

Summary

Steering Committee Meeting #4

Meeting Information

Date: February 22, 2022
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

Schedule and Process Update

Cost of Services

Development Preference Survey

Draft Future Land Use Maps

Draft Recommendations

Next Steps

Meeting Materials

Draft Future Land Use Maps 1 and 2

Draft Recommendations

General Comments/Discussion

- ▶ Discussed trends and implications of the cost of services studies. All studies agree that residential development costs more in county services than it provides to county tax coffers. In contrast, agricultural land often provides more tax revenue to a county than it demands in county services. This is mostly because agricultural land does not require schools, public safety, or public health services, which are particularly large components of county budgets.
- ▶ Reviewed current, recently released (2022) NC OSBM population projections for Nash County, which are even lower than the previous 2021 projections.

Summary of Committee Responses to Suburban Residential Growth Survey

- ▶ The committee was polled prior to the meeting on where they considered the most appropriate areas for suburban-style residential growth. Results are in the presentation.
- ▶ Box 3 from the committee's land use survey is the current development hotspot. It is also one of the places where public water infrastructure has been installed.

Summary

Residential Density and Lot Sizes

- ▶ Discussed introducing a variety of lot sizes into the Future Land Use Map, so there was 20,000, 30,000, and 40,000 square foot options.
- ▶ Discussion of lot sizes and affordability. Municipalities have a mix of housing types coming in, including smaller homes with different levels of affordability. Some support for keeping growth areas in the municipalities. Observed that people move to county for its rural character.

Location of Growth Areas

- ▶ Some members want to see all the County available for suburban-style residential growth. Others do not.
- ▶ Should installation of the public water system lead development or should development be concentrated where existing public water service exists even if it is not in keeping with rural character? The County is still mapping present and future utilities.
- ▶ County staff member confirmed future water system expansion will depend on the Future Land Use Map and will likely attempt to serve areas designated for significant growth.
- ▶ Different parts of the county may be appropriate for different types of development.
- ▶ Discussed how to get better subdivision design.
 - County has power to establish different taxing districts akin to municipal service districts.
 - What about development fees for certain types of development?
 - How can we alter subdivision approval process to have more info upon which to base decisions? Would like to see usable open space, sidewalks, lighting.
 - How will this affect affordability?
 - Can change how code requires open space for cluster subdivisions.

Future Land Use Map

- ▶ The two Future Land Use Map drafts were discussed and contrasted.
- ▶ Discussed potential criteria for updated draft Future Land Use Map.
 - Present and future water availability, corridors, and interchanges.
- ▶ Project team to create a new draft Future Land Use map with 75,000 acres of Rural Growth areas. This area corresponds to roughly half of the area in the current Future Land Use Map designated as "Suburban Residential."