

Council Member Stephen Domotor

Comment Set #2

Informal Comments on Draft 2023 Mt. Airy Master Plan (October 7, 2024, Draft)

Provided at the Second Town Council - Planning Commission Workshop and to the Public

November 20, 2024

| # | PAGE(S) | LINE(S) | COMMENTS |
|----|---------|-----------|--|
| 1. | 120-121 | 3234-3235 | <p>Line 3235. Add a new sentence after "...and bicycle users." That says: Complete streets recognize that crossing the street, walking to shops, and cycling to work or for recreation are equally important to driving. (Taken verbatim from the DT Vision Plan, page 55, under "promote complete streets.")</p> <p>Suggest adding as actionable objective: "Require new development (near Route 27 and in other areas) to design new streets to meet the complete streets principles and enhance and expand the pedestrian, bicycle, and vehicular networks." (Taken verbatim from the DT Vision Plan, page 55, under "promote complete streets.") Here, you could use a different term than "require," such as "encourage."</p> |
| 2. | 1 | 19-27 | <p>I suggest a different vision statement. Two options: These are more consistent with that used in the 2013 Master Plan and so builds off that while retaining some general consistency.</p> <p><i>Option 1-</i> To provide a future for Mount Airy founded in our small town charm community identity where growth is managed in a manner that safeguards and enhances our quality of life and protects our environment, safety and health.</p> <p><i>Option 2 -</i> To provide a future for Mount Airy where growth is managed in a way that preserves our small town charm community identity, safeguards and enhances our quality of life, and protects our environment, safety and health.</p> |
| 3. | 63 | 35-52 | <p>I suggest a set of modified strategic goals, paring them down to only three, from the original five.</p> <ul style="list-style-type: none">(1) Achieve and sustain adequate public facilities.(2) Pursue responsible growth that reflects the wishes of our citizens, is deliberate, and is guided by our vision statement. |

Council Member Stephen Domotor

Comment Set #2

Informal Comments on Draft 2023 Mt. Airy Master Plan (October 7, 2024, Draft)

Provided at the Second Town Council - Planning Commission Workshop and to the Public

November 20, 2024

| # | PAGE(S) | LINE(S) | COMMENTS |
|----|-----------|--|--|
| | | | <p>(3) Encourage and promote economic development in the town.</p> <p>For reference, the term “deliberate” is defined by Merriam Dictionary as: Characterized by or resulting from careful and thorough consideration. Characterized by awareness of the consequences. And slow, unhurried, and steady as though allowing time for decision on each individual action involved. Then, “map” the objectives and implementation strategies in Chapter Nine to these new strategic goals.</p> |
| 4. | 65-66; 61 | ALL; 1953-1954 Page 61, Existing Land Use Pie Chart | <p>Regarding your fair housing assessment and in particular “analysis:” What specific analysis was performed? Where are the results of this analysis documented? Line 1953: “However, there is a lack of all types of housing availability within the Town of Mount Airy.” What specific analysis was done and what was revealed to reach this conclusion?</p> <p>On page 61, within the “Existing Land Use” pie chart: For the 61% residential category, what is this comprised of? What percent is single family homes detached; townhomes/villas; apartments, etc.? This information to me would be important in supporting (or not) the statement made in line 1953 noted above. A dashboard of this information maintained by the town would be a useful tool.</p> <p>And for context, how did you determine that we need more specific housing types? And if so, would we still need them once the Greentree development (and possibly the Mount Airy Crossing) is advanced?</p> |
| 5. | 158 | 4276-4302 | <p>This section, particularly the text in line 4300-4302, comes across as a marketing pitch and open invitation/promotional plan for high density housing. This wording is problematical. The citizens have repeatedly told us through two town surveys that they do not want this.</p> |