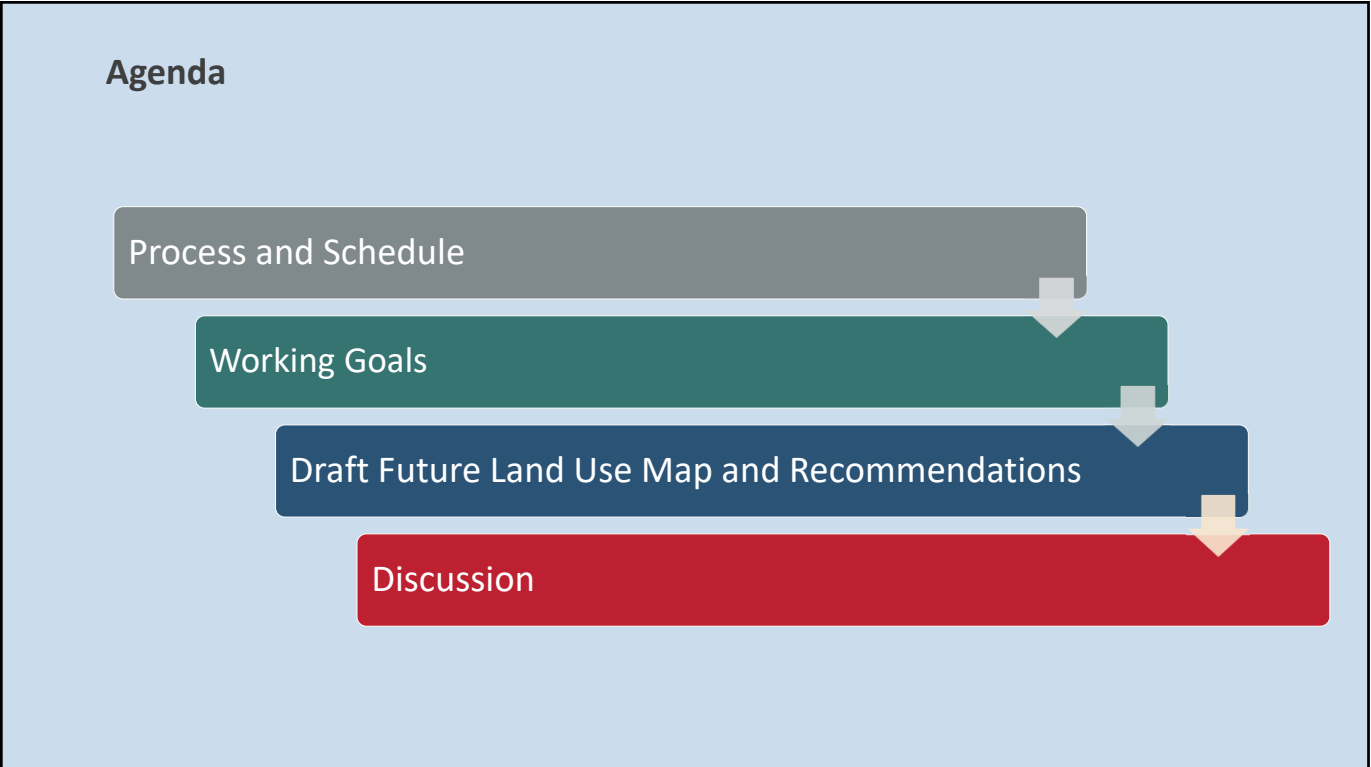




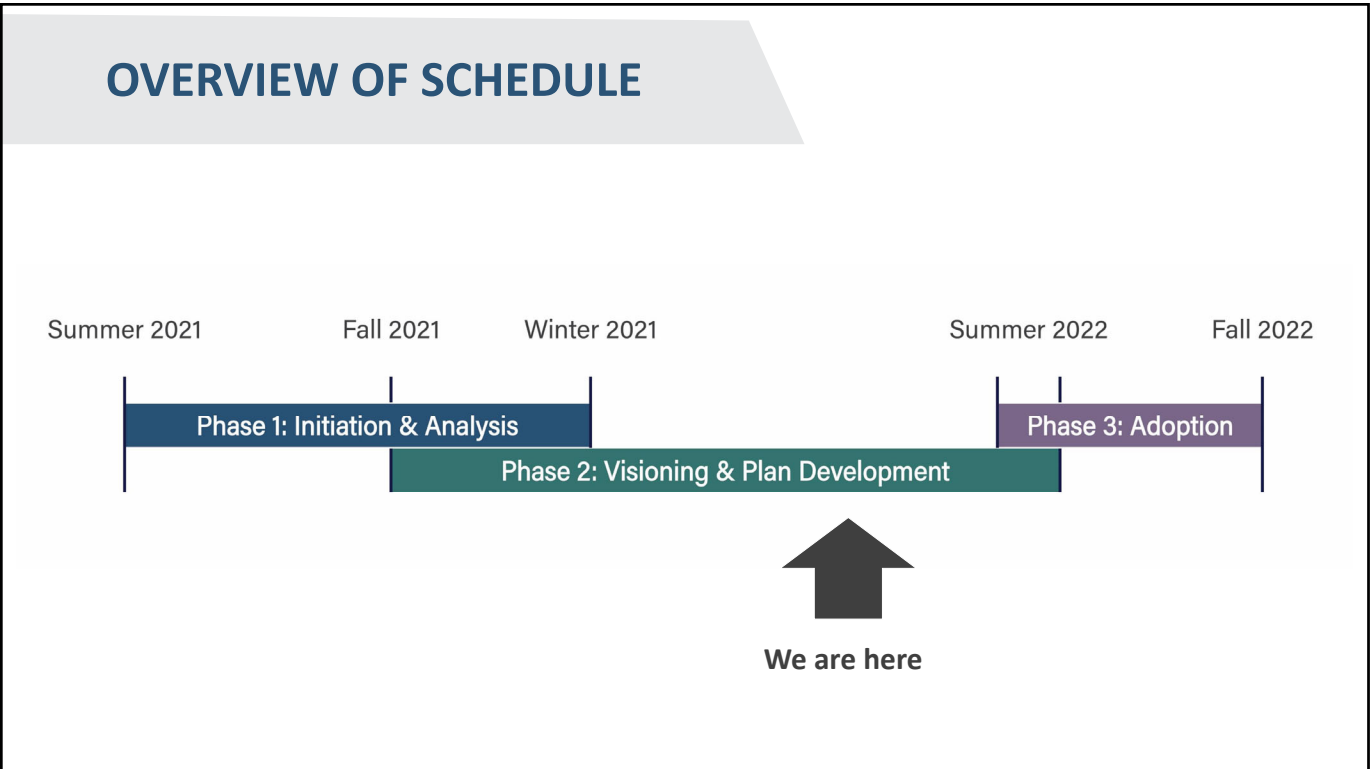
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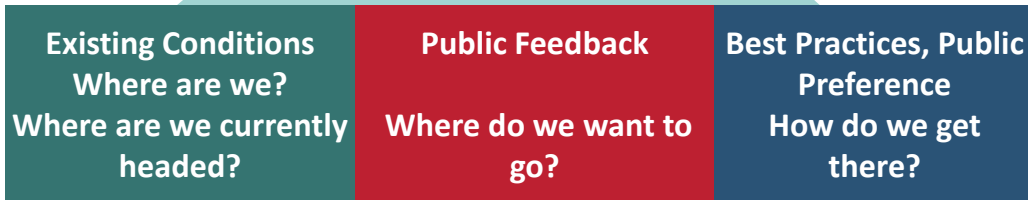


