ALAMANCE COUNTY

Land Development Plan & Small Area Vision

Steering Committee Meeting #1
November 19, 2019

PROJECT TEAM

Tonya Caddle, Planning Director

Other Departments

Consultant Team

STEWART

JTC

ECONOMIC LEADERSHIP

AGENDA

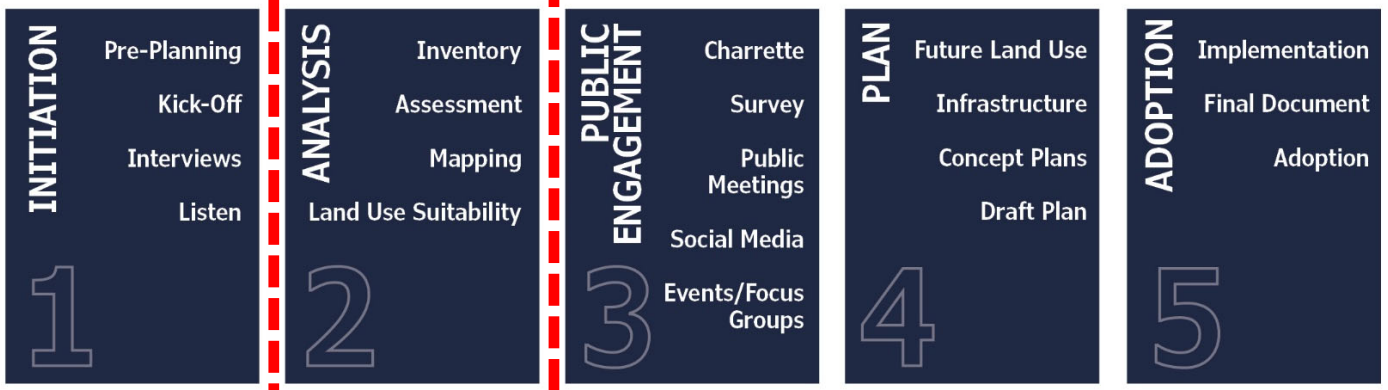
- Introductions
- Why are we here? (Project Overview & Schedule)
- What is a Land Development Plan?
- Engagement Process and Strategy
- Community Profile
- Plans & Ordinances Assessment Highlights
- Work Session

PROJECT SCHEDULE

We anticipate the following schedule for the Land Development Plan & Small Area Plan Vision:

Proposed Scope of Work

We Are Here



Proposed Schedule

Meetings & Milestones

- Kick-off Meeting
- County Tour
- Stakeholder Interviews
- Plan Review
- Data Request

- Steering Committee #1
- Analysis Maps
- Land Use Suitability

- Steering Committee #2
- Charrette
- Survey
- Preliminary Recommendations

- Steering Committee #3
- Steering Committee #4
- Future Land Use Map
- Character Area Descriptions
- Concept Plans
- Draft Plan

- Steering Committee #5
- Implementation Matrix
- Adoption Meetings
- Final Deliverables

PLANNING IN NORTH CAROLINA

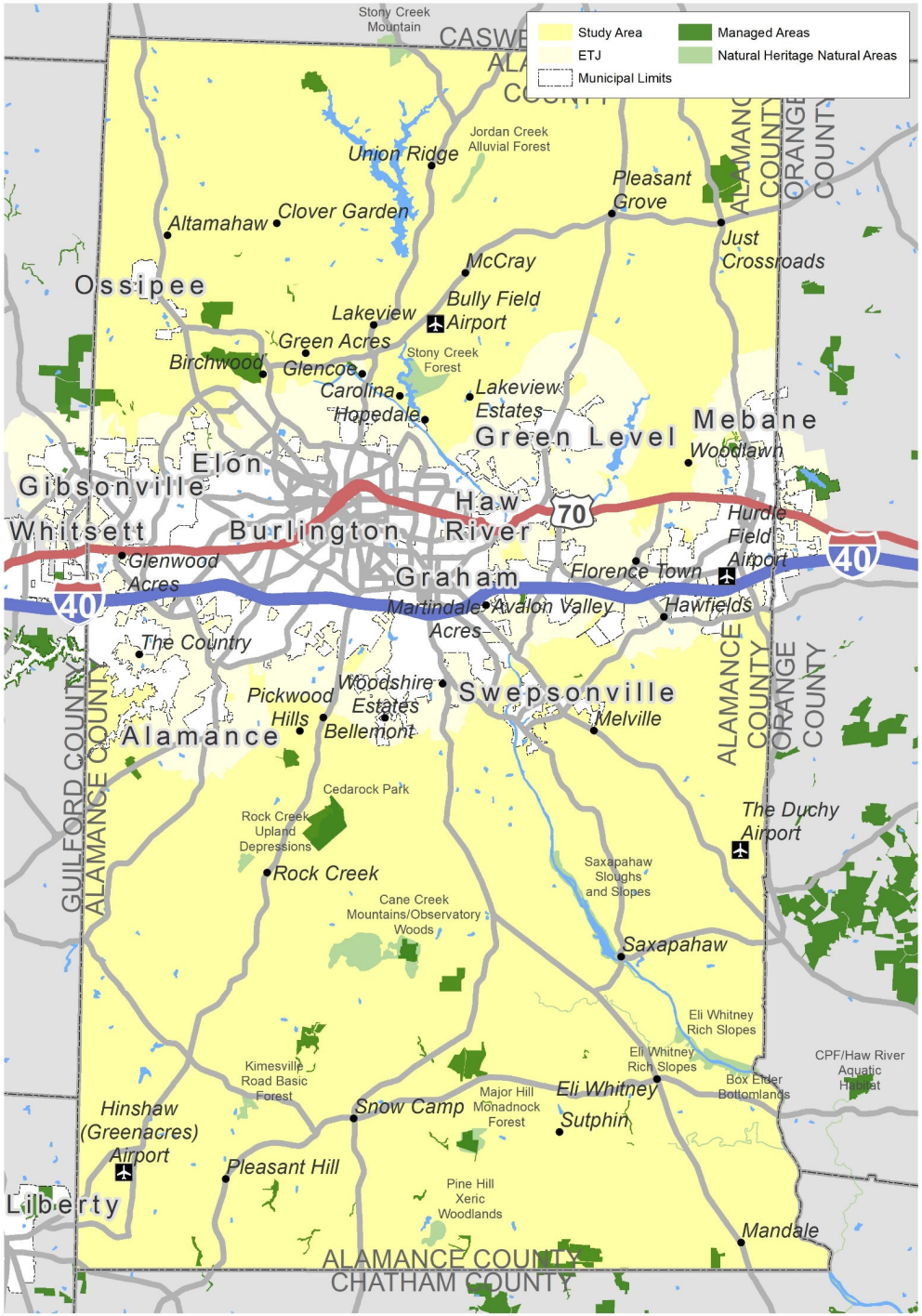
- Cities plan for cities and their extraterritorial jurisdiction (ETJ) and **counties plan for the unincorporated areas**
- Enabling legislation gives cities and counties the authority to adopt and implement planning regulations.
  - Counties – N.C.G.S. 153A / Cities and Towns – 160A
- Recent legislation (160D): Enforcement of land development regulations now includes a requirement to adopt a comprehensive plan by November 1st, 2021.

