

CHATHAM COUNTY COMPREHENSIVE PLAN

Steering Committee Meeting 10/20/2016



AGENDA

1. Welcome and Introductions (10 min)
 - *Comments from the Chair*
 - *Approval of September Minutes*
 - *Review of Schedule*

2. Finalize Draft Goals (25 min)
 - *Discussion*

3. Intermediate Findings & Preliminary Recs (45 min)
 - *Land Use Framework (policy ideas and sketch plan)*
 - *Agriculture (approach, Ag Focus Group, mapping, engagement)*
 - *Utilities (outstanding questions and options)*
 - *Open Space and Parks and Recreation (big ideas)*

4. Discussion (20 min)

5. Other business (20 min)
 - *Comments on Memos*

THE PLANNING PROCESS



We are here



Need to be here before next public meetings (January)

NEAR TERM SCHEDULE

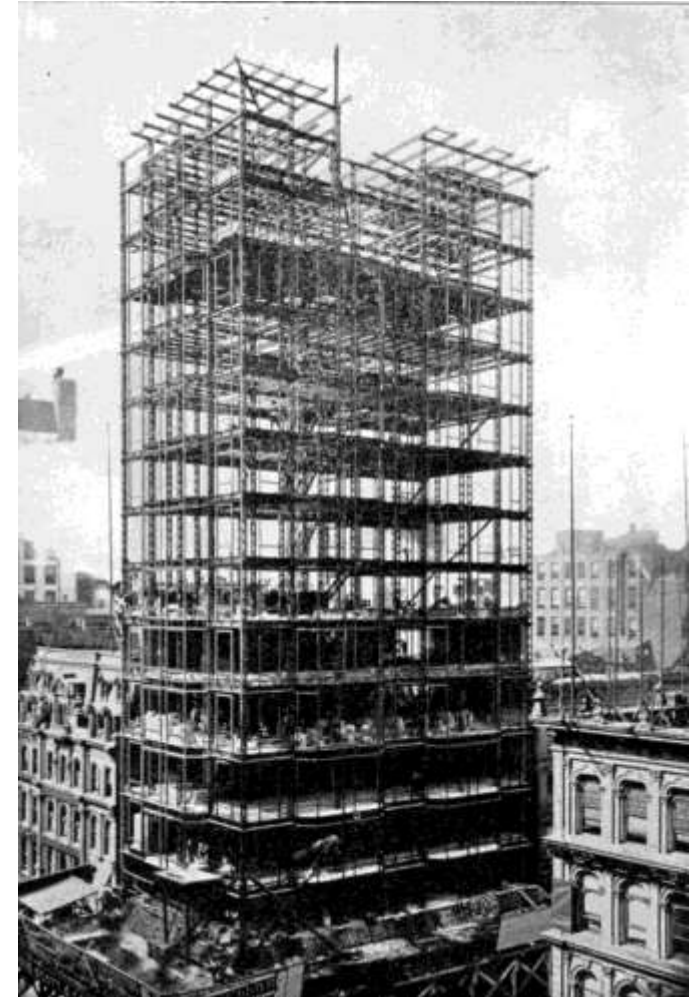
| Meeting / Milestone | Date | Description |
|---|-------------------|---|
| Steering Committee Meeting #7 | 9/22 | <ul style="list-style-type: none"> Review intermediate findings for economic development and transportation Objectives and Strategies work session #1 |
| Steering Committee Meeting #8 | 10/20 | <ul style="list-style-type: none"> Finalize goals Review intermediate findings (Focus on Land Use, begin Utilities, Environment and Parks and Recreation) Discussion/work session #2 |
| Draft Deliverables and Related Meetings | September-October | <ul style="list-style-type: none"> Green Infrastructure Map, Food Desert Analysis Map, Strategic Farmland Map, Draft Framework Plan (Rough Draft of FLU Map) Draft preliminary Recommendations and Strategies |
| Steering Committee Meeting #9 | 11/17 | <ul style="list-style-type: none"> Review intermediate findings for elements (Housing, Agriculture, Environment & Parks and Recreation, Resiliency) Strategies work session #3 |
| Steering Committee Meeting #10 | December or Jan? | <ul style="list-style-type: none"> Continue discussion on plan elements Review draft public meeting materials |
| Public Meetings | January (TBD) | <ul style="list-style-type: none"> Present draft recommendations |

GOALS DISCUSSION

1. **Preserve the rural character** and lifestyle of Chatham County.
2. Preserve, protect, and **enable agriculture**.
3. **Promote a compact growth pattern** by developing in and near existing towns, communities, and in designated, well planned, walkable mixed use centers.
4. **Diversify the tax base** and generate more quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.
5. **Conserve natural resources and provide recreational opportunities**.
6. **Provide infrastructure to support desired development** and support economic and environmental objectives.
7. **Become more resilient** by mitigating and responding to emerging threats.
8. **Provide equitable access** to high-quality education, housing and community options for all.
9. Foster a **healthy community**.

LAND USE FRAMEWORK

- “Sketch Plan”
- Outlines very **preliminary** recommendations based on draft goals and feedback so far (from stakeholders, steering committee and public)
- Also informed by draft land use suitability analysis (GIS based)
- **Subject to significant change** based on input and additional study



3. PROMOTE COMPACT GROWTH...

OBJECTIVES

- CONSERVATION
 - REDUCED IMPACTS TO NATURAL RESOURCES AND SYSTEMS (FUNCTIONS),
 - LESS ENCROACHMENT ON OR DEVELOPMENT PRESSURE ON AGR
- PROXIMITY OF MULTIPLE USES...
 - EQUITABLE ACCESS TO JOBS, EDUCATIONS, SERVICES
 - DESTINATIONS, MEET RETAIL AND ENTERTAINMENT DEMAND
 - BETTER WORK ENVIRONMENT = COMPETITIVE JOB CENTERS
- LESS BURDEN ON INFRASTRUCTURE AND LONG-TERM COST TO SERVE
- CRITICAL MASS FOR TRANSPORTATION OPTIONS
- HEALTHY COMMUNITY, SUPPORT MORE ACTIVE LIFESTYLES (WALKING AND BIKING AS OPTIONS), HIGHER PERCENTAGE WITH ACCESS TO RECREATION AND NATURE, REDUCED RISK OF ISOLATION



Caption/Source

4. DIVERSIFY THE TAX BASE AND GENERATE MORE QUALITY, IN-COUNTY JOBS

OBJECTIVES

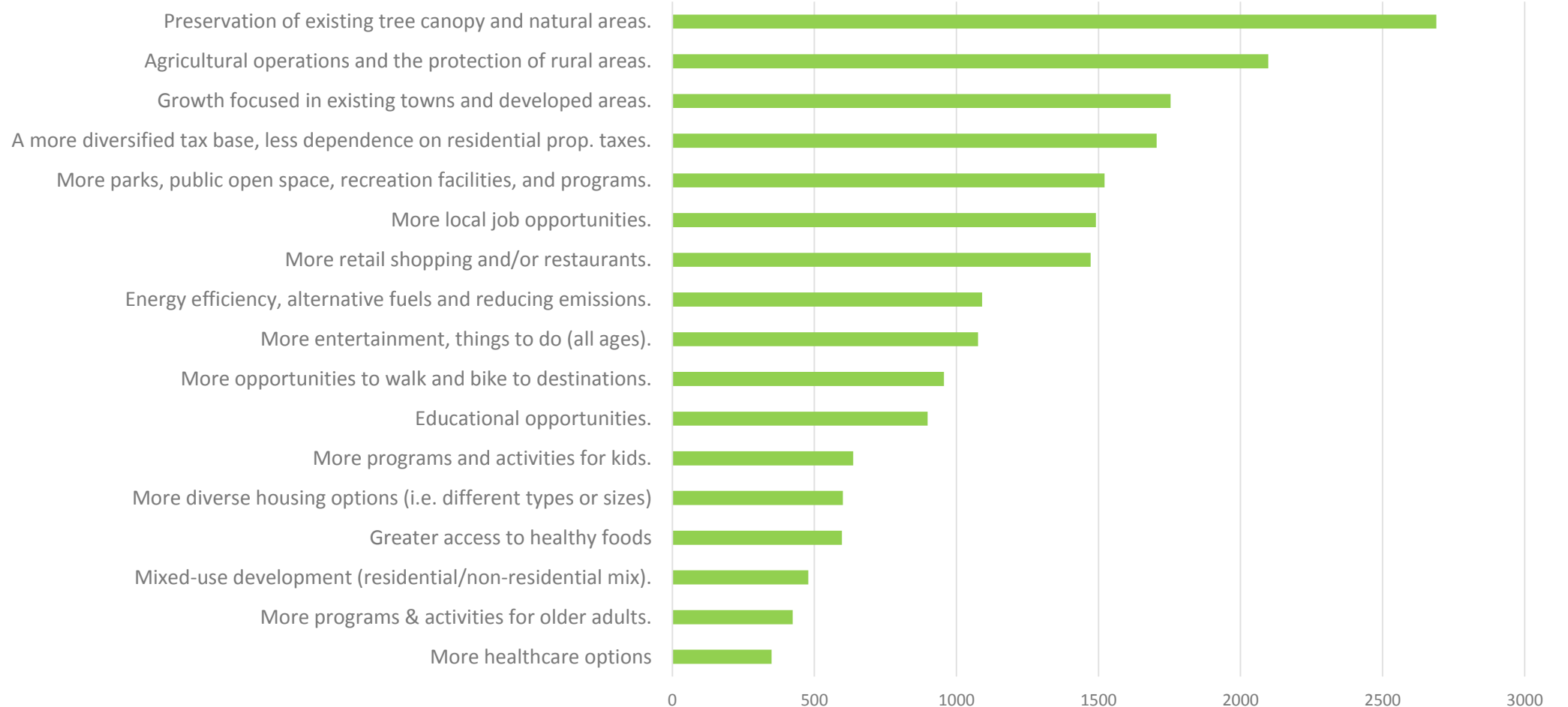
- INCREASE NON-RESIDENTIAL SHARE OF THE TAX BASE.
- INCREASE HIGH-QUALITY, IN-COUNTY JOBS.
- STRENGTHEN SUPPORT FOR EXISTING BUSINESSES, INCLUDING SMALL AND MEDIUM-SIZED FIRMS.
- DEVELOP AND PROMOTE TWO MEGASITES FOR LARGER INDUSTRIAL PROJECTS.
- FOCUS RECRUITMENT ON CLEAN INDUSTRY



Q12: Future Growth and Development Priorities. Rank your top 5 choices, in order of your preference (with 1 being the most preferred):

Answered: 1377 Skipped: 292

Relative Importance (Rating x Response Count)



2015 Citizen Satisfaction Survey

- Jobs #1 issue
- Controlled growth is #2 issue

Table 4. Chatham County's Most Pressing Issues or Challenges.

