



**MINUTES**  
**Heart of the Triad Strategic Planning Committee**  
**March 19, 2008**

**Strategic Planning Committee Members Present:**

Robbie Perkins, Greensboro City Council  
 Zack Matheny, Greensboro City Council  
 Bruce Davis, Guilford County Commissioner  
 Paul Gibson, Guilford County Commissioner  
 Richard Linville, Forsyth County Commissioner  
 John Faircloth, High Point City Council  
 Gloria Whisenhunt, Forsyth County Commissioner  
 Ray Combs, Town of Oak Ridge  
 David Rowe, Town of Oak Ridge  
 Dana Caudill Jones, Town of Kernersville

**Others Present:**

Brent McKinney, Director, PART; Lisa Chislett, PART; Arnold King, Kernersville Chamber of Commerce; Paul Norby, Winston-Salem/Forsyth County Planning Director; Bruce Boyer, Kernersville Chamber of Commerce; Lee Burnette, City of High Point Planning Division; Gayle Anderson, President, Winston-Salem Chamber of Commerce; Tom Dayvault, President, High Point Chamber of Commerce; Greg Niles, Guilford County Planning; Jeff Hatling, Planning Director, Town of Kernersville; Paul Johnson, High Point Enterprise; Tyler Meyer, Greensboro Department of Transportation; Doug Atkinson, Piedmont Triad Partnership; Warren Campbell; Mary Fabrizio, resident; Jimmy Morgan, resident; Rick Dehnert, VP Division Manager Highwoods Properties; Brad Ring, resident; Don Kirkman, PTP; Mark McDonald, Director of Transportation, City of High Point; Felicia Jones, Associates Research; Doris Chappell, resident; Blake Cox, resident; Randy McCaslin, City of High Point; William Moss, Marine Corps League; Stuart Parks, PM Development; Cathy Poole, resident; Pat Schreiber, resident; David Ciener, resident; John Walsh, Duke Energy; Allen Johnson, Merrell Lynch; Mari Anne Royle, resident; Denise Turner, Greensboro Partnership; Gene Stafford.

Co-Chairmen of the previous Heart of the Triad Steering Committee, Robbie Perkins and Arnold King, welcomed everyone and called the meeting to order.

**Discussion.**

Brent McKinney, PART Executive Director, presented a historical overview of regional efforts in the Triad. He also discussed the history of the Heart of the Triad project. A meeting of area planning directors and mayors was held in 2004. Planning directors were charged with working together as a regional committee to develop a land use plan for the Heart of the Triad area. A grant in the amount of \$200,000 was secured through the North Carolina Department of Transportation for a study of air quality based on various land development scenarios. The 4 area Chambers of Commerce provided the

50% match from the private sector. The consulting firm of HDR was hired and developed a conceptual plan of development. The study concluded by showing that high –density development of jobs and residents in close proximity would not have a detrimental impact on regional air quality.

Paul Norby, Winston-Salem/Forsyth County Planning Director, presented a summary of the conceptual plan, Mr. Norby stated that development of the center area must be deliberate and focused. Planning directors met to discuss the Heart of the Triad area. HDR held a planning charrette and developed multiple concepts. After evaluating the choices, one conceptual plan was agreed upon and adopted by the Steering Committee. The present task is to show how the existing jurisdictional land use plans can be applied to concept plan.

Jeff Hatling, Planning Director, Town of Kernersville, discussed goals of the Strategic Planning Committee. This committee will work towards a regional effort of securing a land use, air quality, and transportation infrastructure plan for the Heart of the Triad area. The conceptual plan shows that the growth of the area includes logistics, technology, medical facilities, sports complexes, open space, and education facilities. Companies interested in locating in the area will look at efforts made by this project for development in the area.

Lee Burnette, Planning Director, City of High Point distributed information on the organization of the Technical and Stakeholders Advisory Committees. The Technical Committee will compare the conceptual plan with adopted land use plans. The Stakeholders Committee will provide feedback to the Technical Committee. Both committees will provide feedback and support to the Strategic Planning Committee.

The SPC voted to appoint Co-Chairs, one from Guilford County and one from Forsyth County, for the committee.

**Motion by: Robbie Perkins to appoint Bruce Davis and Richard Linville as committee Co-Chairs.**

**Second by: Dana Caudill Jones.**

John Faircloth asked what Mr. Davis and Mr. Linville did for a living. Bruce Davis owns and operates and child care/education facility. Richard Linville owns and operates a farm.

**Secondary Motion by: Ray Combs to appoint representatives from the Forsyth and Guilford County Commissioners as the Co-Chairs.**

**Second by: John Faircloth.**

**Vote: Unanimous.**

There was a question from an attendee regarding the make up of the Stakeholders Committee. Guilford County Commissioner Paul Gibson asked that procedural rules be established for the next SPC meeting. Mayor Ray Combs stated that the Stakeholders Committee should also be organized and set procedures. Meeting attendees asked that specific rules be established for the committees and open to the public.

**Motion by: Richard Linville to accept the appointees to the Stakeholders Advisory Committee.**

**Second by: Robbie Perkins.**

**Vote: Unanimous.**

The next SPC meeting is scheduled for Wednesday, April 16, 2008 at 8:30am at the Concourse Center building, 7800 Airport Center Drive, Suite 101. Co-Chair Davis stated that future meetings may be held at alternate times.

**Motion by: Robbie Perkins to adjourn the meeting.**

**Second by: John Faircloth.**

**Vote: Unanimous.**