



## ALAMANCE COUNTY

### Land Development Plan and Small Area Vision

#### Steering Committee Meeting 3 Follow-up Worksheet

June 2020

### Instructions

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Answer the following questions and share your thoughts on the Steering Committee presentation. Be sure to refer to the attached final survey results (Attachment A) and the land use scenarios (Attachment B). Please email or deliver completed forms to Tonya Caddle ([tonya.caddle@alamance-nc.com](mailto:tonya.caddle@alamance-nc.com)).

### Survey Results (See Attachment A)

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Are there any results that surprised you?

- The results seem to mirror what would be expected (i.e., **preservation of farmland and rural settings; fewer apartments and housing developments; better infrastructure**). I was glad to see that at least some of the respondent's view **reclamation of existing, abandoned industrial sites as an important factor in planning for the future**.
- If I am interpreting the results correctly, there is a lot **support for keeping the cost of living and taxes low**. When I talk to people outside of Alamance County, these items are brought up often as something they would like for their county, but I wasn't expecting our survey results to show it.
- No. With living here all my life things have certainly changed. I feel lots **of people do appreciate rural and farmland areas**.
- People least liked growth and development and **concerned so much about the loss of farmland**. However, **the population has increased by 30% since 2000** and these people have to go somewhere. Then **they expect services like schools** once they get there. People are attracted to the low tax rates and location between major metropolitan areas but **I don't think they get the correlation that other things will suffer from the low rate like schools and other amenities**.
- Not really
- The lack of responses from outside of city limits maybe **we need to make it more clear that this is a plan for rural Alamance County**

### Vision (Aspirational, value-based statement)

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The vision in the 2018 County Strategic Plan was: "Alamance County is a cohesive community with a thriving economy that balances respect for our rural history with thoughtful growth and development". How should we elaborate on that vision and clarify "respect for our rural history" and thoughtful growth and development" in the Land Development Plan?

- How about: **Alamance County is a diverse community with an economy devoted to a balance among respect for rural quality and natural landscapes, managed growth and development, and opportunities for all our citizens**.
- **"Alamance County is well positioned to balance thoughtful growth & development while preserving the rural character that makes our County special"**
- **Change the word thoughtful to responsible** planned growth and development. Responsible planned growth will better allow for it to be placed in the best possible location. The growth will come but we can better control where it goes and decrease sprawl if possible.
- I sincerely believe we should do something to **bring back and keep our farmers farming**. I would love to see **agriculture be supported and turned around to be a vital part of the economy** for Alamance County. Farmers are the hardest worker folks around and deserve tremendous support.



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- I think that in order to maintain your rural history that **growth is going to have to be limited out in parts of the county** and **draw a line in which we are not going to allow growth** to take place from city and towns.

### Goals (Short, actionable, measurable statement)

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What would you like to see the County accomplish with this plan in the next five years?

- I would like to see the County develop a predictive model for the next five years in order to have a baseline to **measure the success of the LDP**. If the expectations are clearly stated at the beginning of the five-year period it will be easier to **gauge the success and/or failures of the existing plan** at the end of that time. It would also help in the production of the next plan years down the road.
- **Some type of zoning**. Growth and development is coming. Actually it is already here to some degree, but it will only increase, perhaps dramatically. And growth, although not popular, can be a good thing. So it is very important that a system is in place that will **enable growth while protecting the rural areas** that are so important to the character of our County.
- I would like to dramatically **slow the building of large apartment complexes and the large track building developers**.
- **Have a plan and stick to it as best as possible**. If folks want to preserve farmland we can do it but do it strategically, not right next to the interstate or major thoroughfares where growth is inevitable. Folks also need to understand that for every acre in farm use that's money the county is basically investing into farmland; not schools, hospitals, amenities, and bringing jobs to that 30% increased population. Quarterly meetings or emails when a project comes in that property wants to be permanently preserved or development is coming that may take the parcel out of farm use.
- I just hope we can see **a future with more Parks and Recreation** at the level we have not been willing to move toward....such as sport complexes for recruiting national tournaments, zip line at Cane Mountain trails, white water rafting park like the one in Charlotte. We have the areas and they would bring in tremendous capital for tourists and for us locals.
- I would like this to set the course to **county-wide zoning** and a plan that would allow spot zoning until we could complete the whole county.

### Preliminary Land Use Scenarios (Refer to Attachment B.)

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View Attachment B which describes the land use scenarios. Answer the following questions related to the conceptual land use scenarios:

Of the three scenarios, which do you like most?

- **MG – 67% of votes**
- ARC – 33% of votes
- BAU – 0% of votes

Why did you choose that scenario? What is the most important assumption or outcome for you?

- MG - I think managed growth is the most flexible alternative and should allow more room for adjustments, as needed.



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- MG - This scenario gives local areas a little input in the growth. It also allows for a managed approach in regards to residential and industrial growth. Based on the location, unless we build a wall around the Alamance County, growth is inevitable. So we have to look for ways to incorporate it, while not losing some of the things that make this county a special place to live.
- ARC - I feel our growth is causing many problems that affect so many areas. Schools, traffic, hospitals and policing.
- MG - Growth is coming simply because of low tax rates, growth on our fringes, and the county's location along the interstate. The best thing we can hope to do is manage it and keep it near other areas of growth.
- MG - Balance is crucial. I want development, not just the same ole strip malls on every corner, but attractions that would bring outside monies for healthy lifestyles. We can't think small.
- ARC – It best fits what we would like our county to look like.

Of the three scenarios, which do you like least?

- **BAU – 100% of votes**
- **ARC – 17% of votes**
- MG – 0% of votes

Would you change any of the scenarios? If so, state which scenarios and why.

- BAU - In reality, a blend of aspects related to MG and ARC is what should be considered. If the survey is representative of the population in Alamance County; then, a combination of aspects in both of these scenarios will work best to fulfill the recommendations noted in the survey results.
- BAU and ARC - Of the three, I don't like either the BAU or ARC about the same. We absolutely can't keep the status quo, however a plan with too much governmental regulation is bad as well. The only other scenario I can think of is a more typical type of county wide zoning where commercial, industrial, and large scale residential, are regulated to specific zoned areas.
- ARC – I think adding to ARC plan about industry and how to manage it and how to co-exist.

Other Comments

- The county is going to have to weigh the economic impacts of the Covid-19 pandemic on future development and incorporate these inferred impacts into the LDP. This situation is a tragedy on so many levels, but economically, what has happened over the last six months and what will happen over the next year and a bit is going to have a dramatic impact on Alamance County for years to come (likely over the lifetime of the proposed LDP). The negative economic effects of business closures, unemployment, foreclosures, devaluation of property values, and a likely recession has and is going to change the narrative in terms of land use and development. I note in the 6-11-20 issue of *The Alamance News* that a developer is proposing 393 homes for North Jim Minor and another 286 new apartments and townhomes are being planned for Woody Drive. In addition, Elon has cleared for the development of 230 new homes near Manning Avenue. With all of the negative impacts from this virus the county needs to be able to factor the economic outlook of the near future with the viability of such projects (e.g., will anyone be able to buy any of the new homes or afford the rent on new apartments?). The LDP needs to address Covid-19 and develop a way to measure (or predict) a sort of cost/benefit ratio to the county for any new development weighed against the economic impacts of the virus. I know this



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will add an extra burden to the LDP contractors developing this plan, but I think it is going to have to be considered and formally included in the new plan. As a member of the steering committee, I would be willing to help where possible.