| Most Pressing Issues or Challenges | # Mentioned |
|---|-------------|
| Bringing jobs/businesses to the area | 98 |
| Controlling rapid growth/development | 87 |
| Not sure | 51 |
| Improve schools/education | 45 |
| Nothing/can't think of anything | 40 |
| Chatham Park growing too quickly for infrastructure | 34 |
| Infrastructure issues with growth | 20 |
| Environmental protection/fracking/coal ash | 18 |
| High taxes | 17 |
| Roads/traffic signals need improvement | 16 |
| Water quality issues | 15 |
| More activities for youth | 13 |
| Losing small town feel/rural agricultural nature | 13 |
| Chatham Park will be good for the area | 12 |
| Improve law enforcement/police presence | 8 |
| Rezoning issues | 8 |
| Bring more entertainment/things to do to the area | 7 |
| Increase growth/development | 7 |
| Traffic | 7 |

SUMMARY PROJECTIONS

Totals

- 25,000 New Homes
- 9,300 New Jobs

Equivalence

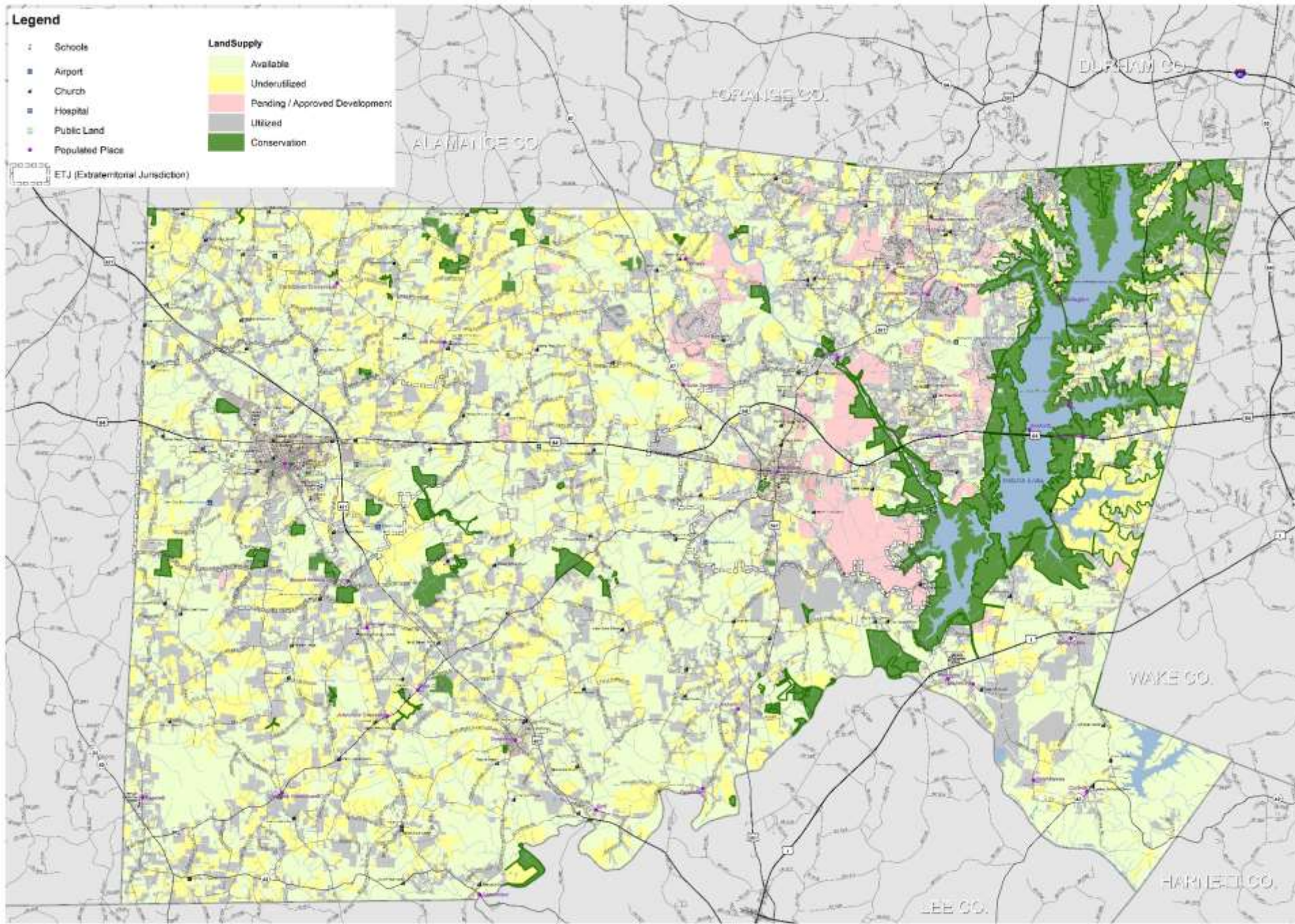
- 19,000 Acres (Residential)
- 1,000 Acres (Jobs)

**Actual footprint depends on density
& design of future development**

Note: Housing projection based on linear population growth rate 2000-2014, Employment projection based on the square footage projections for retail and services, office/medical office and industrial provided by Economic Leadership—growth at megasites and Chatham Park factored in. Employment projections may not include all types of employment (i.e. government and education sector).

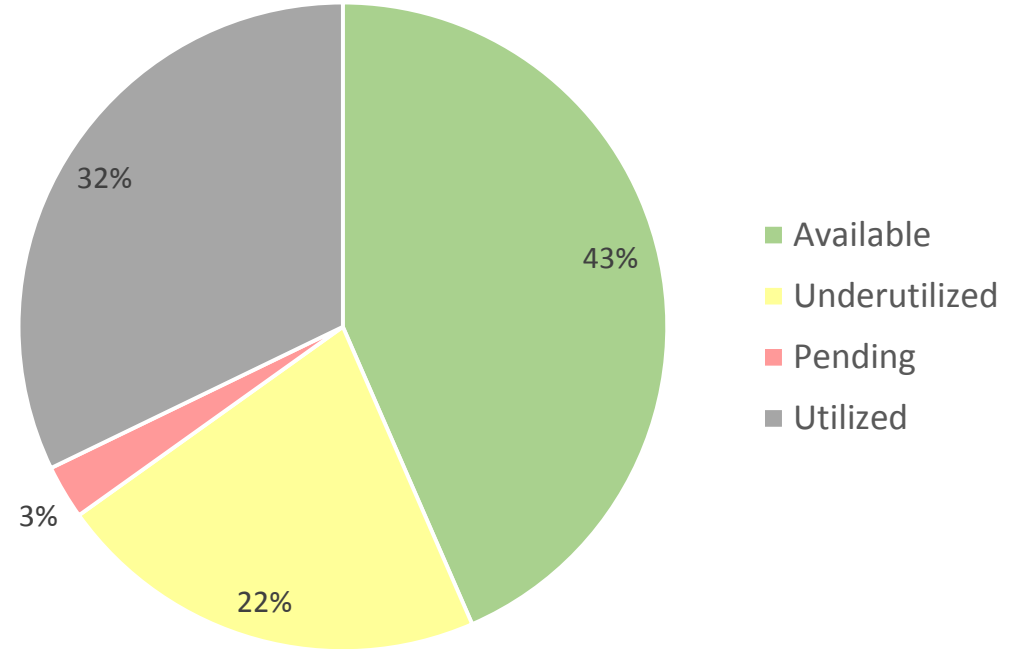
Note: Residential acreage based on recent residential growth (2010-2014) which averaged 0.68 acres per home and an assumed 10% increase for infrastructure (i.e. roads). Employees per square footage rates assumed (400sqft for Office, 600sqft for Com, 1000sqft for service and industrial), FARs between 0.1 and 0.15 assumed.

LAND SUPPLY

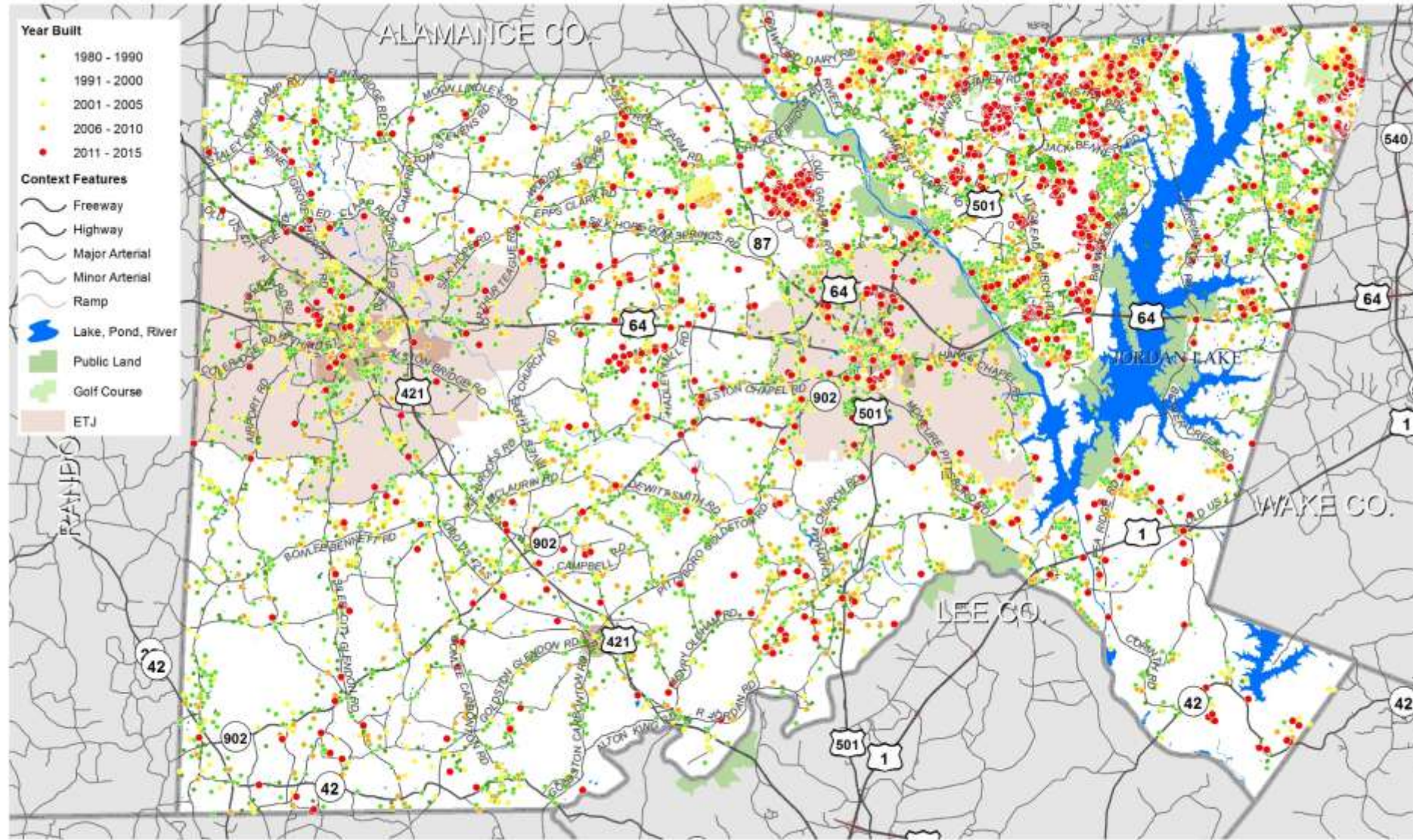


LAND SUPPLY

| LandSupply | Parcels | Acres | % |
|---------------|---------------|----------------|-------------|
| Available | 11,370 | 191,076 | 43% |
| Underutilized | 3,294 | 95,213 | 22% |
| Pending | 3,100 | 11,842 | 3% |
| Utilized | 25,807 | 141,421 | 32% |
| Total | 43,571 | 439,552 | 100% |