STUDY AREA

- County Area: 434 square miles (mi^2)
- ETJ: 104 mi^2
- City Limits: 69 mi^2

76%

County Jurisdiction

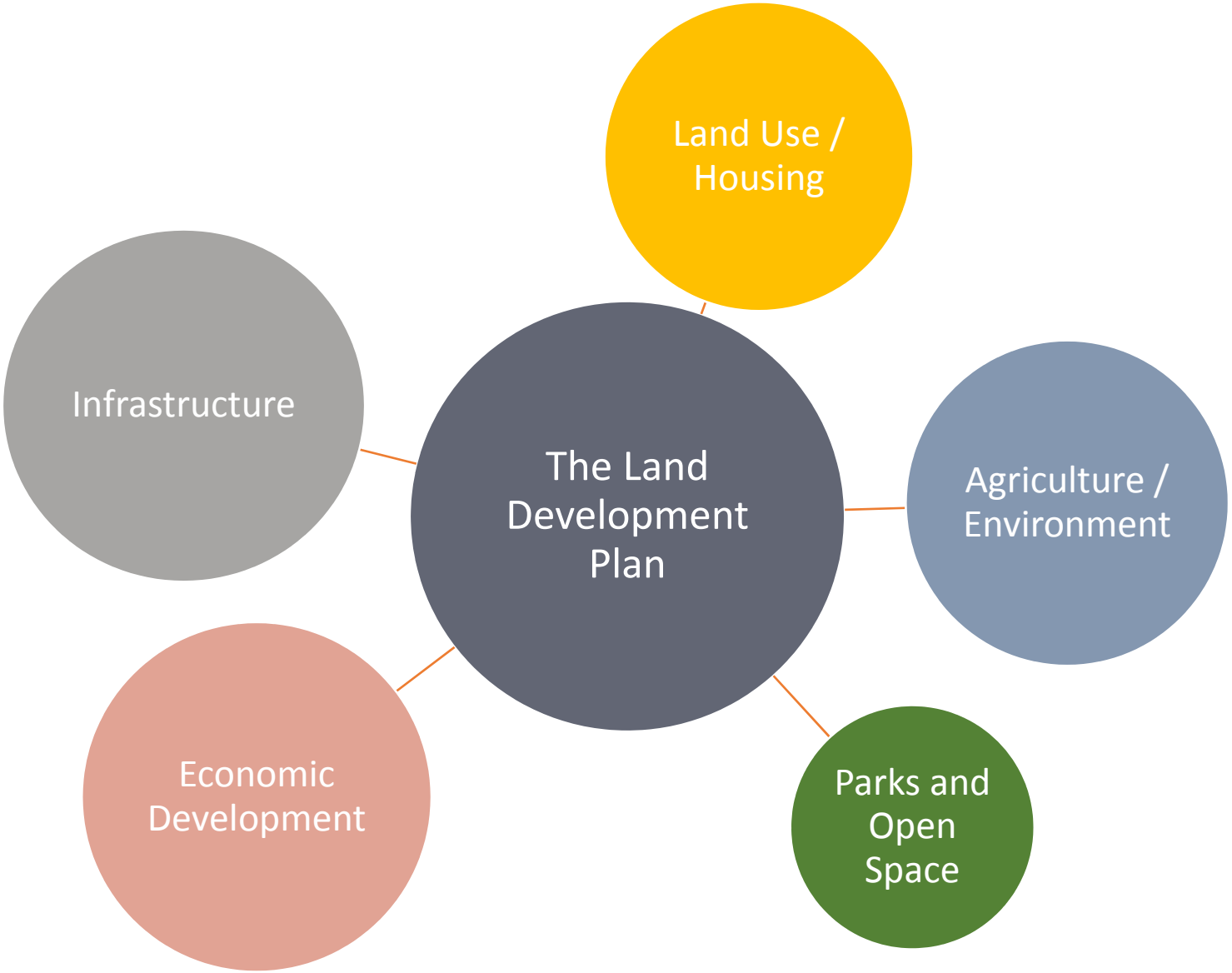


LAND DEVELOPMENT PLAN

Purpose:

- **Promote the public health, safety, and welfare** of it's citizens.
- **Guide and manage growth, change,** and strengthen a community.
- **Protect property values** and investments.
- **Improve the quality of life** for residents and businesses.
- Policy, not regulatory.

LAND DEVELOPMENT PLAN



LAND DEVELOPMENT PLAN VS. ORDINANCES

Land Development Plan / Comp Plan

- Build on the Vision Alamance strategic plan
- Provide general land use guidance
  - Land use policies that identify intended development pattern (i.e. uses and intended design/scale/density)
- Provide guide for infrastructure investment decisions
- Policy, not regulatory, but can inform regulatory changes

Ordinances

- Specifics
- Contain regulations to implement the recommendations found in the Land Development Plan
  - Subdivision Ordinance, Watershed Protection Ordinance, Heavy Industrial Development Ordinance, Farmland Preservation Ordinance, etc.

LAND DEVELOPMENT PLAN

Comprehensive plans are a tool traditionally used by local governments as their **principal tool for community planning**.

They should be as **collaborative** as possible. Citizen/stakeholder participation is key.

Comprehensive plans have a **10-20 year time horizon**.

They examine the **interconnectedness** between land uses, transportation, utilities, recreation, historic preservation, and the like.

Comprehensive plans are NOT regulations. But they can inform regulatory changes.

STEERING COMMITTEE ROLE

LISTENING

EVALUATING

SHARING IDEAS AND OPINIONS

BE AN AMBASSADOR!

ATTENDANCE AT 5-6 STEERING COMMITTEE MEETINGS

PUBLIC INVOLVEMENT

PHASE	Activity	Date	Purpose	Target Audience
	Meetings / Workshops			
1	Status Update	Monthly	Project progress in person or video conference	Staff, Stewart & consultants as necessary
	Board of Commissioners	October 7, 2019	Inform Board and get input on what they would like to see	Commissioners
	Kick-off Meeting with Staff	September 17, 2019	Meet staff, site tour, establish communication protocol, schedule	Staff/Team
	Stakeholder Meetings (6)	October 17, 2019	1-hour meetings with individuals or small groups; issue identification and vision sharing	Individuals or groups identified by staff/SC
	Establish online presence	November 1, 2019	Website content, link to social media	Community
	Steering Committee (1)	November 6, 2019	Selected group representative of the community	Committee members; invited to 10/7 Commissioners meeting
2	Pop-up Workshops (3)	December 2019	meet people where they are	festivals/events
	Steering Committee (2)	January/February 2020	Review summary analysis results	Staff / consultant team direction
	Survey	January/February 2020	Survey will be available online and in print.	Community
	State of the Community Summit	January 2020	Speakers on land use and market trends in the County at the Impact Alamance	Invited eleced officials, board members, business owners
3	2-day Charrette (2)	January/February 2020	Public Interactive workshop and open studio in 2 locations to gather input	Community
	Steering Committee (3)	February 2020	Review survey and Summit results, visioning & concepts	Staff / consultant team direction
4	Steering Committee (4)	Early Spring 2020	Review plan framework	Staff / consultant team direction
	Steering Committee (5)	Late Spring 2020	Review Draft Land Use Plan	Staff / consultant team direction
	Open House (2)	Late Spring 2020	Reveal the draft plan and implementation strategies	Community
5	Steering Committee (6)	Summer 2020	Approval of final draft	Staff / consultant team direction
	Planning Board	Summer 2020	Seek recommendation on Draft Plan	Community
	Board of Commissioners	Fall 2020	Public Hearing /Adopt Plan	Community
	Project Communications			
	Project Website	November 2019	Post schedule, upcoming meetings, survey, meeting summaries and results	Community
	Project Notices	As needed	Distribute notices via website minimum 2 weeks prior to event	Community
	Project Press Releases	As needed	Distribute notices & project updates via social media	Community
	Survey	October-November 2019	Online survey accessed 24/7	Community
	Social Media	Ongoing	Facebook, Twitter, Instagram	Community