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4

## CREATING A COMPREHENSIVE PLAN



5

## EFFORTS SO FAR

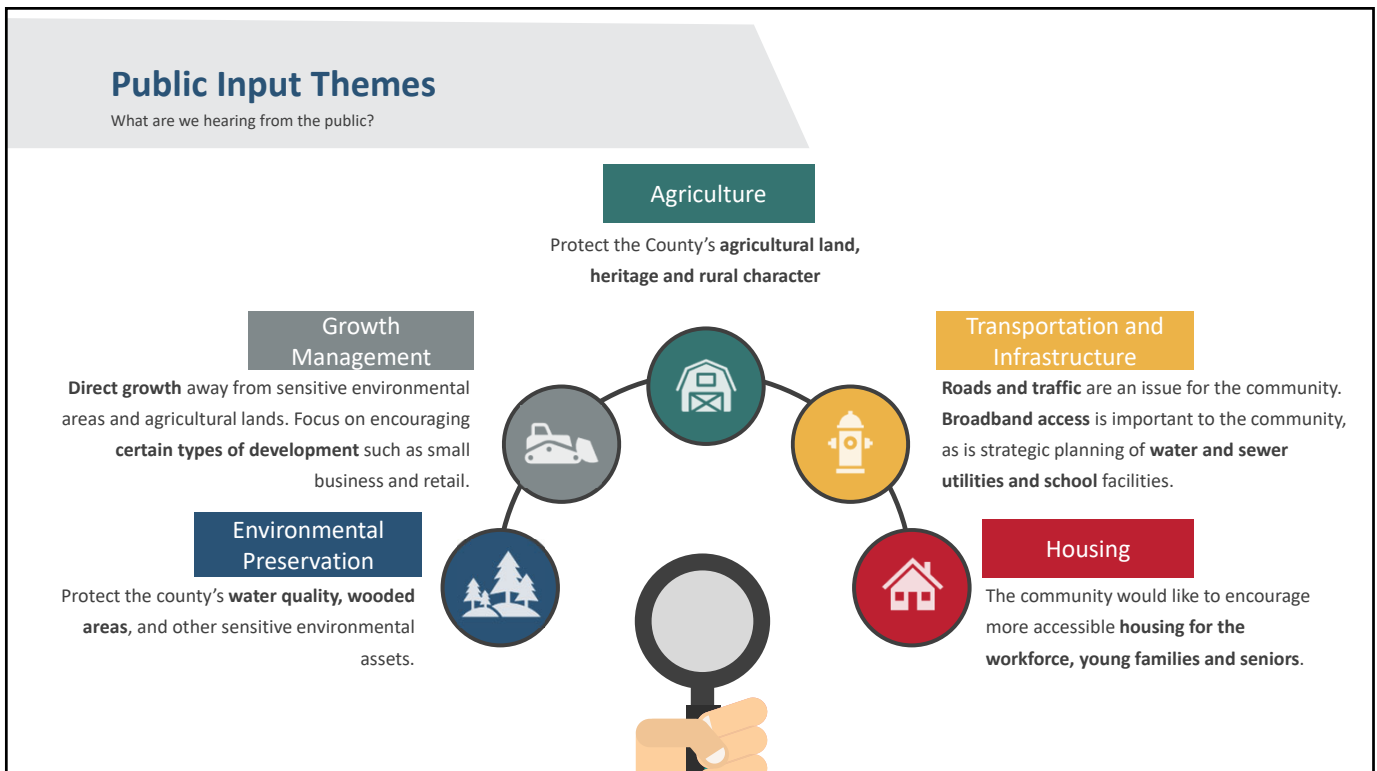
- 10** Stakeholder Focus Groups
- 2** Public Workshops
- 6** Staff-Led Open Houses
- 6,800+** Completed Surveys
- 4** Planning Board Meetings



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## Stakeholder / SC / Advisory Board Themes

**Economic Development**



**Housing**



**Concern over farmland loss**



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## Draft Goals and Outcomes

Updated since last SC meeting

OBJECTIVE / OUTCOME	GOALS
INTENTIONAL LAND USE	Coordinate development near existing community anchors and build on existing character.
INTENTIONAL LAND USE	Protect and conserve rural character and agriculture.
INTENTIONAL LAND USE	Improve resiliency of the natural and built environments.
CONNECTIVITY	Prioritize transportation options and connectivity.
CONNECTIVITY	Accessible infrastructure (e.g. sewer, water, and broadband).
OPPORTUNITY	Innovative and diverse economic development initiatives.
OPPORTUNITY	Increase housing choices.
OPPORTUNITY	Encourage healthy living and access to education.

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# Future Land Use

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## Future Land Use Plan

From 2020 Comprehensive Plan

### Role of Future Land Use Map

- Key part of Comprehensive Plan and compliance with state law (160D)
- Provides guidance for development intensity, location, design, and more

Note: Draft is in development.

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## Draft Future Land Use Areas

As of 4/6/2022



**NC**  
NEIGHBORHOOD CENTER

Small concentrations of commercial, residential, and civic uses in areas centered around community anchors like a school, church or crossroads.



**CC**  
COMMUNITY CENTER

Commercial / mixed-use areas that serve a broader geography than neighborhood centers. Typically include retail, services, lodging, offices and a mix of housing types.



**EI**  
EMPLOYMENT AND INDUSTRY

Areas with strategic access to highways and/or utilities with potential for job-generating land uses including office, industrial, agricultural production and processing, etc.

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## Draft Future Land Use Areas

As of 4/6/2022



**MDR**  
Medium Density

Residential focus area that includes a mix of housing types inside subdivisions and planned developments.



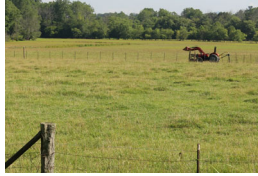
**LDR**  
Low Density

This designation applies to residential areas that feature homes with overall density around 1-2 dwelling units per acre. Conservation design is encouraged for new subdivisions.