RECENT GROWTH



LandDesign

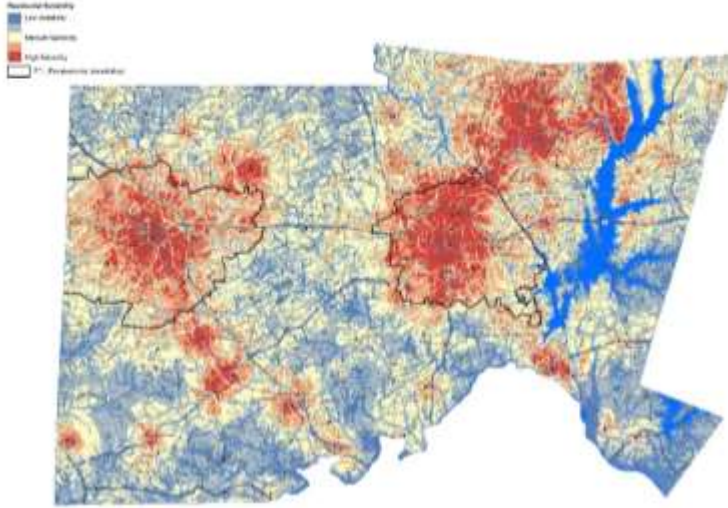
CHATHAM COUNTY COMPREHENSIVE PLAN
CHATHAM COUNTY, NORTH CAROLINA

POTENTIAL IMPACTS OF BUSINESS AS USUAL

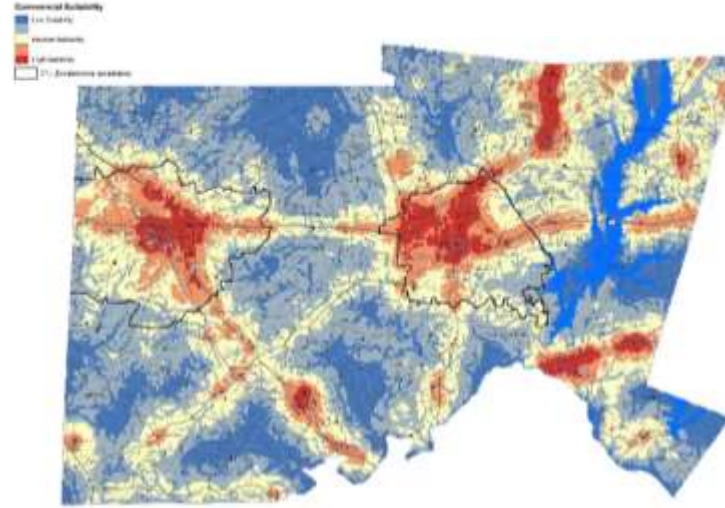
- Land fragmentation from dispersed large-lot development in the NE and west of NC 87
- Impacts to farming
- Impacts to forestry lands in the SE
- Potential conflicts between residential and megasites

Note: More detailed analysis will be provided at November meeting

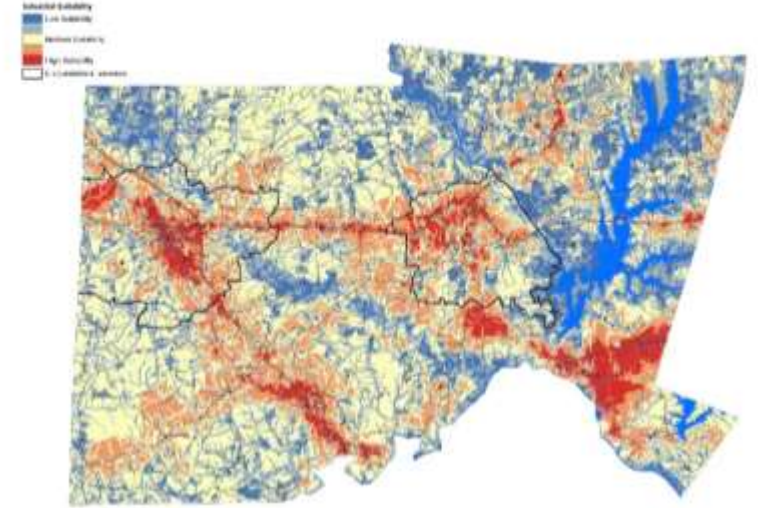
RESIDENTIAL LAND USES



COMMERCIAL LAND USES



INDUSTRIAL LAND USES



RESIDENTIAL FACTORS

- LANDS NEAR EXISTING SINGLE FAMILY DEVELOPMENT
- LANDS PROXIMAL TO MUNICIPAL ETJS AND COMMUNITY CENTERS
- LANDS PROXIMAL TO LANDS NEAR SCHOOLS
- LANDS NEAR EXISTING COMMERCIAL AND SERVICES
- LANDS NEAR PARKS
- LANDS NOT PROXIMAL TO INDUSTRIAL USES
- LANDS NEAR EMPLOYMENT CENTERS
- LANDS WITH BUILDABLE SLOPE
- LANDS NOT ENVIRONMENTALLY CONSTRAINED
- LANDS NOT ADJACENT TO MAJOR ROADS
- LANDS PART OF LARGE PARCELS
- LANDS WITH SOILS APPROPRIATE FOR SEPTIC TANKS

COMMERCIAL AND SERVICE FACTORS

- LANDS NEAR CONCENTRATIONS OF EXISTING RESIDENTIAL DEVELOPMENT
- LANDS PROXIMAL TO EXISTING COMMERCIAL AND SERVICES
- LANDS PROXIMAL TO ACCESSIBLE HIGH TRAFFIC ROADWAYS
- LANDS PROXIMAL TO MAJOR ROADS (EXISTING AND FUTURE)
- LANDS PROXIMAL TO EXITS
- LANDS PROXIMAL TO EXISTING OR APPROVED COMMERCIAL CENTERS
- LANDS PROXIMAL TO SEWER
- LANDS NOT ENVIRONMENTALLY CONSTRAINED

INDUSTRIAL FACTORS

- LANDS PROXIMAL TO EXISTING INDUSTRIAL LAND USES
- LANDS NOT PROXIMAL TO INCOMPATIBLE RESIDENTIAL USES
- LANDS PROXIMAL TO 4 LANE ROADS
- LANDS PROXIMAL TO RAILROADS
- LANDS PROXIMAL TO CURRENT AND FUTURE EXITS
- LANDS PROXIMAL TO SEWER
- LANDS PROXIMAL TO WATER SUPPLY LINES
- LANDS WITH BUILDABLE SLOPE
- LANDS NOT ENVIRONMENTALLY CONSTRAINED
- LANDS NOT IN WATER SUPPLY WATERSHEDS
- LANDS PART OF LARGE PARCELS
- LANDS PART OF DUKE ENERGY'S SITE READINESS PROGRAM

LAND USE POLICY IDEAS

Support development in cities, towns, and existing & planned growth areas

- Direct new development toward municipalities [TOWN CENTERS]
- Encourage additional development in areas where significant development has already been approved and where existing or planned infrastructure capacity can support additional development [COMMUNITY CENTERS, NEIGHBORHOOD CENTERS, EMPLOYMENT CENTERS]
- Encourage development in historical centers [VILLAGE CENTERS, CROSSROADS COMMUNITIES]
- Direct development of any intensity away from areas with agricultural activities and significant natural resources.

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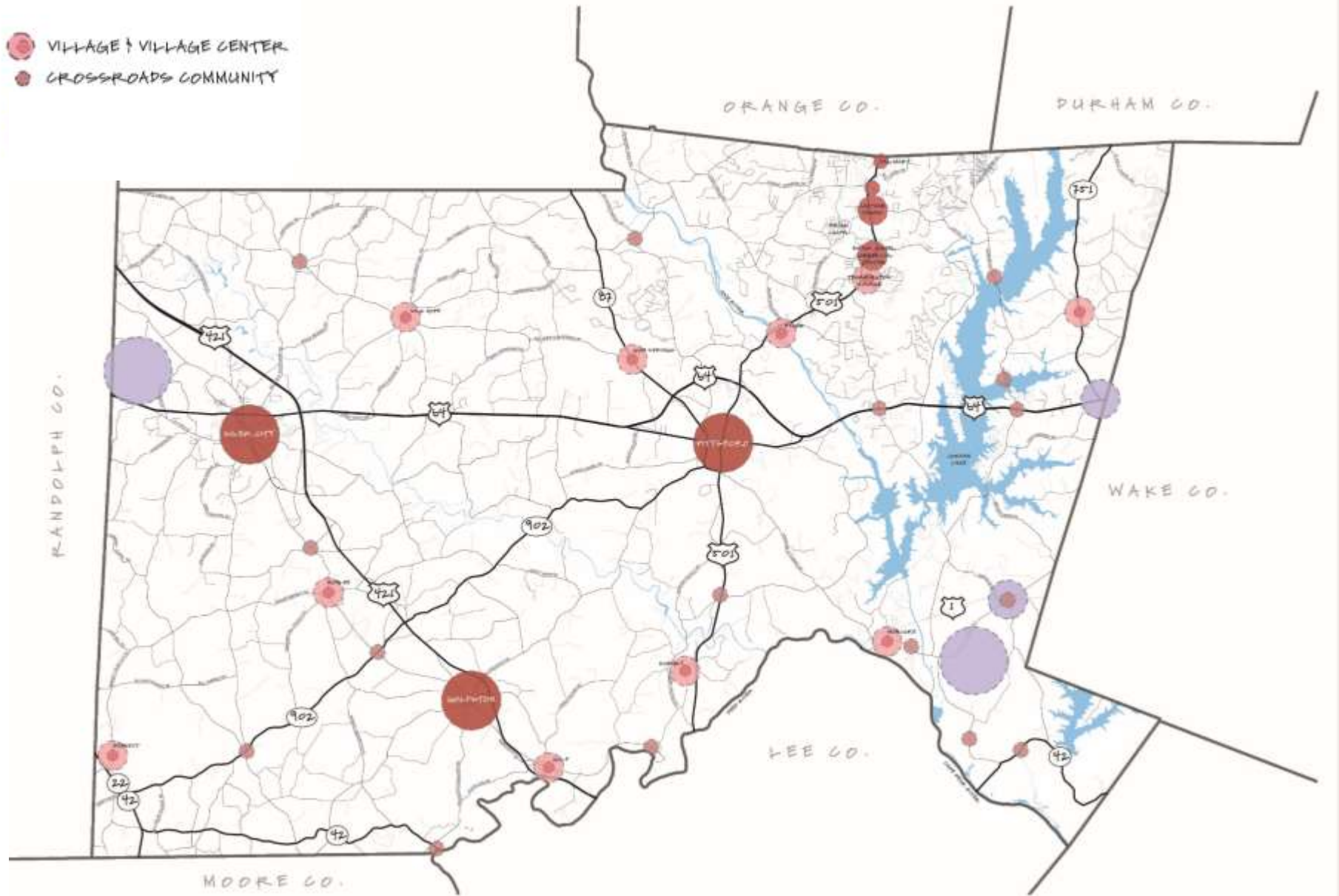
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LEGEND