Public Engagement Plan

2019-2020

6 STEERING COMMITTEE MEETINGS

10+ STAKEHOLDER GROUPS

1 STATE OF ALAMANCE COUNTY SUMMIT & SURVEY

3 POP-UP EVENTS - FESTIVAL OR OTHER GATHERINGS

2 2-DAY **PUBLIC** PLANNING & DESIGN WORKSHOPS

2 **PUBLIC** OPEN HOUSES

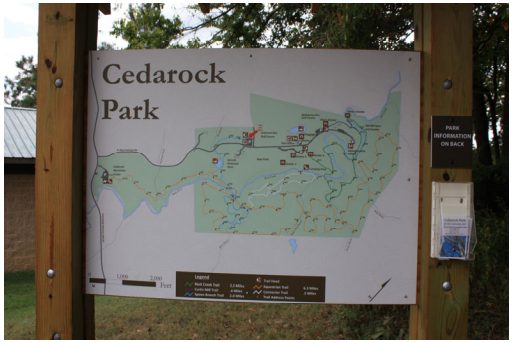
STAKEHOLDER INTERVIEWS

Schools, Boards, Churches, Arts	Neighborhood groups and citizens	Infrastructure groups, DOT, MPO, Towns
Agriculture, Environmental & Tourism	Developers, Builders, Realtors	Economic Development, Industry & Business

On October 17th the Project Team met with stakeholders from citizen groups, business interests and boards to discuss major issues that should be addressed in the plan. Follow up phone calls are underway for those that could not attend.

COMMON THEMES

- Preserve community character (rural, low density, etc.)
- Be considerate about giving up farmland – valuable part of history, don't want to lose these traditions.
- Concerns over heavy industrial development.
- Need to keep industries in Alamance County – need to have environment where they can grow and provide better quality jobs.
- Development pressure in southern portion of county (soils and location).
- Recreation is important/asset to county.



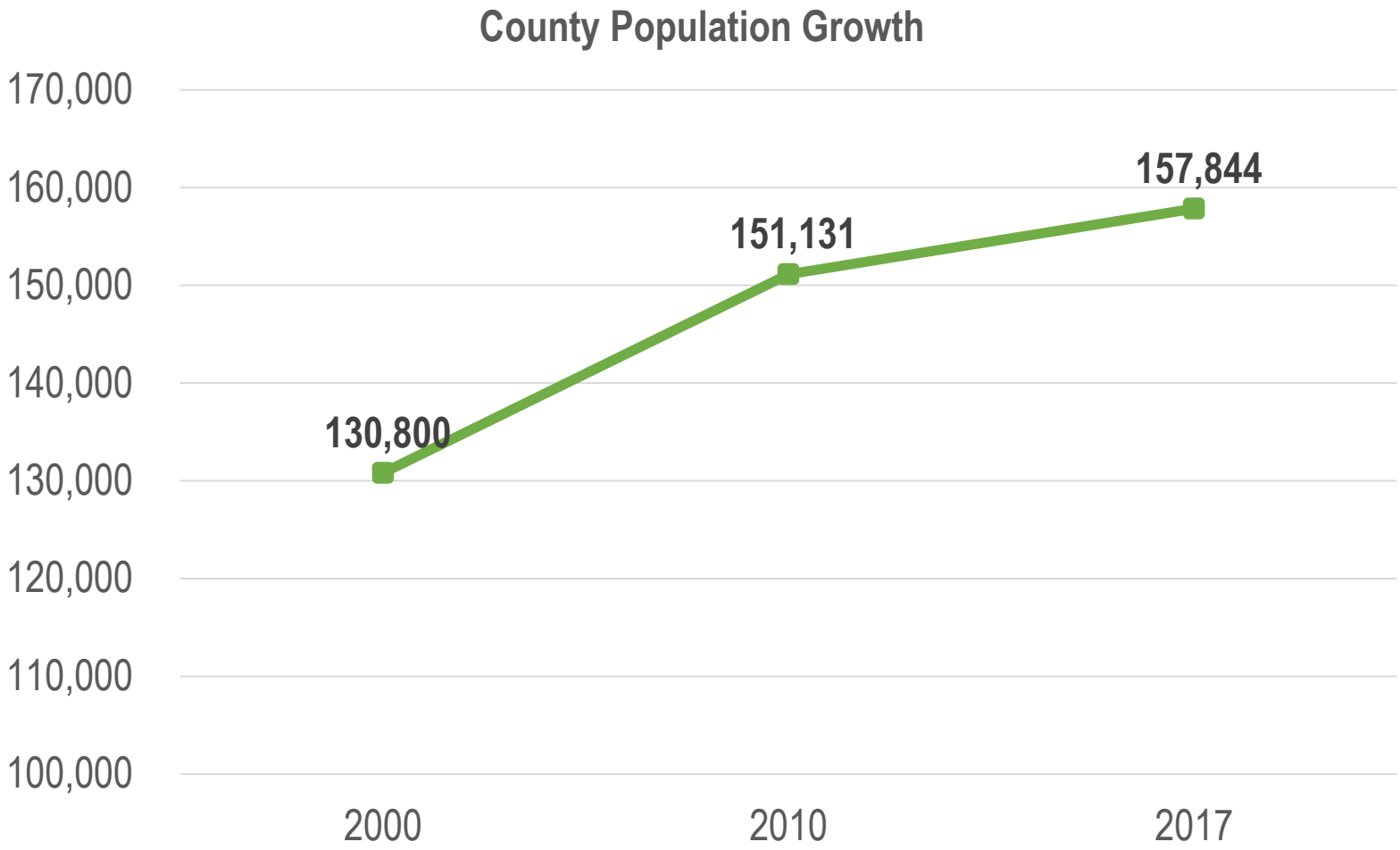
STATE OF THE COUNTY SUMMIT

- **Meeting of 50-60 People**, Invitees + Members of the Public Welcome
- **Location:** Impact Alamance
- **Time:** TBD, estimated 10:00 am to 1:00 pm
- **Target Date:** January 23rd, 2020 – **MARK YOUR CALENDARS**

Work Session #1

- Who needs to be involved in this process & how can we reach them?
  - **State of the County Summit:** Who to Invite?
  - **Contacts/Outlets for Advertising Survey and Public Meetings**
  - **Pop-up Events:** Ideas?

