

## Steering Committee Meeting #1- Summary

### Meeting Information

Date:	October 6 <sup>th</sup> , 2021
Time:	4:00-6:00 PM
Location:	Frederick B. Cooper Commissioners Room 3 <sup>rd</sup> Floor, Claude Mayo, Jr. Administration Building Nash County Planning & Inspections Department 120 West Washington Street, Nashville, NC 27856
Committee Attendees:	Kim Moore, Marvin Arrington, Robbie Q. Davis, Kevin Q. Smith, Ethan Vester, Jonathon Boone, DeLeon Parker
Project Staff Attendees:	Adam Tyson, Adam Culpepper, Susan Phelps, Jay McLeod, Jaquasha Colón

### Summary

- ▶ Introduction
  - Welcome / Introductions
  - Steering Committee Role
- ▶ Schedule and Process
  - Project Purpose & Schedule
  - Steering Committee Meetings and Topics
  - Public Engagement, Plan Review, and Survey
- ▶ Existing Conditions
  - Demographics
  - Kick Off Meeting
  - Stakeholder Interviews
  - Early Themes
- ▶ Discussion / Exercise
  - What are the biggest issues and opportunities facing the County over the next 5 to 10 years?
  - What should this Plan accomplish?
- ▶ Next Steps: Analysis and Engagement

### Recent Growth Trends

- From 2006, growth has changed, especially in the last 18 months.
- Update should have been done 3-4 years ago, but may have missed some of the trends the County is seeing now.
- Meetings used to be an hour, now 2-3 hours due to so much development coming in.

## Contents of the Plan

- More dense zoning should follow the utility plan/expansions.
- Current plan is a little too flexible. More gradients in the current [future land use] categories would be beneficial to help guide planning board decisions. Categories need at least some criteria to make decision.
- Need a plan that provides the tools, steps, and specificity so County staff and developers can actualize the vision.

## Description of Demographics

- Increase in Manufacturing jobs may in part be driven by increases in employment by the Pfizer plant and Cummins plant.
- Plan should be as user – friendly as possible
- Planning Board and Developers used to be all local, but the County is starting to see outside developers coming in
  - Plan needs to include guidance so the Board and developers can navigate without legal ramifications.
  - Developers generally win the lawsuits because Board members are often lay people.
  - Board is concerned with development in rural parts of the community.
- The area experiences tension between people who move here for the rural character, then complain about agriculture activities. How can the County address this? Education is needed.

## Infrastructure and Services

- How are we collaborating with the school board?
- New elementary school near Red Oak in the pipeline.
- Board does not know what schools' current needs are, re: capacity, growth,
- How can we plan budgeting to improve utility connections, sewer, fiber, water,
  - Collaboration with director of utilities re: growth framework to direct and build growth in the County
- Water Sewer Master Planning process.

## Discussion

- Make sure Plan is cohesive between: zoning needs, planning, uses, etc. need to mesh with community desires, land suitability, and financial feasibility.
- Planning for the edges of jurisdictions how are municipalities are going to be get engaged, while acknowledging this plan is not centered on their needs.
- 200 houses planned for north side of Spring Hope within the town limits.
- Small towns are heavily reliant on County, looking to County for direction and assistance.
- Plan has to be future focused, and still meet/address the folks here today.
- First Wednesday usually looks better for the committee.