- TOWN CENTER
- EMPLOYMENT CENTER
- COMMUNITY CENTER
- NEIGHBORHOOD CENTER
- VILLAGE + VILLAGE CENTER
- CROSSROADS COMMUNITY

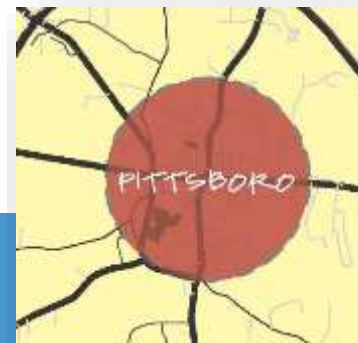


TOWN CENTER

CHARACTERISTICS

The heart of the municipalities, these are the established centers of commerce in the county.

- Mix of uses include civic and governmental, retail, restaurants, services, office, institutional, and higher density residential (4DUA+) uses
- Buildings: 2- to 4-story buildings are common
- Streets: Grid or modified grid pattern, block lengths are 600 feet or less
- Public/open space: Small formal greens, small parks, grounds of civic buildings, urban greenways



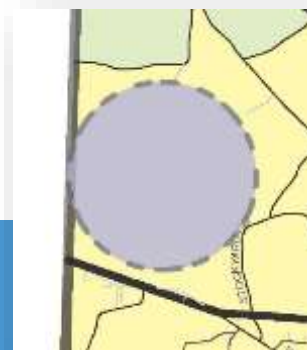
LAND USE CATEGORIES

EMPLOYMENT CENTER

CHARACTERISTICS

These centers are targeted for future job-generating uses in settings that meet today's workplace expectations.

- Mix of uses include light industrial, office, and supporting retail, restaurant, service, recreation, and other uses.
- Buildings: Up to 60 ft in height, large and small footprints
- Streets: Arterial, collector and local streets and private drives for local and regional accessibility
- Public/open space: Parks, trails, natural areas, enhanced SW mgmt



LAND USE CATEGORIES



LAND USE POLICY IDEAS

Facilitate development of the Chatham-Siler City Advanced Manufacturing (CAM) and the Moncure “megasites” to ensure future job creation in the county.

- Bolster Chatham EDC’s to efforts to recruit employers, particularly those in “clean” industries.
- Consider a range of complementary uses within employment centers to ensure creation of attractive work environments and enhance competitiveness with other employment location options in NC and US.



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COMMUNITY CENTER

CHARACTERISTICS

Retail hubs located along key roadway corridors, these centers accommodate regional retail tenants complemented by local-serving commercial development.

- Mix of uses include retail, restaurants, services, and office uses (+/-125-400K SF commercial)
- Buildings: 2 stories (or comparable) are common
- Streets: A network of local streets + private drives with few access points to adjacent arterials and collectors
- Public/open space: Plazas, greens, enhanced SW mgmt



LAND USE CATEGORIES



*Lowe's Foods Center,
Greer, SC*

NEIGHBORHOOD CENTER

CHARACTERISTICS

Grocery-anchored center with complementary retail and service uses, small restaurant.

- Mix of uses include grocery-anchored retail with some restaurants, services, and office uses (+/-30-125K SF commercial)
- Buildings: 1 and 2 stories
- Streets: Private drives functioning as local streets, internal connections to adjacent properties to lessen impact on local roads
- Public/open space: small usable green spaces and courtyards assoc with bldgs, enhanced SW mgmt

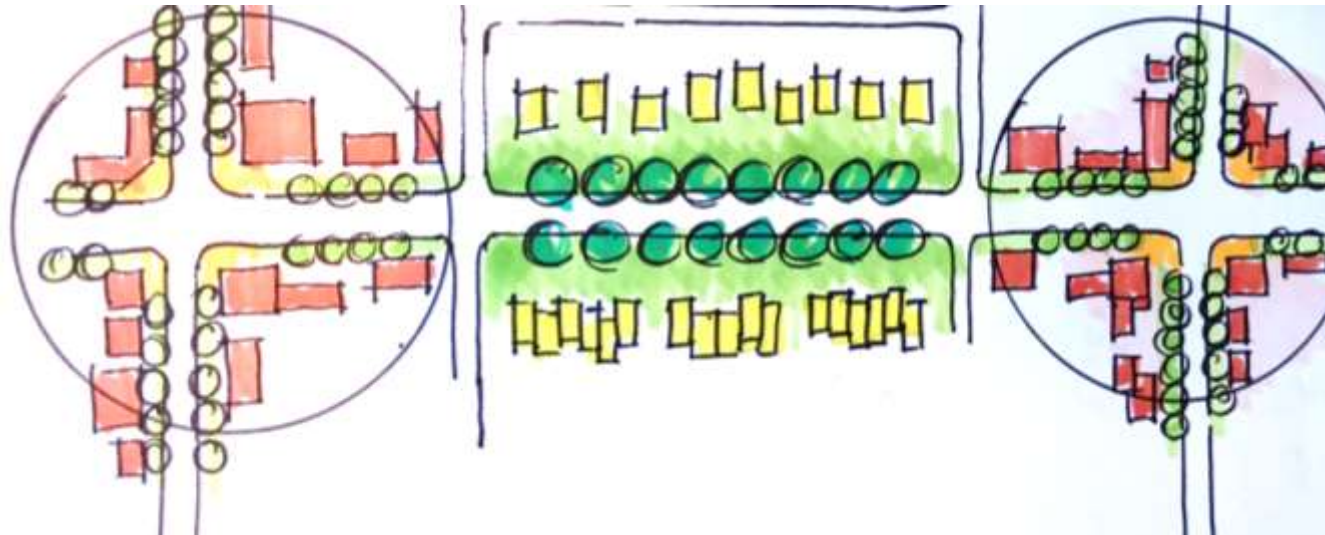


LAND USE CATEGORIES

LAND USE POLICY IDEAS

Avoid “strip” commercial development along key road corridors.

- Limit the location of commercial development to nodes along major collectors and arterials.
 - Amend land development regulations to establish location standards for commercial development that pushes it to nodes and to discourages it along specific segments, such as
 - Maximum distance from types of intersections identified as appropriate
 - Minimum distance between nodes
 - Landscaping requirements and large setbacks that create a “green break”



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LAND USE POLICY IDEAS

Concentrate development in areas to create the critical mass needed for efficient delivery of infrastructure and services (especially transit) and to create destinations

- Support development that leads to the co-location of compatible uses that together create destinations in the county. The clustering of homes, retail, restaurants, services, and other desired uses in a walkable area invites activity that is good for business.



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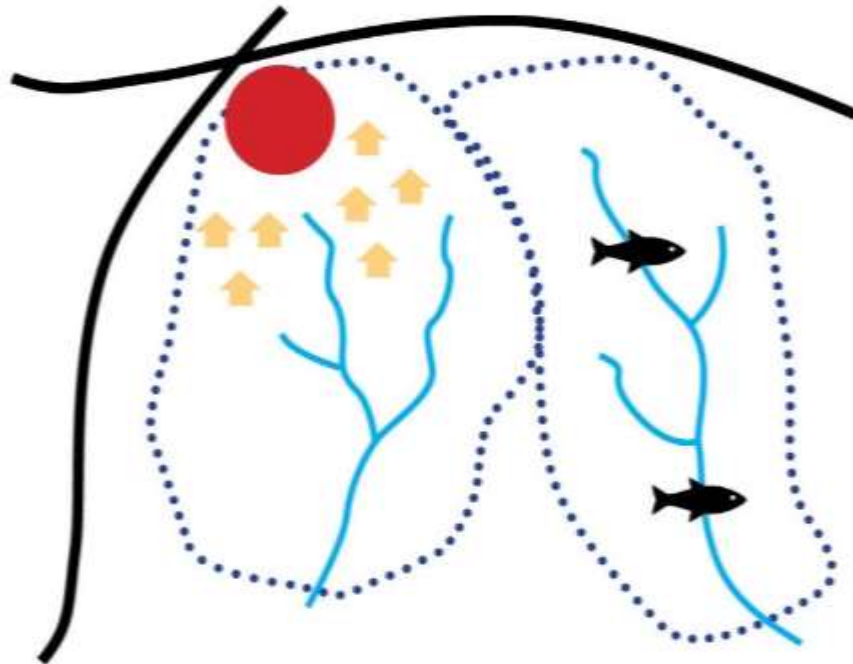
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LAND USE POLICY IDEAS

Concentrate development in areas to lessen impacts on environment (especially water quality)

- Within each watershed, consider supporting a compact form of development that places uses within reasonable walking and biking distances and reduces the overall impervious area, all while maintaining the desired maximum gross density for the watershed.