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## Draft Future Land Use Areas

As of 4/6/2022



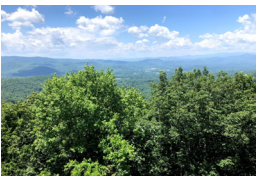
**AR**  
Agriculture / Rural

This designation applies to areas that are important for their ability to support viable agricultural activities. Agriculture and accessory uses are the primary land use.



**VLD**  
Very Low Density

This designation applies to areas that are significantly constrained due to slopes, a limited road network and limited access to utilities or services.



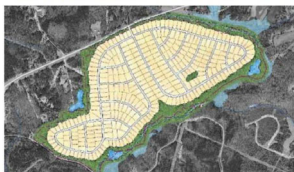
**OSC**  
Open Space / Conservation

State and federal lands, parks, and conservation easements. Uses include outdoor recreation and silviculture.

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## CONVENTIONAL VS. CONSERVATION DESIGN

Conventional Design



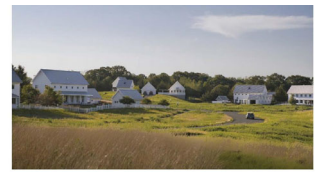
Conservation Subdivision



Large Lot Subdivision



Farmhouse Cluster



Medium Density

Low Density

Agriculture / Rural

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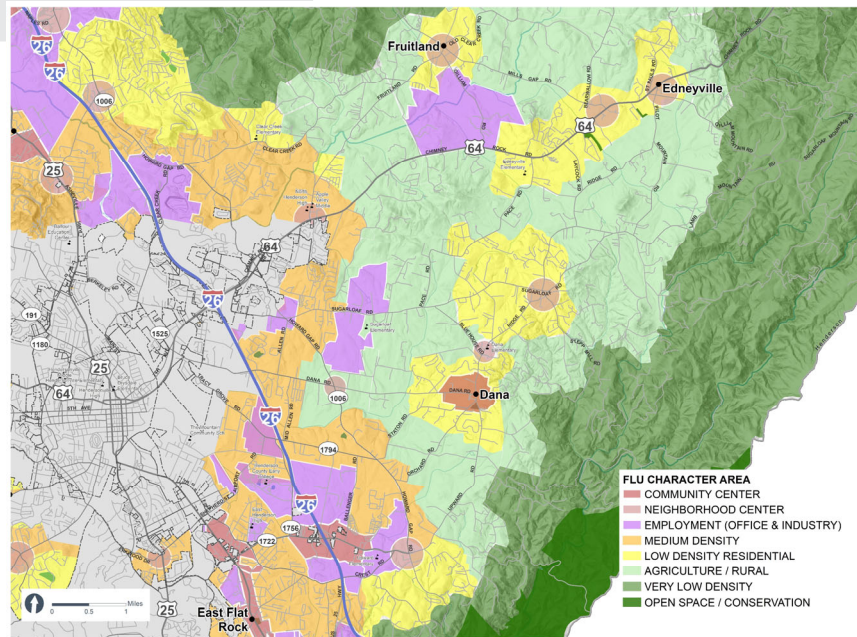


## Draft Future Land Use Plan Sample

As of 3/16

### Highlights

- Provides guidance on areas best suitable for residential, commercial, and employment growth
- Identifies key agricultural areas
- Acknowledges constrained areas (i.e. very steep slopes)



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## Draft Recommendations



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## Housing Strategy Options

Goal 7: Increase housing choice and availability



### Action/Strategy Options

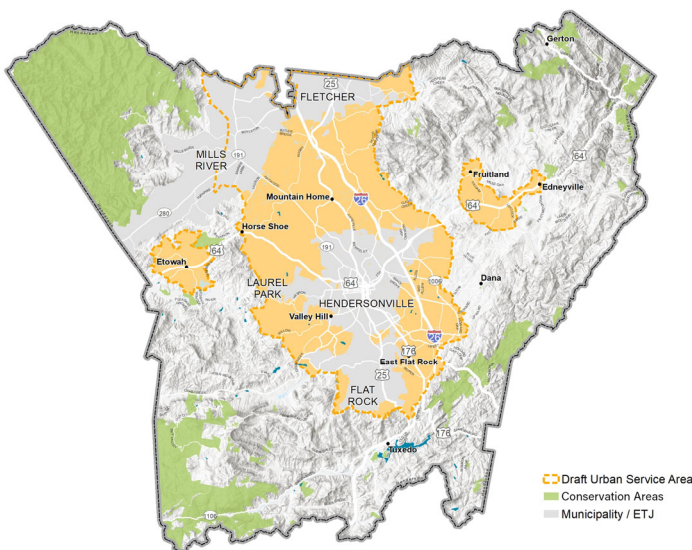
- Refine Urban Services Area (USA)
- **Encourage more intense growth in the USA**
- **Allow for greater mix of residential types** in MDR, NC, CC
- **Remove barriers** to some residential housing types
  - Adjust **approval processes**, especially for areas within the USA
  - Consider **administrative approval for conservation subdivisions** that meet design criteria