COMMUNITY PROFILE: Population



Source: 2017 ACS, Decennial Census

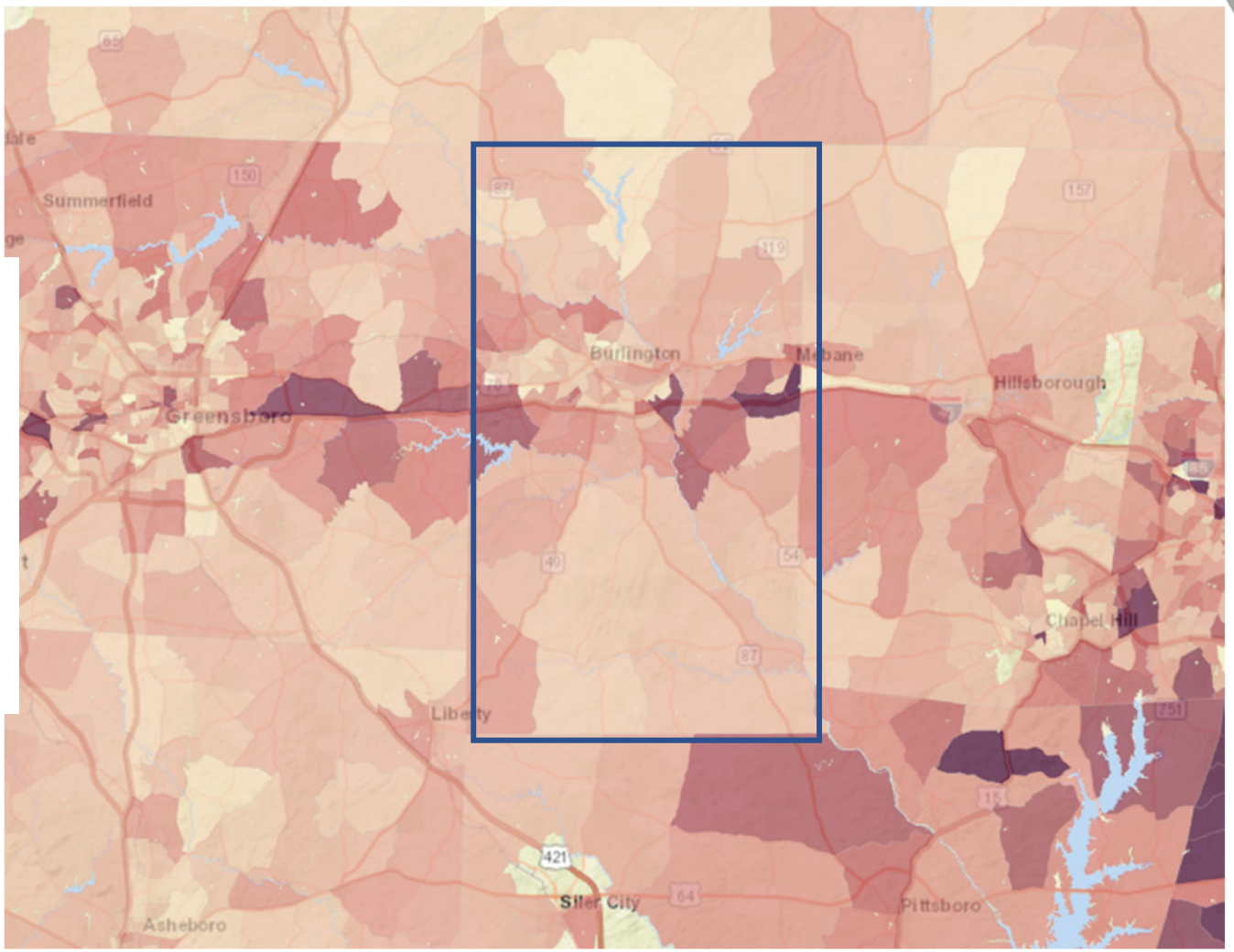
COMMUNITY PROFILE: Growth

2010-2018 Population:
Annual Growth Rate (Esri)

