

Summary Minutes and Conclusions
2nd Comprehensive Plan Steering Meeting
April 12, 2021

Members Present:

Gary Brown, President, Louisburg College
Fannie Perry, Chairman, Louisburg Town Planning Board
Betty Wright, Louisburg Town Councilmember
Kim Baker, Louisburg Historical Society
Dr. Rev, Rosby, Pastor, South Main Street Baptist Church
Keith Smith, President, Pete Smith Automotive
Scott Hammerbacher, Planning Director, Franklin County
Monique Watkins, Economic Development Coordinator, Town of Louisburg

Member Not Present

Matt Winslow, NC House Member, President Winslow Homes
Robb Griffin, Tri Properties, Inc.
Pier Williamson, Attorney, Williamson and Jolly
(Ed note: Mr. Williamson was later interviewed by Philip Slayter for his input)

Also Present:

Jason Epley, Benchmark Consulting
Philip Slayter, Planning Administrator, Town of Louisburg

The meeting was opened by Jason Epley of Benchmark Planning who welcomed everyone back. Following introductions, Mr. Epley gave a presentation on the comprehensive planning process, survey results, additional background information and the major themes emerging from the process to date. *(PowerPoint slides attached)*.

After a review of the survey results and background research, the committee discussed the emerging themes that included: Small Town Living, Commerce, Connectivity, Tar River, Downtown, Active & Healthy Lifestyles, Housing, and Education. The presentation included a brief list describing the most important aspects of each emerging theme.

Some of the key concerns centered around the expected low population projections and how that will impact the direction of the plan. As part of the emerging theme review, the committee discussed how they would like to see the town grow and what size the town could or should be in the future, beyond what was projected. In general, the committee thought an

ideal size for the town in the future would be no more than 7,500 to 10,000 people. The emphasis from the committee was not growth for the sake of growth; however, well-planned growth that improves the quality of life in town.

The committee also talked about locations in town and on the periphery of town where growth could occur where utilities are located or could easily be extended. It was also mentioned that the county's recent planning effort places a priority on growth in the towns where infrastructure can support new development. During this segment of the discussion, the committee discussed the need to have strong commercial areas and improve the appearance and function of Bickett Boulevard, while ensuring compatible development adjacent to industrial areas. The committee also discussed the need for housing, identifying who the market is, and the potential price points. In summary, the overarching theme of the committee's discussion on growth and the first five emerging theme slides was to make Louisburg a place people want to come to live, work, and visit – becoming a "gem" of a town.

The committee discussed the need for a YMCA, maybe a pool or aquatics center and potential outdoor recreational opportunities as part of encouraging active and healthy lifestyles. Some of the discussion included medical care and competition with nearby medical care in Raleigh and Durham. When discussing education, the committee recognized the lower perception of schools when compared to Wake County schools, the differences in resources, and how that may influence people's decision to move here. There was additional discussion about districting and kids traveling significant distances for school versus attending a school closer to where they live in the county. The committee concluded their discussion around transportation, the Tar River and making better connections to key destinations and roadways throughout town.

At the end of the meeting, the committee determined they would like to get back together in July once a draft vision, big picture goals and a conceptual future land use map was ready for their review. After the next steering committee meeting, if no major changes are needed, the committee discussed holding a public drop-in meeting to encourage participation and input from the general public on the vision, goals and draft future land use map.