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## Infrastructure Strategy Options

Goal 5: Create a connected, reliable infrastructure network



### Action/Strategy Options

- **Continue planning for water and sewer infrastructure.**
- Support **targeted infrastructure extensions** that align with land use policies and community goals.
- **Consider reserving capacity in Edneyville sewer** for non-residential development.

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## Infrastructure Strategy Options

Goal 5: Create a connected, reliable infrastructure network

Improve Access to Internet ranked as the #3 top priority in the survey.



### Action/Strategy Options

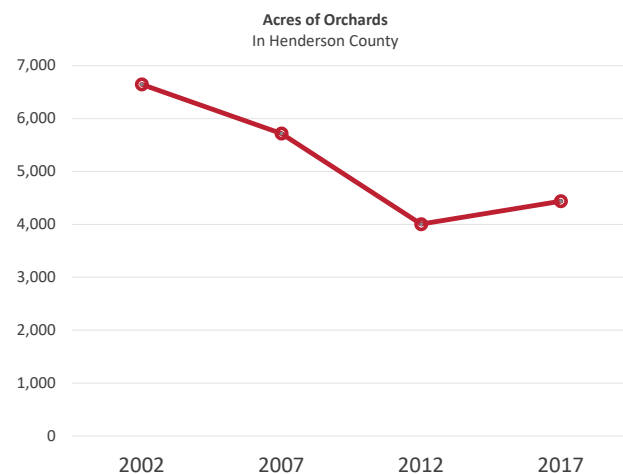
- **Improve communications** (cell and broadband) infrastructure.
- **Locate utilities to maximize efficiency of services**, minimize cost of service, and minimize impacts on the natural environment.

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## Farmland Loss

- **Overall trends show a significant decline in orchards since 2002.**
- 1/3 of Orchards loss between 2002 and 2017
- 2012-2017 saw a slight increase in acres in orchards

**Q: Will there be any orchards on Orchard Road in 2045?**



Source: Ag Census

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## Agriculture Strategy Options

Goal 2: Protect and conserve rural character and agriculture

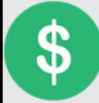
Farmland preservation ranked as the #2 top priority in the survey.



### Action/Strategy Options

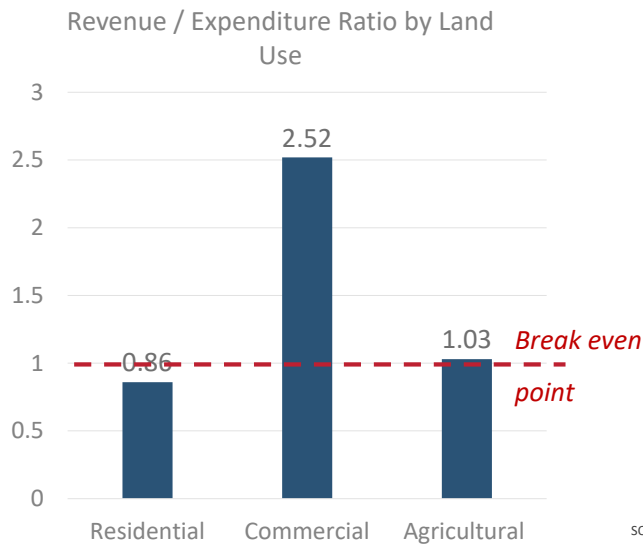
- **Support agriculture** as an economic development driver.
- Continue to allow for a **flexible approach to rural business**.
- Consider implementing a **voluntary purchase of development rights** program.
- **Discourage rezonings to more dense residential** subdivisions in the AR area
- **Consider zoning updates** to reduce development pressure in AR area

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## Economic Strategy Options

Goal 6: Encourage innovative economic development initiatives, entrepreneurs, and local businesses.



### Action/Strategy Options

- Identify and **prepare key sites** for development in cooperation with HCEDP
- Recognize the **positive impacts of strategic industrial development**
- **Build upon past successes** and attraction strengths
- Advance **workforce development**

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## DISCUSSION / NEXT STEPS

- **April-May:** Coordinate with staff and the steering committee (planning board) on FLU Map and draft recommendations/options.
- **May/June:** Public Meeting(s)
- **June:** Steering Committee #5