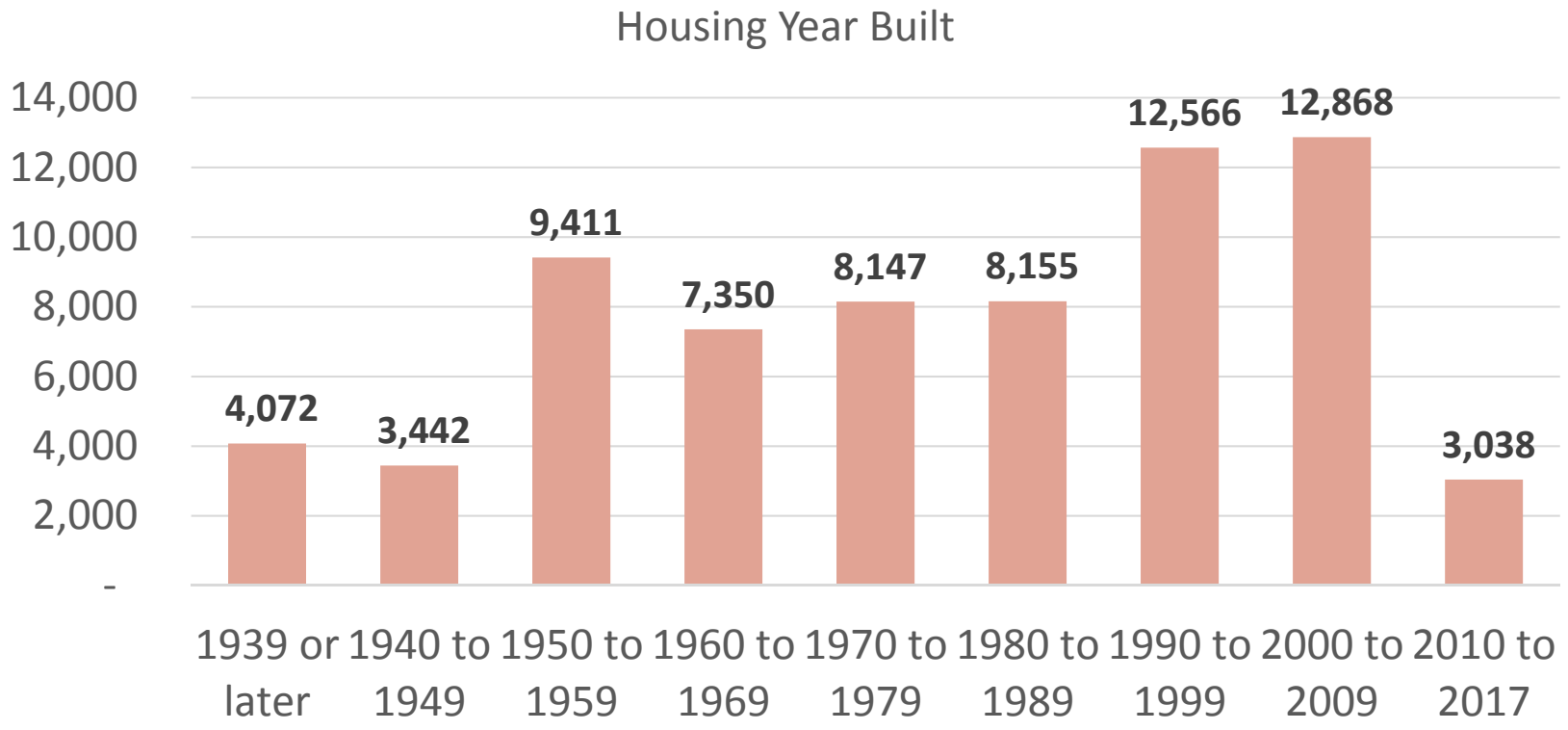
> 5.68

2.2

< -1.2

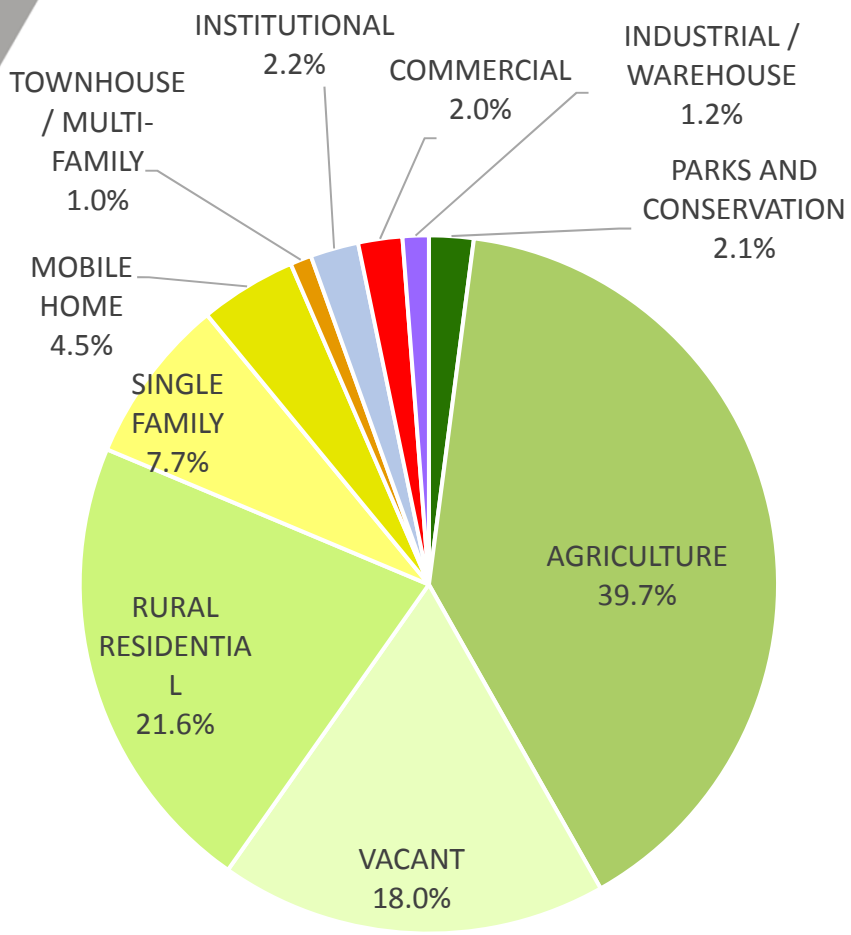


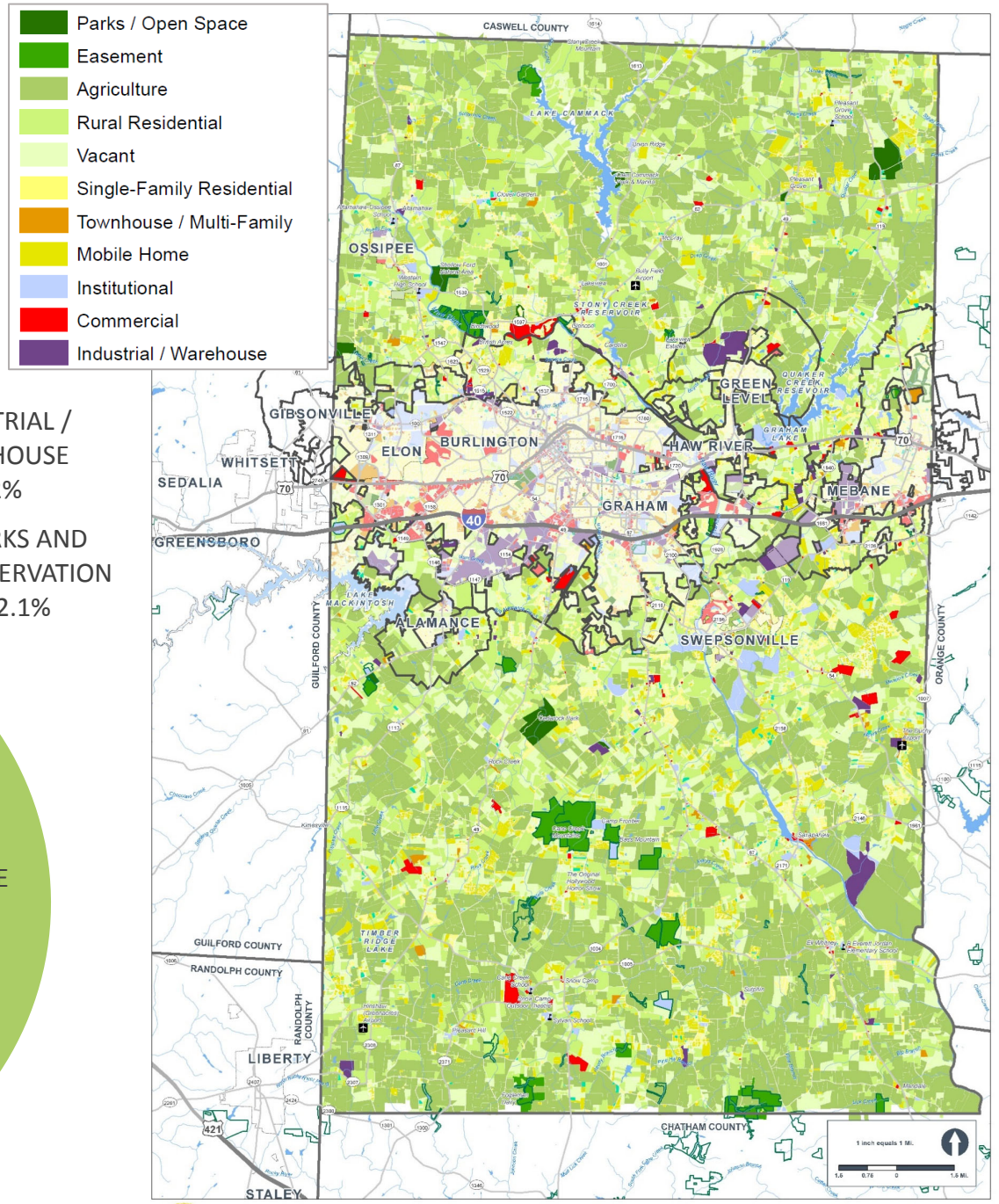
COMMUNITY PROFILE: Housing



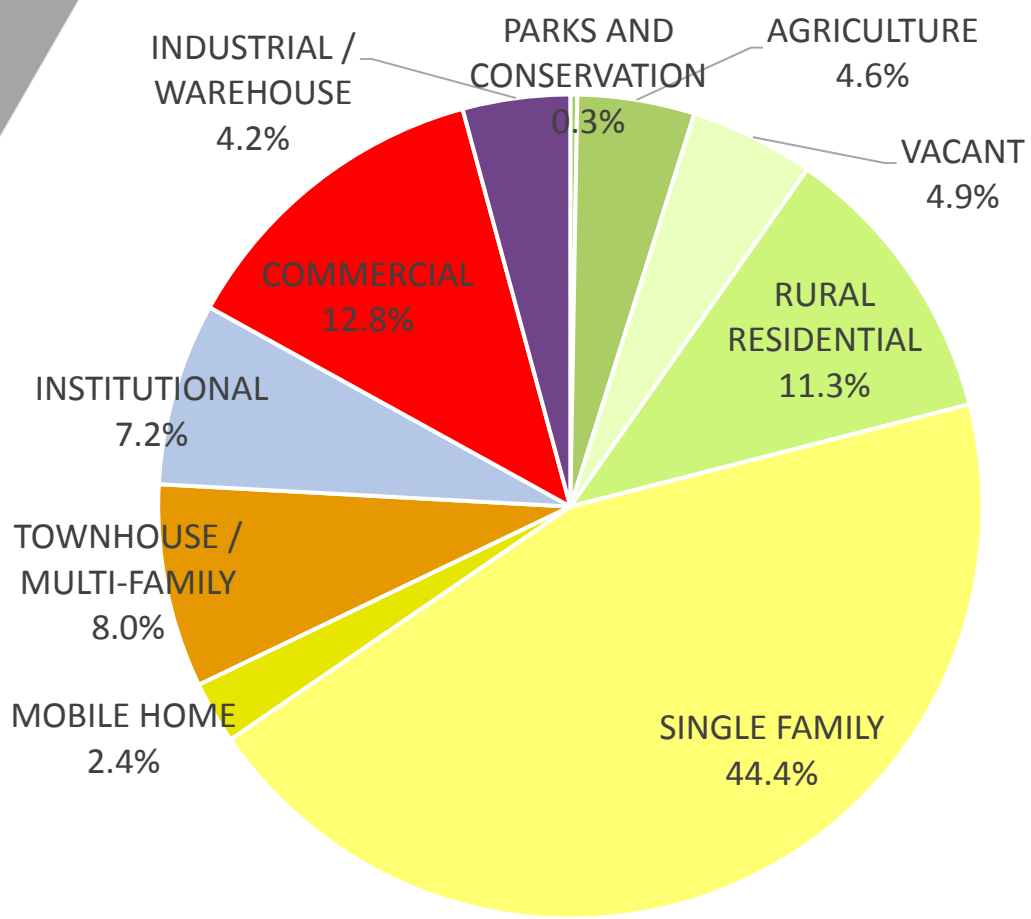
Source: 2017 ACS

COMMUNITY PROFILE: Land Use



