

Bethlehem Community Plan Steering Committee

Thursday, May 9th 6:00 p.m.
Bethlehem Volunteer Fire Department

Meeting Summary

Committee Members Present: Bud Caywood, Betty Long, Ashley D. Starnes, Steve Brown, Randy Bock, John Dahlstrom

Staff Present: Johnny Wear, Hunter Nestor, Ashley Kale, Jon Pilkenton, Virginia Austin, Connie Kincaid

I. Call to Order - Bud Caywood, Committee Chair called the meeting to order at 6:00 PM.

II. Approval of February Meeting Summary - The minutes from the March 28th, 2019 meeting were approved, with changes to include committee member John Dahlstrom as present, unanimously through a motion by Betty Long and a second from Ashley Starnes

III. Future Land Use Discussion

Mr. Wear, WPCOG Senior Planner, opened the presentation with a discussion on what the color scheme for the Bethlehem Community Plan should be. The committee responded that an optional color scheme could be blue and white to match with Bethlehem Elementary School.

Mr. Wear then presented the revised water/sewer maps to reflect the changes that were made from committee member comments during the March meeting.

Additional Committee Comments on the Water/Sewer Map

- The sewer lines around Alexander Heritage are existing, not proposed. Change the line color to green. (see map for notation)

Mr. Wear then presented a map showing the location of historic sites within the Bethlehem Community Plan study area. The committee commented on several resources that could be used for confirming and adding to the history of the area.

Historic Resource Contacts

- Hershel Tea
- Taylorsville Times Newspaper
- Bud Caywood has a document that might have some information on the Whitenburg Township

Mr. Wear quickly reviewed the zoning and existing land use maps that were discussed at the March meeting.

Mr. Wear then presented the Future Land Use Map and opened the floor for comments.

Committee Member Comments on Future Land Use:

- Change the color for institutional & schools to dark green or purple.
- Should future land use for existing outlying commercial properties match with zoning or existing land use?
 - If the property is zoned commercial leave it as future commercial, but if the property is zoned residential then leave it as future residential. Grandfathered parcels do not turn commercial.
- For the large track located behind Alexander Heritage. Change this area to mixed residential.
- For the large track located on the lake that has been designated as mixed-use development. Change to mixed residential.
- Along Rink Dam Rd. Designate as Mixed-Use Development on both sides of Hwy 127 (see map markup).

Revisions to the Future Land Use Map will be made and brought back to the committee for review before the vote will occur.

IV. Plan Recommendations

Mr. Wear presented a list of recommendations to accompany each subject area of Community Plan and table examples for how these recommendations would be formatted in the final plan document.

Committee Member Comments on Recommendations

- Slide 1: Land Use & Growth Management
 - 1st point – also include recreational opportunities.
 - 4th point – change outlines to outlined
- Slide 2: Land Use & Growth Management
 - 1st point – also include recreational opportunities
 - 2nd point – remove historical
 - 4th point - Village Center instead of Town Center
 - Add a recommendation for forming an architectural review board for Bethlehem.
- Slide 3-4: Transportation
 - Add a cost-sharing policy recommendation for sidewalks
- Slide 5: Resources & Services
 - 2nd point – Add a multi-use characteristic to the senior center
 - 4th point – Village Center instead of Town Center
- Slide 6: Resources & Services
 - 2nd point -Take out police, add volunteer fire
- Slide 7: Natural Resources
 - 2nd point – the committee is not wanting to preserving the entire rural character – change rural character to rural areas of the community
- Slide 8: Economic Development
 - Adding a recommendation for how to market Bethlehem as a destination.
 - Recommendation for creating a community identity.
 - Recommendation for creating and maintaining a Village of Bethlehem Facebook/Social Media platform.

V. Town Center Rendering Presentation

Mr. Wear concluded the presentation with multiple renderings depicting what the area would potentially look like after the completion of the HWY 127 widening project.

Committee Member Comments on Renderings

- Will there be street lights along the corridor?

- Does the median need to be grass? Does NCDOT allow street trees in the median?
- The property with the park might be suited for development rather than a park.
The vacant bank parking lot could be retrofitted to accommodate a park.

VI. Focus of Next Meeting - Next committee meeting will be held on May 30th to present revisions to the Future Land Use Map and Recommendations. There will be no meeting held in June. The next meeting will be in July to review the draft plan.

VII. Adjournment – Meeting adjourned at 7:05 PM