

Bethlehem Community Plan Steering Committee

Thursday, March 28th 6:00 p.m.
Bethlehem Volunteer Fire Department

Meeting Summary

Committee Members Present: Bud Caywood, Betty Long, Ashley D. Starnes, Susan Osborne, Steve Brown, Andi Jack, John Dahlstrom

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

- I. Call to Order** - Bud Caywood, Committee Chair called the meeting to order at 6:03 PM.
- II. Approval of February Meeting Summary** - The minutes from the February 28th, 2019 meeting were approved unanimously through a motion by Ashley Starnes and a second from Susan Osborne.
- III. Review of Proposed and Existing Water/Sewer Lines** – Mr. Wear presented a map for existing and proposed water and sewer lines, which were discussed at the previous meeting.

Comments from Committee concerning the Water/Sewer Lines Map:

Revise map to show existing private lines (specifically those at Oliver's Landing) and illustrate those lines in a different color. If private water/sewer line location data is not available, show a hatched overlay across the area serviced by private lines.

See maps for noted sewer/water line discrepancies.

- IV. Presentation of Current Land Use Map** – Mr. Nestor presented an overview of existing land use and zoning within the planning area. The majority of the planning area is zoned for residential and residential/agricultural use. Of the planning area 63% is currently used as residential, 32% is undeveloped, and the remaining 5% is divided between commercial, industrial, dedicated open space, and institutions/schools.

Comments from Committee Concerning Current Land Use Map:

Map Legend: Instead of categorizing as Open Space or Park, change the label to Recreation.

Map Discrepancy: Parcel for the apartment complex next to the Mexico Viejo Mexican Grill needs to be changed to residential not undeveloped. The project was just approved. The apartment complex will start with 2 buildings and the plan is to have 6 buildings total once all phase are completed.

Future Land Use

Mr. Wear introduces future land use and asks the committee to elaborate on what they would like to see in the planning area's development going forward.

Comments from Committee Concerning Future Land Use:

Golf Course: The golf course has declared bankruptcy. There may be some land that is available for development around the golf course. The land around the golf course is suitable for development due to lack of floodplain in that area.

Zoning: The developer of the area the area zoned Residential Single-Family (depicted in brown on the zoning map) is wanting to put in apartments. This area may be rezoned in the future to accommodate multi-family housing.

Zoning: Bruce Alexander Property (the large undeveloped parcel on the lake zone for low density). May be rezoning in the future for mixed density development (townhomes, condos, large and small lot development).

Housing: How does the committee feel about housing? Members of the committee expressed that they would like to see more upscale single-family homes and apartments. The committee as a whole are generally concerned with school capacity and increased housing. Members of the committee expressed that there is a need for 1-level homes and condominiums for retirement housing.

Lake Access: Lake Front is only single-family homes.

Water/Sewer Expansion: The Committee agrees that an expansion of public water/sewer lines are needed for development, due to poor soil for septic systems.

Hwy 127 Overlay District: Is an overlay district on 127 for commercial/retail desired? Currently the county has design standards for all commercial/retail establishments. The committee expressed that there could be an overlay from the Rink Dam Rd to Teague Town Rd, and a Mixed-Use overlay from bridge to Teague Town. The overlay would extend a determined distance out from the centerline of Hwy 127.

Business and Commercial: The committee expressed that the community is wanting more restaurant and retail options.

Manufacturing: Manufacturing is allowed by right in RA-20. Manufacturing size is controlled by access to water/sewer and watershed.

Industrial: The committee would like to keep existing industrial zoned areas, but not to expand or encourage additional industrial development. The widening of Hwy 127 is not conducive to industrial use. The County already has an industrial park. The industrial zoned area in the northern portion of the planning does not need to remain industrial.

Office/Institutional: These uses are currently lumped together with commercial uses. The committee has interest in classifying office/institution as its own zoning district and using it for transitional land use between commercial and residential districts on the southern end of Hwy 127.

- V. **Focus of Next Meeting** - Next committee meeting has been rescheduled and will be held on May 2nd to present and discuss Future Land Use Recommendations. The following meeting has also been rescheduled to May 30th.
- VI. **Adjournment** – Meeting adjourned at 7:29 PM