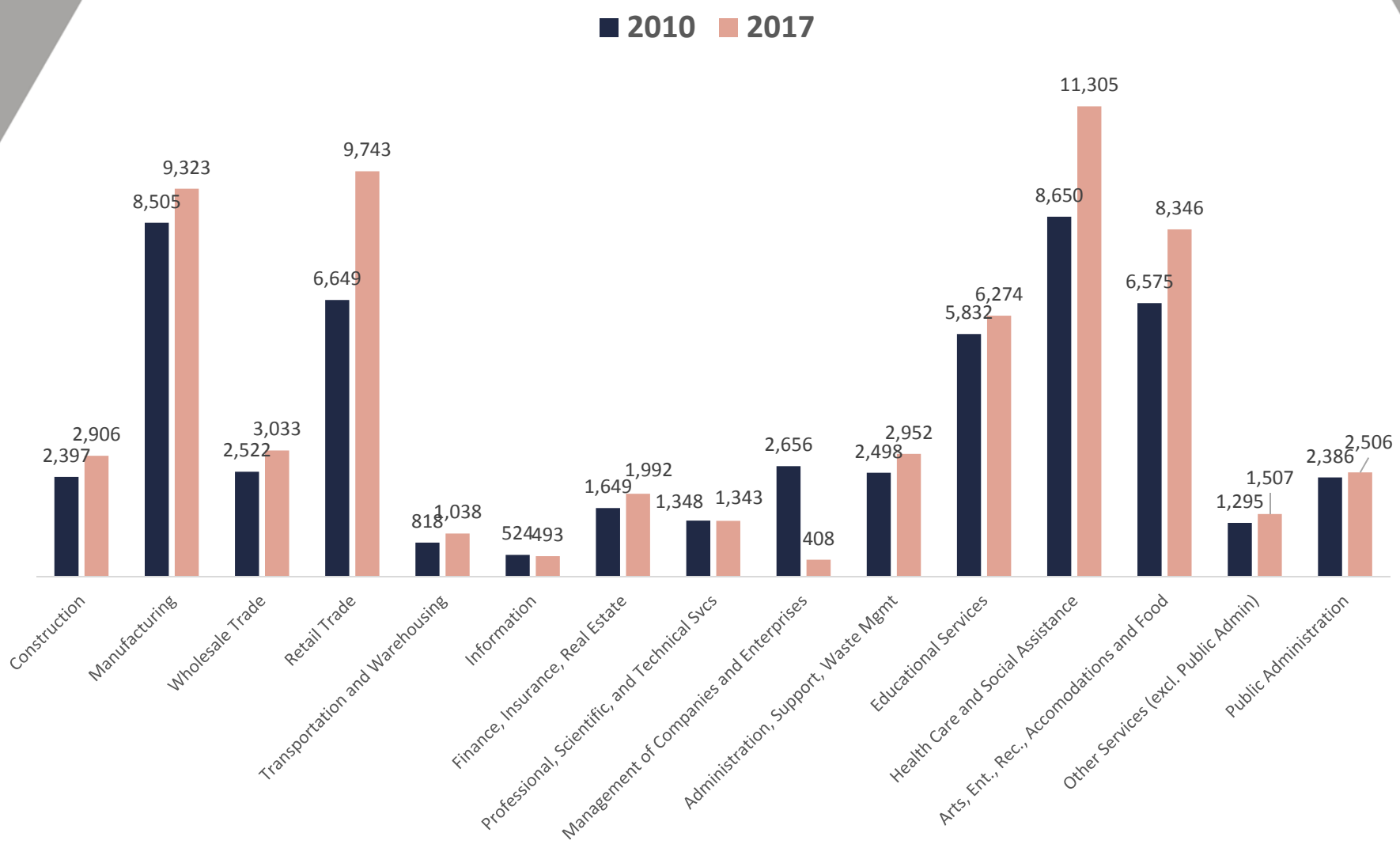


COMMUNITY PROFILE: Property Value



- **Tax base is dependent on Single Family Residential (44%)**
- **Agricultural, rural residential and vacant lands make up 20.8%** of property values
- **Commercial and Industrial uses make up 17%** of property values