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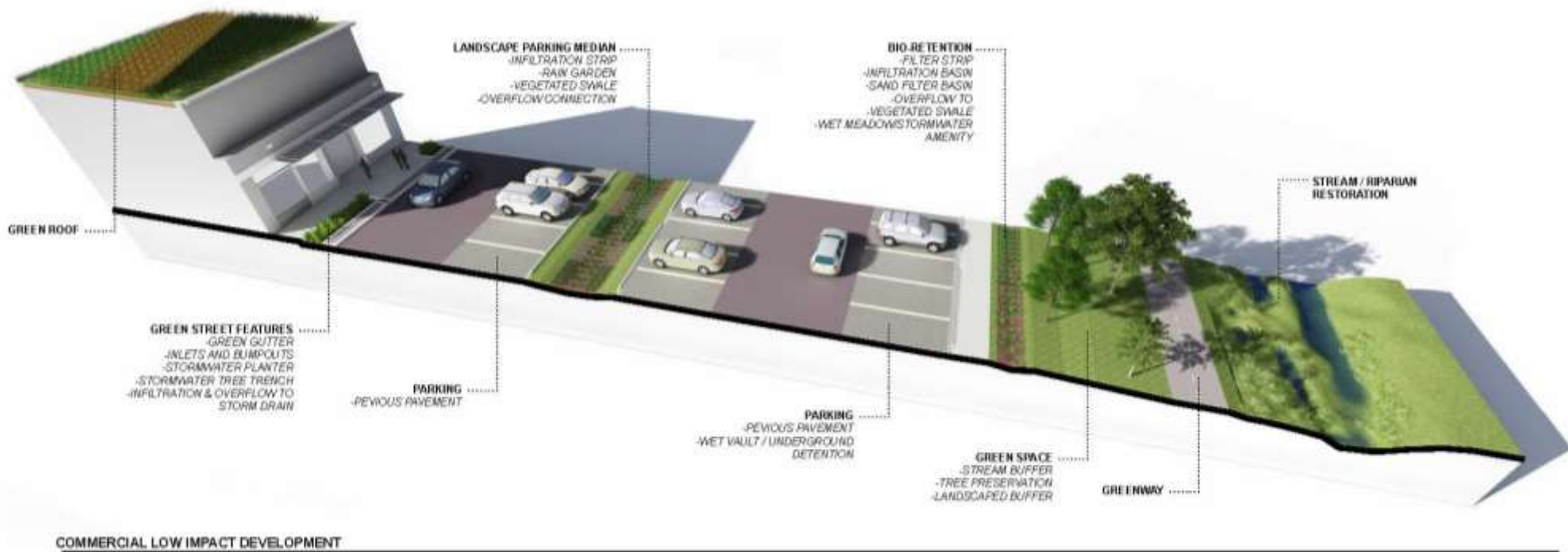
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LAND USE POLICY IDEAS

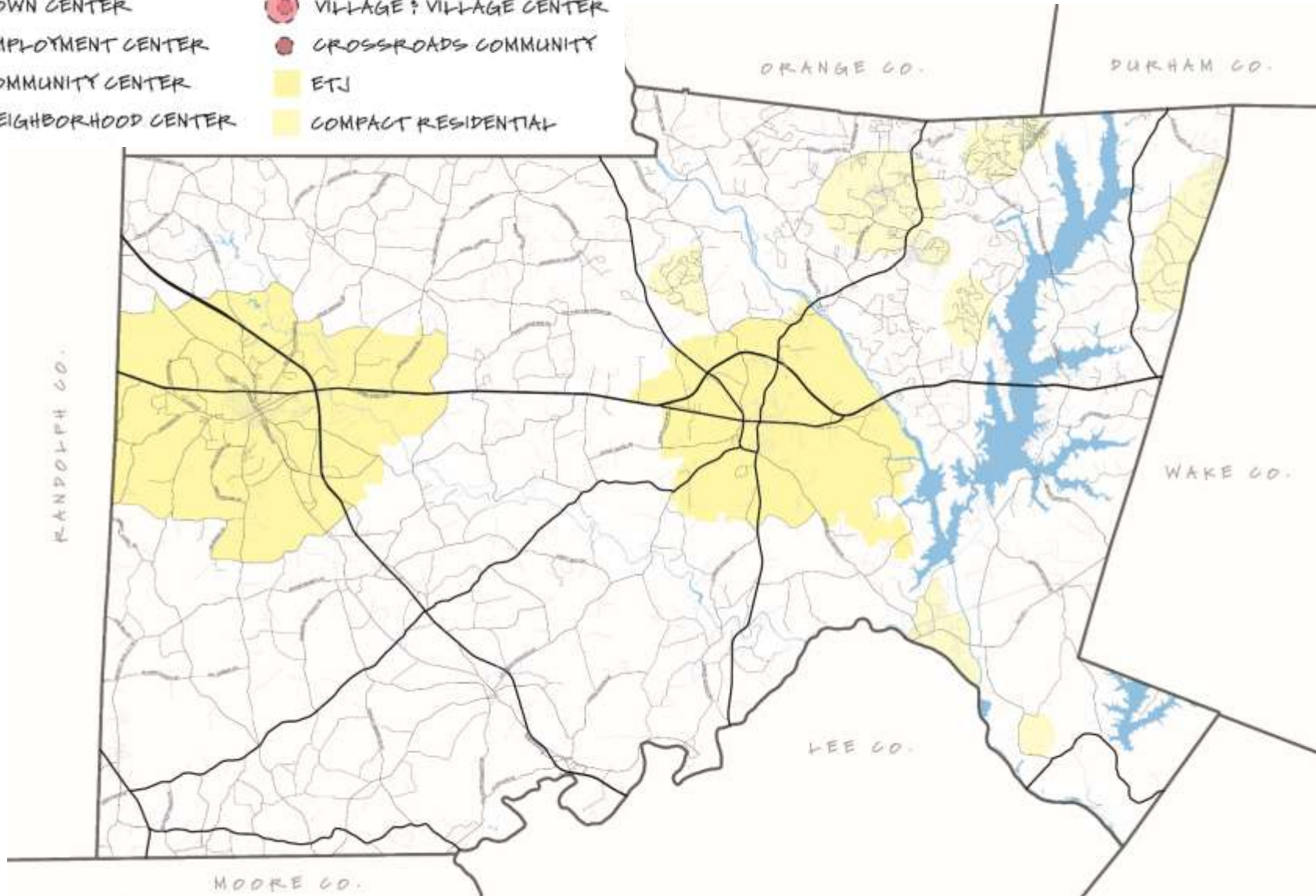
Utilize Low Impact Development (LID) techniques in and near Centers

- LID techniques can improve the quality of stormwater run-off and reduce velocity and quantity. Green Stormwater Infrastructure (GSI) that increases infiltration and/or delays run-off such as pervious pavement, stormwater planters, filter strips, sand filters, cisterns and rain gardens would be appropriate.



LEGEND

- TOWN CENTER
- EMPLOYMENT CENTER
- COMMUNITY CENTER
- NEIGHBORHOOD CENTER
- VILLAGE & VILLAGE CENTER
- CROSSROADS COMMUNITY
- ETJ
- COMPACT RESIDENTIAL



ETJS AND COMPACT RESIDENTIAL



Westfall or portions of Fearington

COMPACT RESIDENTIAL

CHARACTERISTICS

Mix of detached and attached residential units complemented by a variety of open spaces.

- Mix of uses include single family detached and attached units and some multifamily units. Community centers, amenities, recreational uses, schools, and churches may be part of the fabric.
- Buildings: Mostly 1- and 2-story, some 3 story
- Streets: connected system of local and collector streets with access to surrounding development
- Public/open space: Range of types (from large natural resource areas to small pocket parks and gardens)

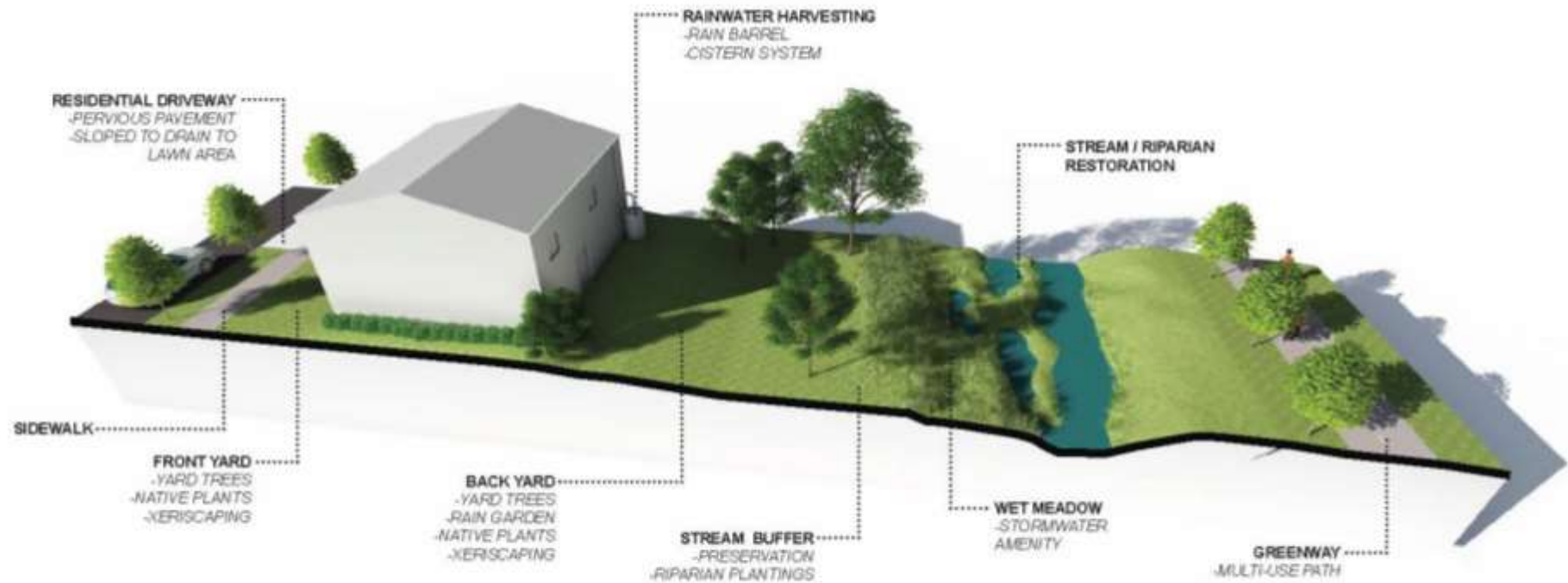


LAND USE CATEGORIES

LAND USE POLICY IDEAS

Utilize Low Impact Development (LID) techniques in and near Compact Residential Areas

