

Gibsonville Development Advisory Committee (GDAC) Meeting Notes
August 15, 2018

In attendance were Ben Baxley (BB), Ricky Cox (RC), Sean Dowell (SD), Steve Harrison (SH), Wanda Small (WS), Dick Swank (DS), and Lance Wood (LW). Missing was Lori Lacassagne (LL). Bev. Ross BR) was a first time guest at his meeting and a “Concerned Citizen” (the local citizens group active in Gibsonville).

Topics Covered Included:

Approval of Last Minutes. Group had not met through the summer and had numerous sets of minutes to approve for this reason. This is the first meeting since May 16, 2018. With minor revisions, the minutes for April 25 and May 16 were approved. SD to make revisions and send to BB for publication on the town's website.

Town Newsletter: An improved newsletter was the most actively discussed item at this meeting. This had already been recently discussed by the GMA at their prior meeting, with Alderman O'Toole, and with the Mayor by different individuals. GDAC's specific discussion focused on appropriate content, who controls content, who pays for this newsletter, printing, and postage. BB noted that if this is a community effort, the community would need to put this together. That said, BB was concerned about content and it was agreed in GDAC that the town should have final approval of what is going in a town mailing. Full group thought an improved newsletter was a great way to “leverage a mailing already going to thousands of people.” Because this mailing is already in place, 'we' could have better contact with the community at large with little to no additional cost to the city. GDAC to 1) work on a template, 2) design and write four quarterly newsletters for 2019 (Dec – Feb, Mar – May, June – Aug, Sept - Nov) and 3) to have this completed for Alderman review and approval by mid October. This would allow for the town to have time to review content and send to the printer by mid November for December publication.

Business After Hours: SD noted that the Alamance Chamber annual Business Afterhours will be held on September 24, 2018 from 5:30 PM – 7 PM at the Burke Manor Inn. BB to confirm 1) whom can be invited (as this is a membership event) and 2) what are the roles and responsibilities of the host? For example, can the GMA put out membership forms to try and enlist new member? BB to get additional details.

Real Estate: The above Business After Hours prompted discussion of what we could use to market Gibsonville at this event. BB noted that our Available Real Estate info on the town website is dated. SD asked GDAC to do "homework" of sending SD all known available real estate in Gibsonville. The goal is a newly updated excel for the town website and a reference document for any interested parties at the Sept Business After Hours.

Updates: See the below updates.

- **Zoning:** Planning Director SH advised that there were more rezonings and activity this year than any of his prior five years with the city. SH noted that there are 6-8 new developments in the works that will impact future development of the city and tax base. DS noted that when he was on the planning board ten years ago they talked about “when this day would come.” SD asked SH to put together a short list of these projects for the next meeting. This way GDAC would know what was in the works and could better plan and advise for the future.

- Town: Per BB, bathrooms should be in constructed in time for the Fall Festival.
- Merchant Updates: Per WS, the GMA's recent meeting included active discussion about improving the GMA's current use of available signage opportunities, discussion with a representative for Jon Hardister (Gibsonville's rep. in the NC House) for grant money for development of further sidewalks in the city.

Importance of Pedestrian Access: Mention of sidewalks and walkability brought up the discussion of a rail crossing in downtown. While there are no easy answers here, GDAC believe we must find a way to link the mill / areas north of the tracks to our downtown. We should be proactive about finding this answer as future development of the mill and walkability for current residents are impacted by this issue. SD suggested we look at an Impact Alamance grant again (in partnership with Elon) and see about pairing this up with potential, other grant monies.

Next Meeting: The next meeting is planned for September 19th, 2018 from 2 PM – 3:30 PM. This is a typical third Wednesday of the month meeting.