COMMUNITY PROFILE: Employment



ECONOMIC DEVELOPMENT ACCOMPLISHMENTS

- Honda Power Equipment (here since 1984) announced a new $46 million expansion.
- Lotus Bakeries started with a $50 million investment and 60 jobs, and recently announced a $17 million expansion.
- UPI Chem distribution center, $17 million investment and 39 jobs

ECONOMIC DEVELOPMENT ISSUES

Strengths:

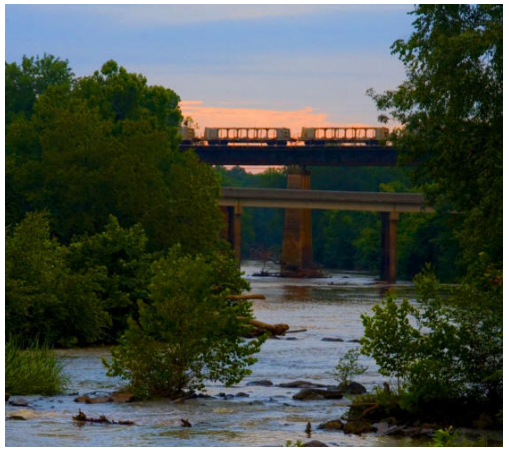
- Increasingly diverse economy
- Plentiful jobs
- Unemployment is at 3.4%, lower than neighboring Guilford County and NC
- Education improvements and bond issue approval

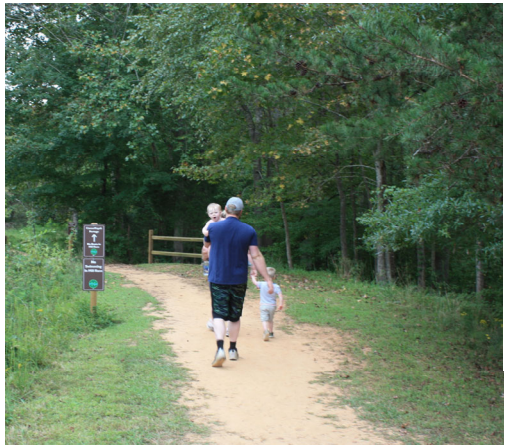
Weaknesses:

- Relatively low income and wage levels

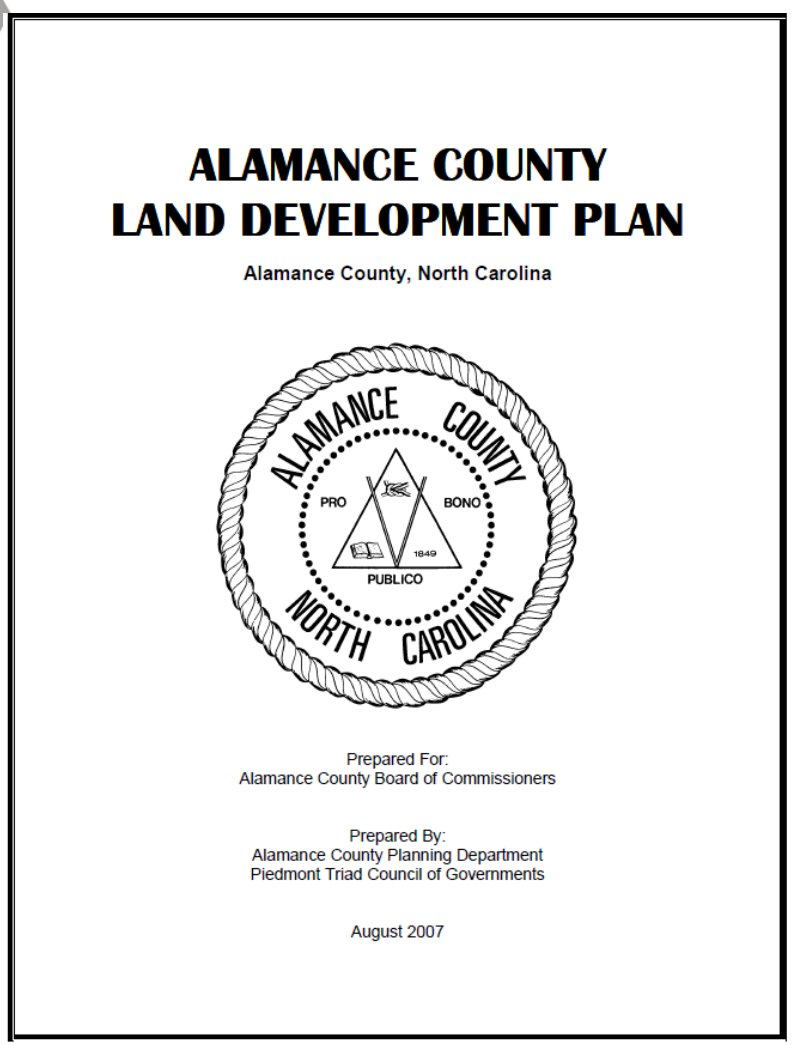
COMMUNITY PROFILE: Parks & Environment

- Good system of county parks and community centers
- Significant visitation of the Haw River + Trail
- Haw River is “unique asset” from Economic Development perspective
- Previous LDP recommended provision of open space and recreation facilities in private development
  - Current Ordinances do not require this





EXISTING PLANS


ALAMANCE COUNTY
LAND DEVELOPMENT PLAN

Alamance County, North Carolina

ALAMANCE COUNTY
PRO BONO
1849
PUBLICO
NORTH CAROLINA

Prepared For:
Alamance County Board of Commissioners

Prepared By:
Alamance County Planning Department
Piedmont Triad Council of Governments

August 2007

- Land Development Plan (2007)
- Alamance County Strategic Plan
- Farmland Protection Plan
- Parks & Recreation Plan
- BGMPO Transportation Plan