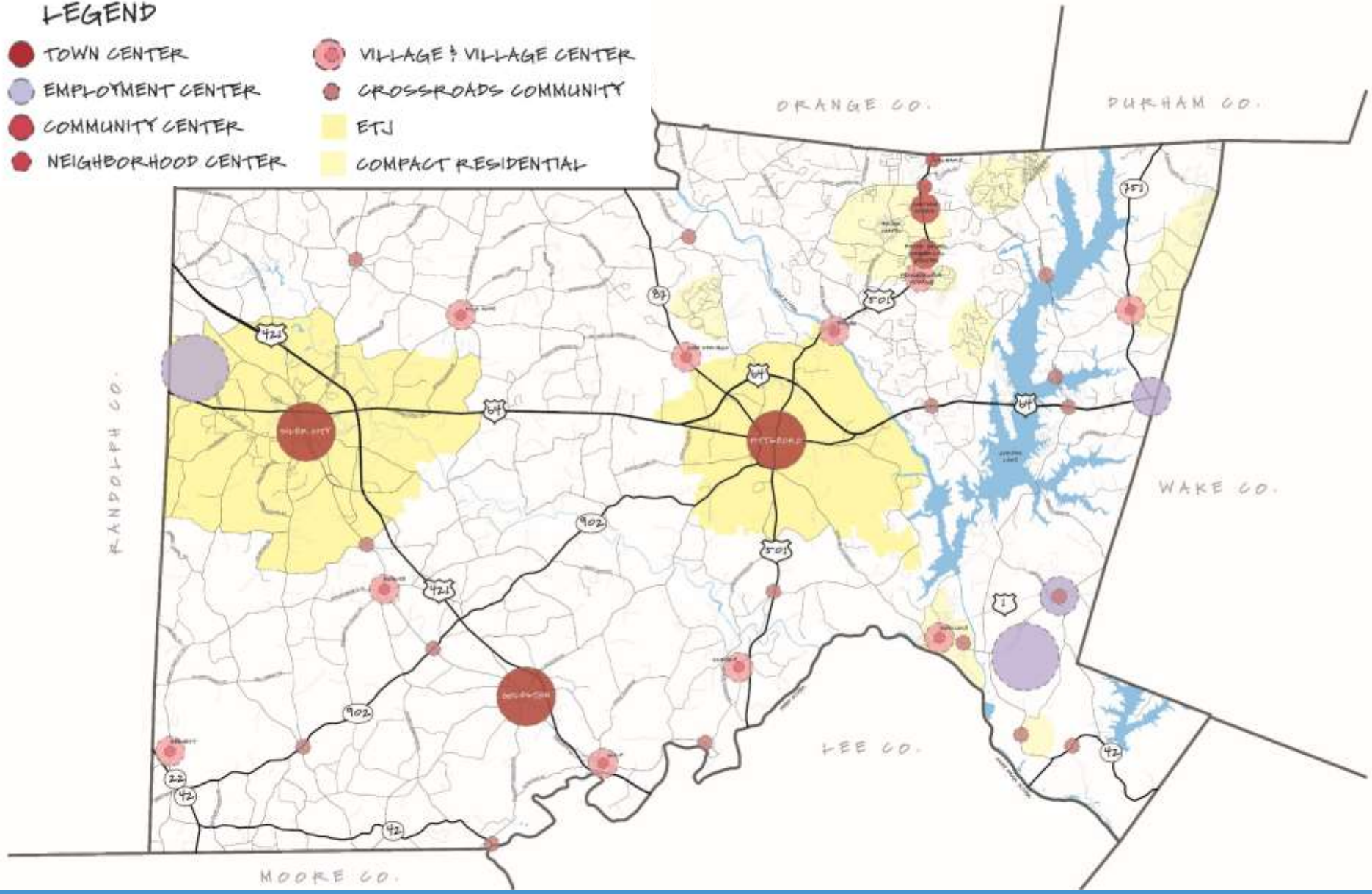
- Some LID techniques are appropriate for commercial and some for residential development at different densities.



RESIDENTIAL TRANSECT LID

LEGEND

- TOWN CENTER
- EMPLOYMENT CENTER
- COMMUNITY CENTER
- NEIGHBORHOOD CENTER
- VILLAGE & VILLAGE CENTER
- CROSSROADS COMMUNITY
- ETJ
- COMPACT RESIDENTIAL



VILLAGES AND CROSS ROADS COMMUNITIES

VILLAGE & VILLAGE CENTER

CHARACTERISTICS

These historic centers accommodate small-scale, local-serving retail, office, institutional, and service uses, restaurants, and some residential.

- Mix of uses include retail, restaurants, services, and office uses (+/-30K SF commercial)
- Buildings: 1 and 2 stories
- Streets: Typically served by a network of local streets and private drives
- Public/open space: small formal greens, small parks, courtyards



LAND USE CATEGORIES



CASE STUDY: Tionesta Market Village



CROSSROADS COMMUNITY/HAMLET

CHARACTERISTICS



Smaller than villages, these communities are within rural areas and typically have a minimal amount of retail and institutional uses.

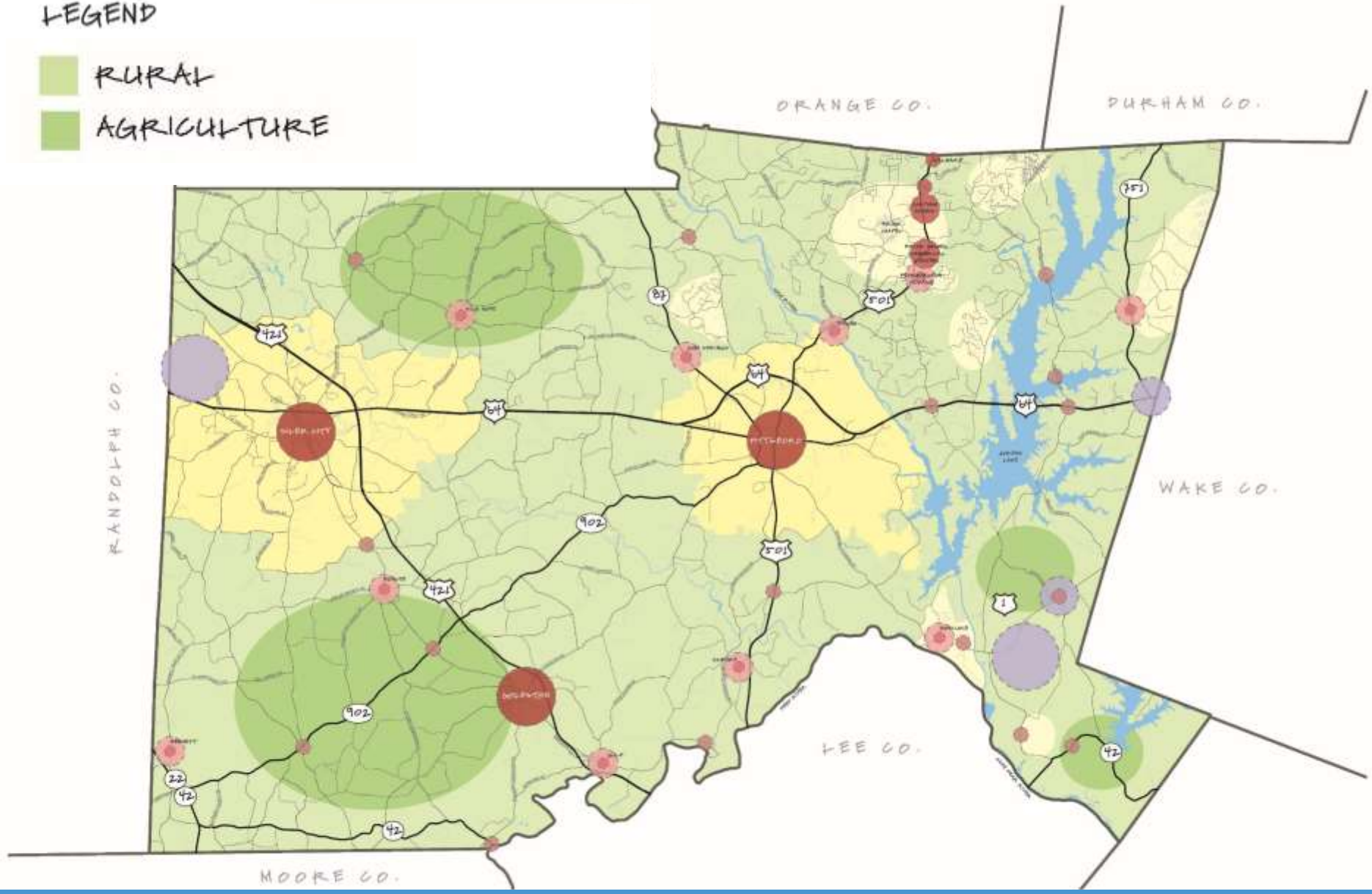
- Mix of uses include single-family residential, some agriculture support services, limited supporting retail, and institutional uses.
- Buildings: 1- and 2-story, more for farm buildings
- Streets: rural two-lane (“farm-to-market”) roads
- Public/open space: informal greens at centers, regional greenway trails



LAND USE CATEGORIES

LEGEND

-  RURAL
-  AGRICULTURE



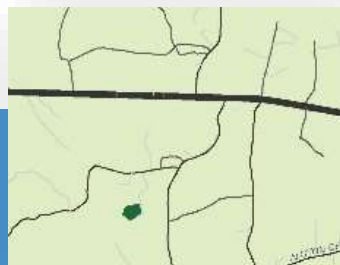
RURAL AND AGRICULTURE

RURAL

CHARACTERISTICS

Low density development is comprised of single family homes on large lots or in conservation subdivisions as well as some commercial buildings designed to protect function and form of rural character. Pastures, cropland, and timberland dominate the landscape.

- Mix of uses include agriculture, large lot residential, supporting service uses, and home-based & small scale businesses
- Buildings: 1- and 2-story, more for farm buildings
- Streets: rural two-lane (“farm-to-market”) roads
- Public/open space: conservation easements, protected, regional greenway trails, preservation sites cultural), private space in large lots (POA

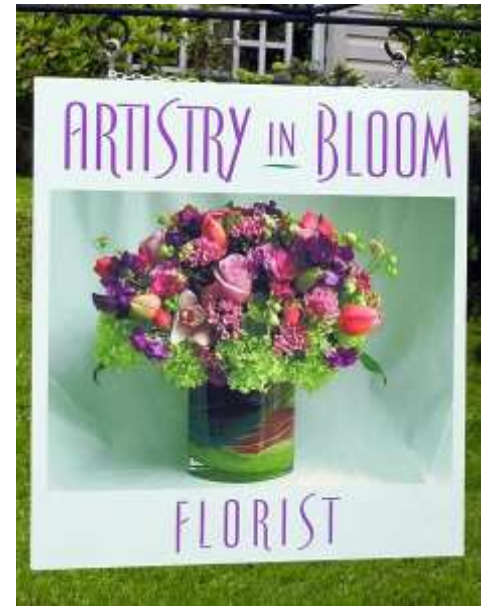


LAND USE CATEGORIES

LAND USE POLICY IDEAS

Promote agriculture as a key feature of the county and component of the local economy.

- Allow temporary uses in conjunction with the programs, events and activities
- In support of the viability of agricultural operations, allow “agricultural mixed use development”



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LAND USE POLICY IDEAS

Discourage encroachment of new development of areas with viable agricultural operations.

