

Agenda

Steering Committee Meeting #2

Meeting Information

Date: December 1, 2021
Time: 4:00-6:00 PM
Location: Frederick B. Cooper Commissioners Room
3rd Floor, Claude Mayo, Jr. Administration Building
Nash County Planning & Inspections Department
120 West Washington Street,
Nashville, NC 27856

Summary

Introduction

Schedule and Process Update

Review Survey Results

Discussion

- ▶ Draft Goals
- ▶ Suitability Analysis
- ▶ Draft Future Land Use Character Areas and Initial Thoughts on Draft Future Land Use Map
- ▶ Plan Outline and Implementation

Next Steps: Plan drafting

Meeting Materials

Draft goals

Survey results

General Comments/Discussion

- ▶ Cost of providing services discussion relative to different land use / property taxing structures.
- ▶ Discussion of population projections and growth pressures, especially in unincorporated vs. incorporated (towns, cities) areas. Discussed possibly negotiating a Urban Services Boundary for each town, where that Town would have rights to provide services (water, sewer, etc.), but the committee was not interested in pursuing this option.

Residential Density and Lot Sizes

- ▶ How to encourage growth into existing communities while recognizing that some of these areas don't want to (or can't) expand. Needs to be some accommodation for development in the unincorporated county.
- ▶ Should add higher neighborhood design standards to the R20 zoning district. If these areas are going to be suburban density, they need to have suburban design and services.

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- ▶ Discussed possible ways to encourage development near incorporated communities to incorporate/annex.
- ▶ Is the rural, unincorporated County the proper place for dense residential housing? I.e. – should the County even offer R6 zoning? Generally agreed that this should not be so.
- ▶ Need to review current rezoning criteria and add specificity for review and decision-making.

Access

- ▶ Need for policy to address excessive driveway creation on to existing thoroughfares. Discussed the options available and the constraints that NCDOT faces when approving driveway permits. Priority to preserve capacity on interconnecting highways.
- ▶ Discussion of how many lots should be able to use a private access easement before it needs to be upgraded to higher street standards. Desire is to tighten these standards.
- ▶ Increasing setbacks on thoroughfares can help to preserve capacity and potential for future road widening.
- ▶ Currently using shared driveways on highways.
- ▶ Potential to use minimum block lengths to help provide secondary access options.

Public Water Service

- ▶ Desire for guidance and agreement on when and where to provide public drinking water service and to coordinate that with desired growth patterns.
- ▶ Recent decision on community water used to justify increased residential density was somewhat controversial.

Parks and Recreation

- ▶ County parks are important to the community.

Goals Review

- ▶ Agriculture is important.
- ▶ Want to steer or shape growth instead of “controlling” it.
- ▶ Need recommendations for rural residential growth and make sure to create space for that on the future land use map.