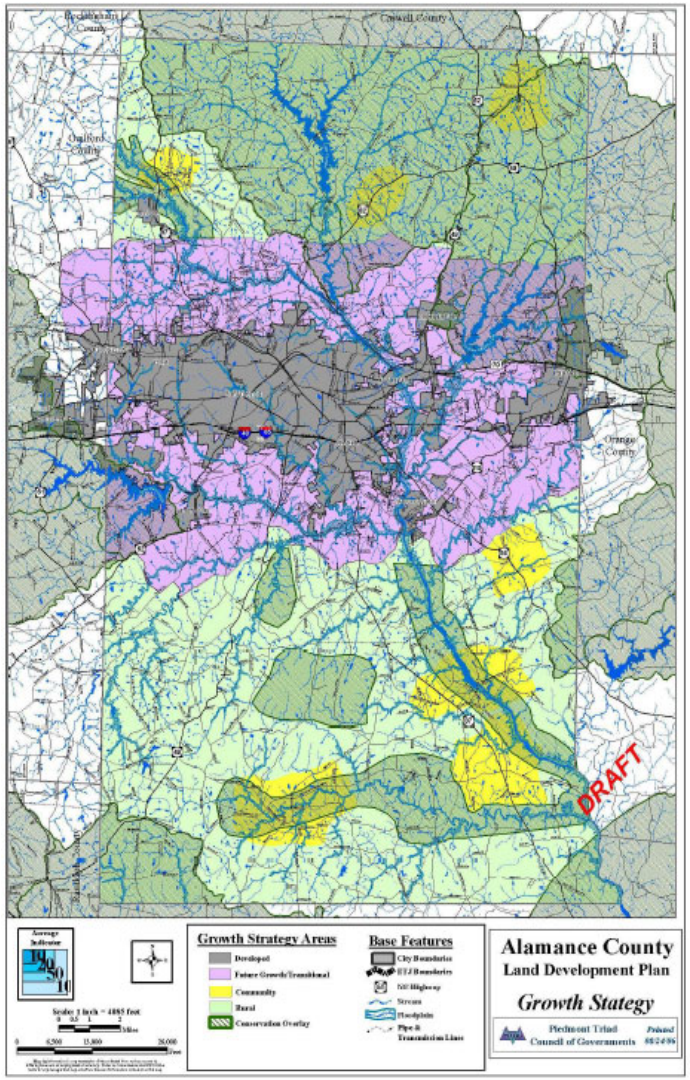
EXISTING LAND USE ORDINANCES

- Subdivision
- Watershed
- Historic Properties Commission
- Heavy Industrial Development
- Abandoned & Junk Motor Vehicles
- Farmland Preservation
- Height Restriction
- Manufactured Home Park
- Adult Establishments

Is the current regulatory framework accomplishing county goals?

What could be improved?

LAND DEVELOPMENT PLAN PROGRESS



2007 Land Development Plan

- Growth Strategy
  - Growth Area
  - Community
  - Rural
  - Conservation Overlay
- Policy Recommendations

Accomplishments

- Updated HIDO
- Active Farmland Preservation Program

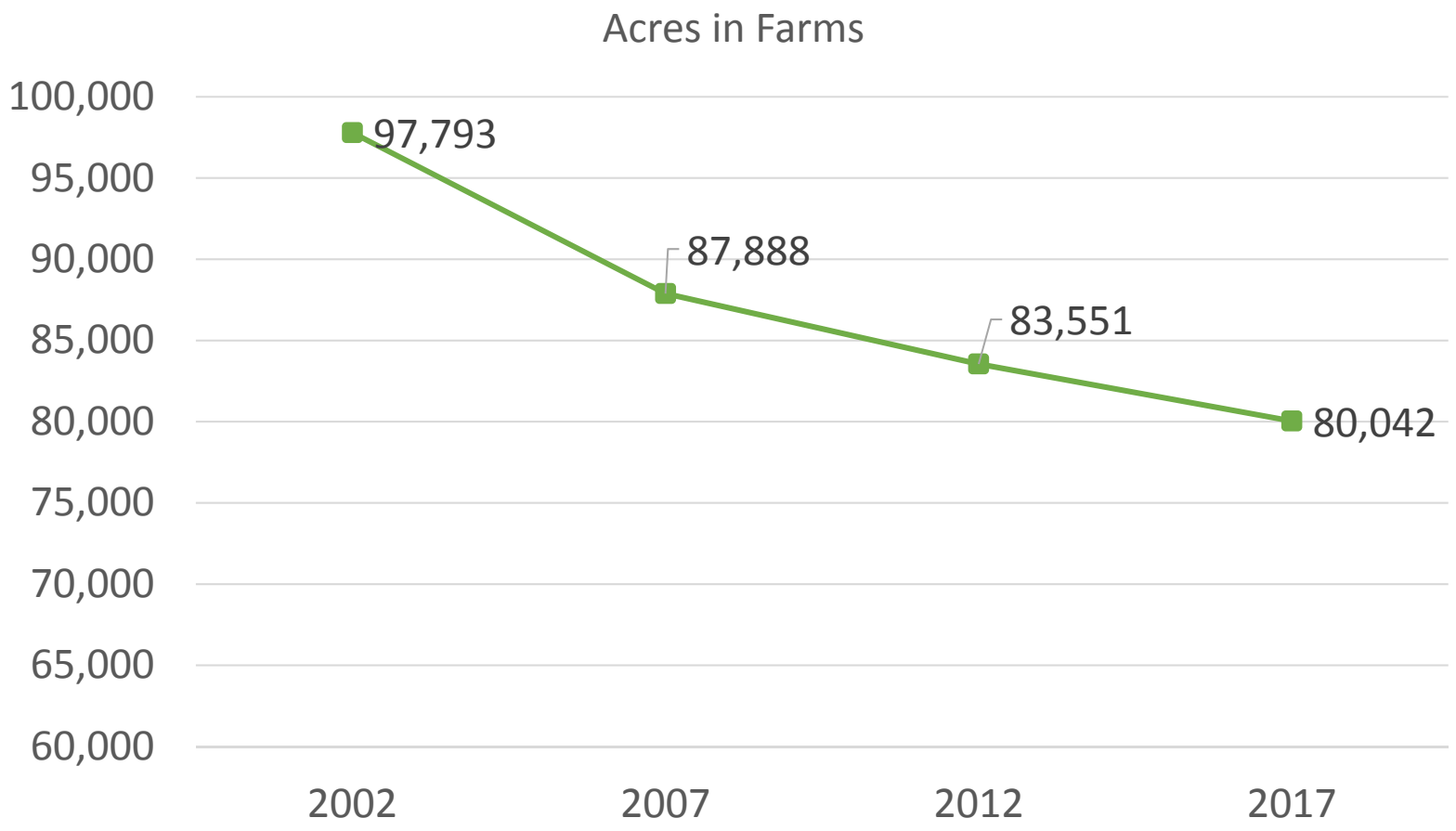
RURAL DEVELOPMENT

Cane Creek Subdivision southwest of Eli Whitney, 14,000 square foot lots, community well

STATE OF AGRICULTURE
In Alamance County

- Land in farms declining
- Average size of farm decreasing
- Market value of products has increased since 2012

STATE OF AGRICULTURE
In Alamance County



SMALL AREA STUDY
SNOW CAMP: *EXISTING CONDITIONS*

Work Session #2

- **What key issues should be addressed** with the Land Use Plan Update?
- **What do you like/dislike** about what is happening in the county?
- **What do you need to know more about** through this process?

NEXT STEPS

- **January / February**
  - State of the County Summit
  - Survey
  - Next Steering Committee Meeting (Feb. 20)
- **Public Meetings**
  - February/March

CONTACTS

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