- Expand voluntary agricultural districts (VADs), encourage enhanced VADs
- Disclose the presence of VADs to potential homebuyers and other investors
- Amend development regulations to create more compatible edge conditions where new development adjoins parcels in agricultural use
- Consider a **Purchase of Development Rights program (PDR)** and/or **density transfer options**

Encourage integration of small-scale agriculture into urbanizing areas where such operations are compatible with adjacent urban uses.

- Allow agricultural operations within residential and commercial development, provided such operations meet criteria

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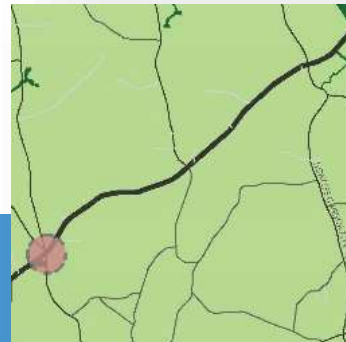
CASE STUDY: Willowsford, VA

AGRICULTURE

CHARACTERISTICS

The location of large-scale working farms and timberlands, this area is comprised of intensive, highly productive operations.

- Mix of uses include large-scale agriculture, related processing facilities, **supporting commercial and service uses**, single family homes
- Buildings: 1- and 2-story, more for farm buildings
- Streets: rural two-lane (“farm-to-market”) roads
- Public/open space: conservation easements, protected



LAND USE CATEGORIES

LAND USE POLICY IDEAS

Discourage conversion of areas with concentrations viable agricultural operations, which could be delineated as Agricultural Conservation Areas on the Future Land Use Map, for development.

- Assist operators of existing farms that are contributing to the economy to remain in operation even when faced with pressures to develop the land for other uses.



Note: Ag Conservation Areas will be identified through GIS mapping process with assistance from Ag Focus Group.

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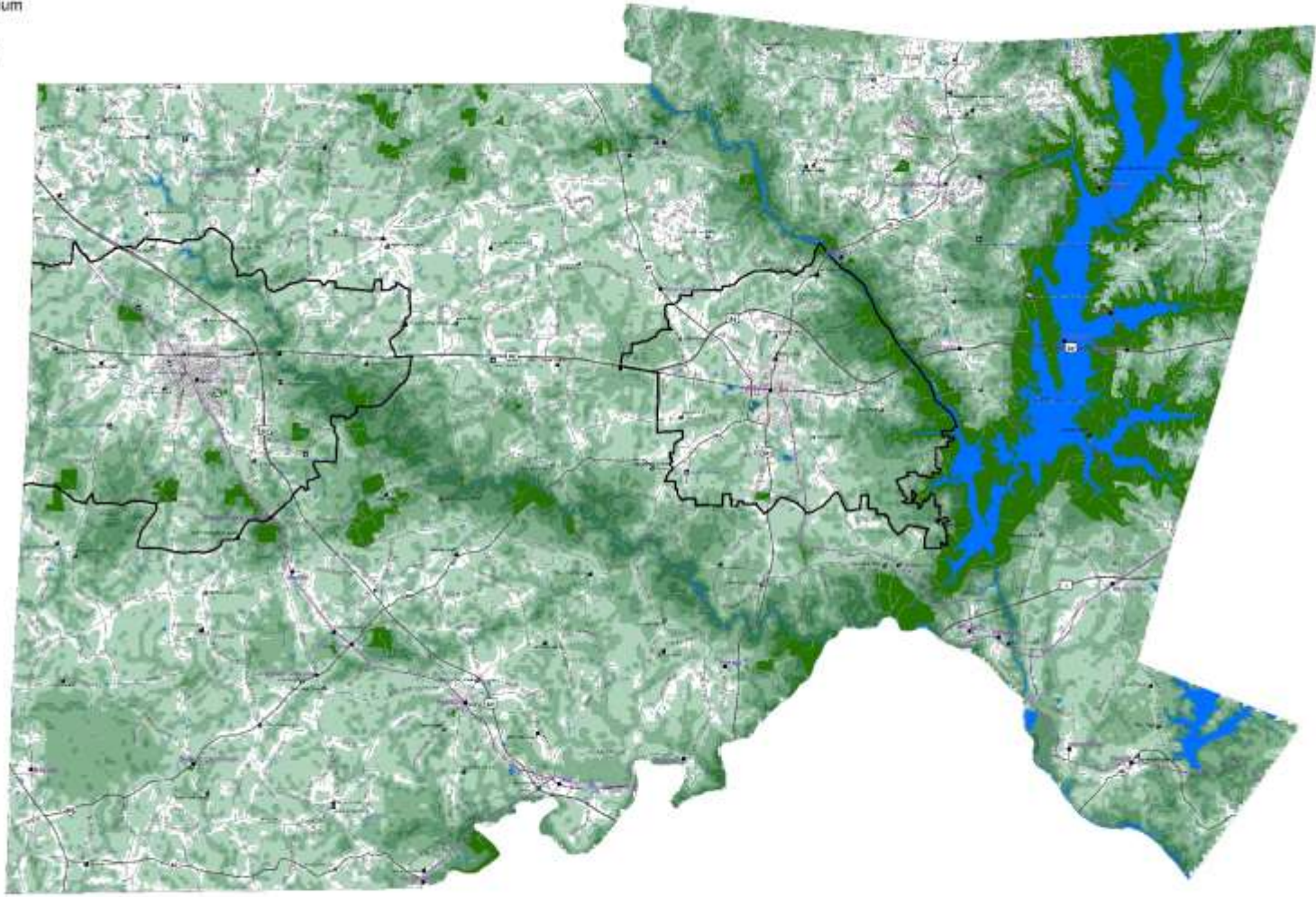
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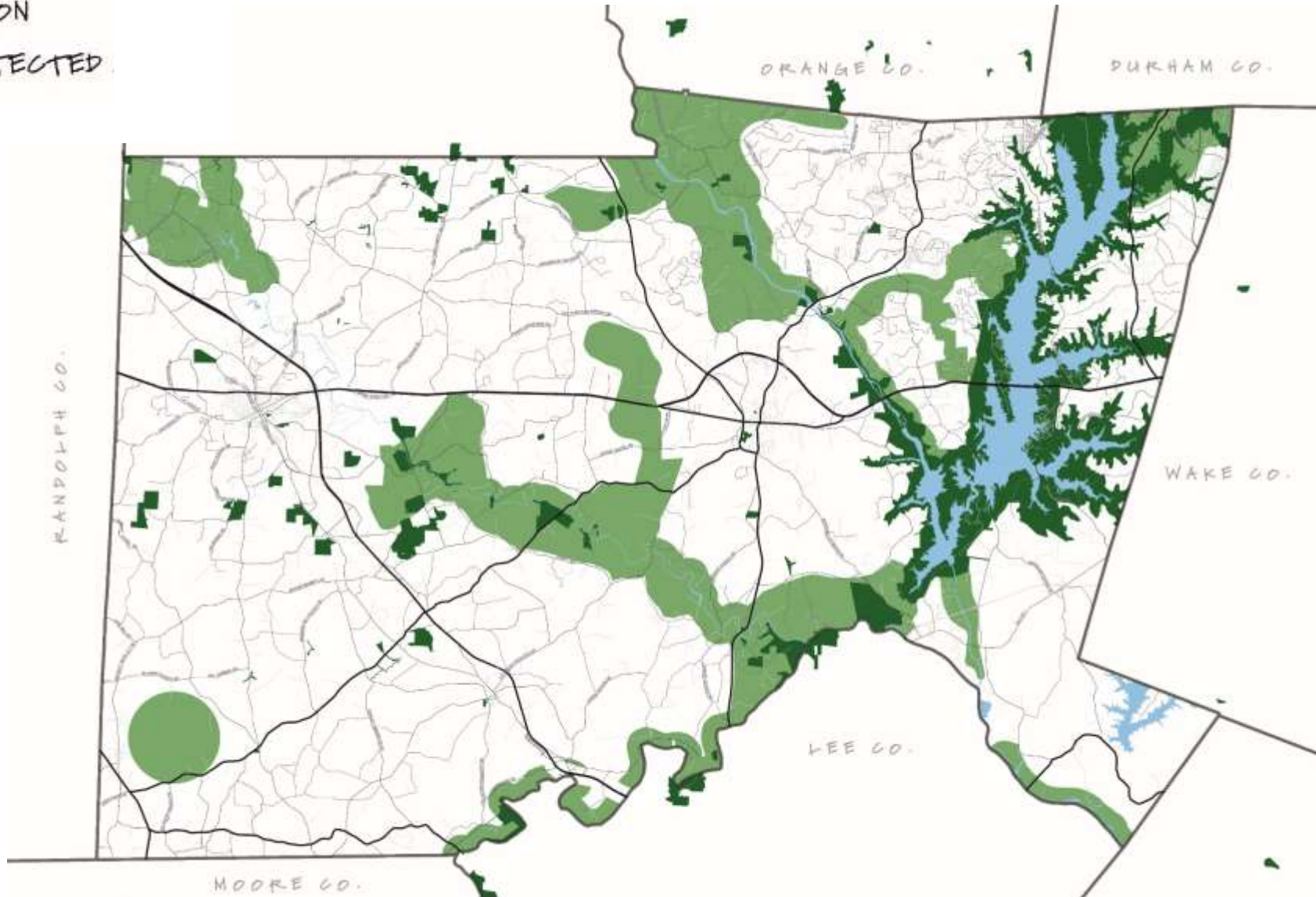
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CONSERVATION SUITABILITY

LEGEND

- CONSERVATION
- PARK / PROTECTED



CONSERVATION AND PROTECTED LANDS

CONSERVATION

CHARACTERISTICS

The natural features are the primary elements of these areas. Development, which is predominantly residential, is sensitively integrated into the landscape.

- Mix of uses include SF detached lots and attached units with overall very low density, some tourism related uses allowed
- Buildings: 1 and 2 stories in height
- Streets: Limited (sufficient to connect homes within and provide access per fire code), and LID design
- Public/open space: Passive recreation areas, greenway trails, variety of valuable NR areas



LAND USE CATEGORIES

PARKS AND PROTECTED LAND

CHARACTERISTICS

Permanently protected lands, these areas are comprised of federal- and state-maintained recreation areas as well as privately owned land.

- Mix of uses include passive and active recreation uses, accessory uses, limited residential uses (per esmts)
- Buildings: 1- and 2-story, mostly homes and park buildings
- Streets: local roads, private and park drives
- Public/open space: parkland, conservation easements



LAND USE CATEGORIES

LAND USE POLICY IDEAS

Limit development in conservation areas.

- Based on results of the Green Infrastructure Mapping refine Conservation Area.
- Ensure the long-term viability of natural systems by acknowledging valuable natural resources and employing techniques to preserve their functionality.

Bring open space in its many forms to the forefront, making it a key/integral component of the development pattern.

- Define the various types and purposes of open space in the county, now and in the future. These can range from large, undeveloped nature preserves to greenways to small parks that are focal points at the center of development designed and improved for active use and community gatherings.
- Incentivize conservation design (and discourage conventional) in key conservation areas.

Improve access and support tourism.

- Many planned regional trails depend on linkages through Chatham County.
- These trails offer tourism opportunities if resources are protected.

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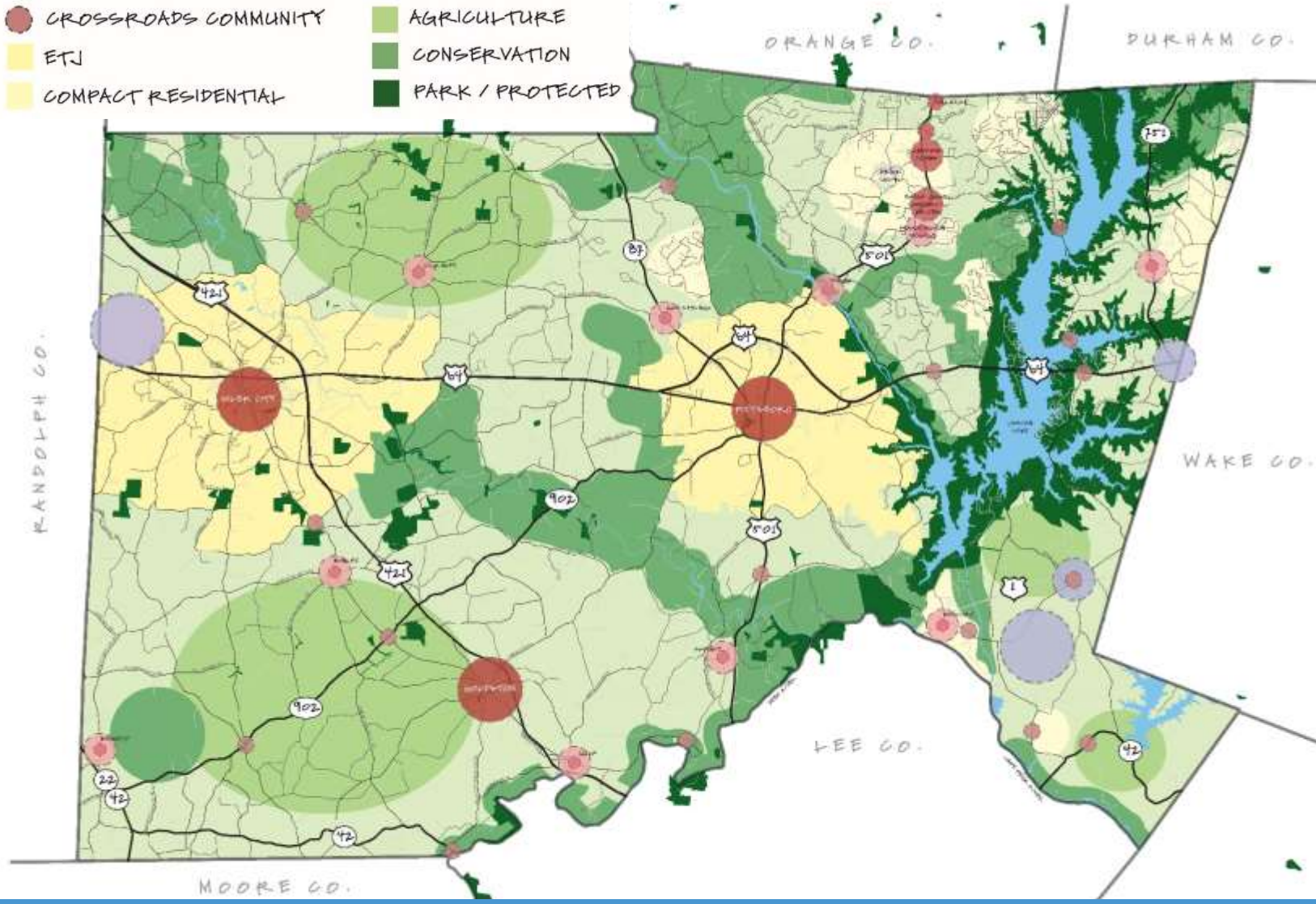
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LEGEND

- TOWN CENTER
- EMPLOYMENT CENTER
- COMMUNITY CENTER
- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- CROSSROADS COMMUNITY
- ETJ
- COMPACT RESIDENTIAL
- RURAL
- AGRICULTURE
- CONSERVATION
- PARK / PROTECTED



LAND USE FRAMEWORK PLAN

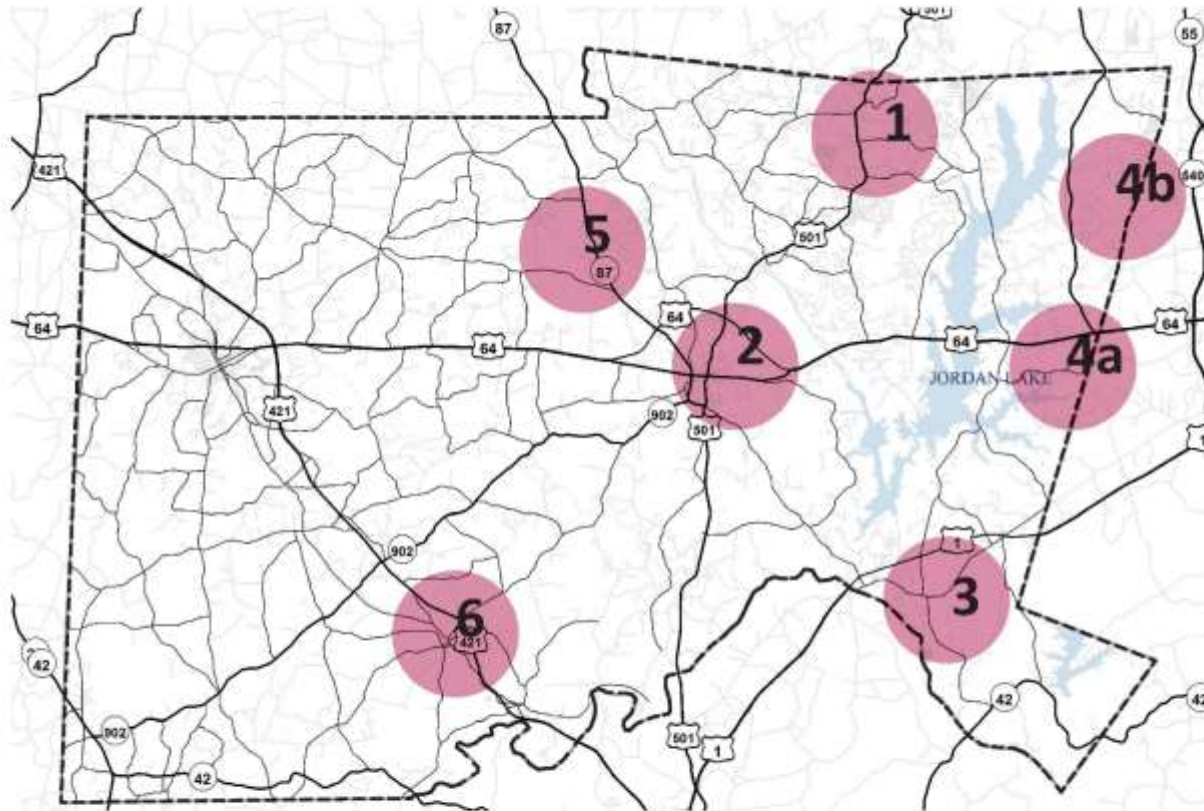
LAND USE FRAMEWORK

- Next Steps
 - Move toward a more detailed Future Land Use and Conservation Map and policy recommendations based on input from steering committee
 - Update suitability analysis
 - Translate land use suitability into preference
 - Determine conflict areas
 - District level worksession with steering committee
 - Continue discussion with Ag Focus group on Agricultural Component

AGRICULTURAL ELEMENT UPDATE

- Ag Focus Group
 - 4(or 5) step process:
 - Ag Assets Map (in draft form)
 - Agricultural Suitability Analysis (data driven, customized based on input)
 - Strategic Farmland Map (first draft, edits)
 - Recommendations on how the SFM appears in comp plan, what policies refer to it, etc.
 - Likely there will need to be continued discussion after the Comp Plan on this.
 - Agricultural Survey
 - Needed to get more feedback from agricultural stakeholders (farmers (all sizes), processing industry, other groups)

UTILITIES: AREAS OF IMPORTANCE



- 1** **15-501 CORRIDOR**
- UTILITY POLICIES TO SUPPORT COMPACT COMMUNITIES, NON-RESIDENTIAL OPPORTUNITIES, AND AFFORDABLE HOUSING
 - DEFINING LOCATIONS/EXTENT OF COMPACT COMMUNITIES AND NEW PRIVATE SYSTEMS IS IMPORTANT
 - FOCUS SHOULD BE ON INFILL AND DEFINING A SOUTHERN EDGE

- 2** **PITTSBORO AREA**
- COORDINATION WITH PITTSBORO AND CHATHAM PARK NEEDED
 - ADDITIONAL ELEMENTS CALL FOR PITTSBORO TO TAKE OVER FORCEMAIN TO SANFORD
 - FUTURE NEEDS OF 15-501 AND OTHER COUNTY LANDS NEED TO BE FACTORED IN

- 3** **MONCURE AREA**
- IS THERE NEED FOR PUBLIC SEWER TO SUPPORT MEGASITE?
 - IS THERE A NEED FOR A PLAN OR POLICIES THAT SUPPORT SEWER IN MONCURE/HAYWOOD TO ACCOMODATE RESIDENTIAL GROWTH?

- 4** **EASTERN BORDER**
- CARY SERVICE AREA EXTENDS INTO CHATHAM, EXTENT IS DEFINED BY JOINT LAND USE PLAN
 - APEX MAY HAVE INTEREST TO SERVE NON-RESIDENTIAL DEVELOPMENT IN THE VICINITY OF NC 751/US 64

- 5** **AGRICULTURAL FRINGE**
- FARMERS HAVE EXPRESSED CONCERNS ABOUT GROUNDWATER USAGE FROM DISPERSED RESIDENTIAL SUBDIVISIONS
 - HOW CAN LAND USE AND UTILITY POLICIES LIMIT CONFLICT OVER WATER (CURRENT/FUTURE)?
 - SHOULD COUNTY WATER BE REQUIRED FOR LARGE SUBDIVISIONS?

- 6** **GOLDSTON**
- EXISTING SEWER SERVICE WITH LIMITED CAPACITY
 - OPPORTUNITY FOR SERVICE ALONG US 421 OUTSIDE CITY LIMITS
 - WHAT IS COUNTY STANCE ON PARTNERSHIP/PROVISION OF INFRASTRUCTURE?

OTHER BUSINESS

- Comments on Memos
- Food Access Mapping