



Comprehensive Plan Steering Committee Meeting

Tuesday, January 3 | 11:00am | Sawyers Creek Fire Station

C L A R I O N



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Environmental Author

Presentation Overview

- Welcome and Introductions
- Comprehensive Transportation Plan
- Comprehensive Plan
 - Project Status Report
 - Summary of *Envision Camden County Public Workshop*
 - Community Survey Results
 - Discussion of Recommended Alternative Development Scenarios
 - Discussion of Plan Organization
- Set Next Meeting Date (Mid Feb. 2012)
- Adjourn

Comprehensive Transportation Plan

- Community Survey Results
- Traffic Crash Analysis
- Bridge Deficiency Assessment
- Existing and Future Highway Deficiencies
- Bike and Pedestrian Considerations
- Transit

Comprehensive Plan Project Update



Camden County, NC Comprehensive Plan Project Schedule

Tasks	2011						2012					
	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June
Task 1: Project Initiation and Community Assessment			SC	SC								
Task 2: Issue Identification and Needs Assessment					PW		BOC/SC					
Task 3: Development of Alternative Plans								SC				
Task 4: Selection and Refinement of Plan									BOC/SC/PW			
Task 5: Development of Recommended Plan												BOC/SC
Task 6: Project Reporting												
Task 7: Camden County Environmental Culture Document												

BOC Meeting with Board of County Commissioners
PW Public Workshop
SC Steering/Technical Committee Meeting

Updated: August 11, 2011

- Completed: Community Assessments, Community Workshops, Issue Identification
- Current Work: Developing Alternative Development Scenarios

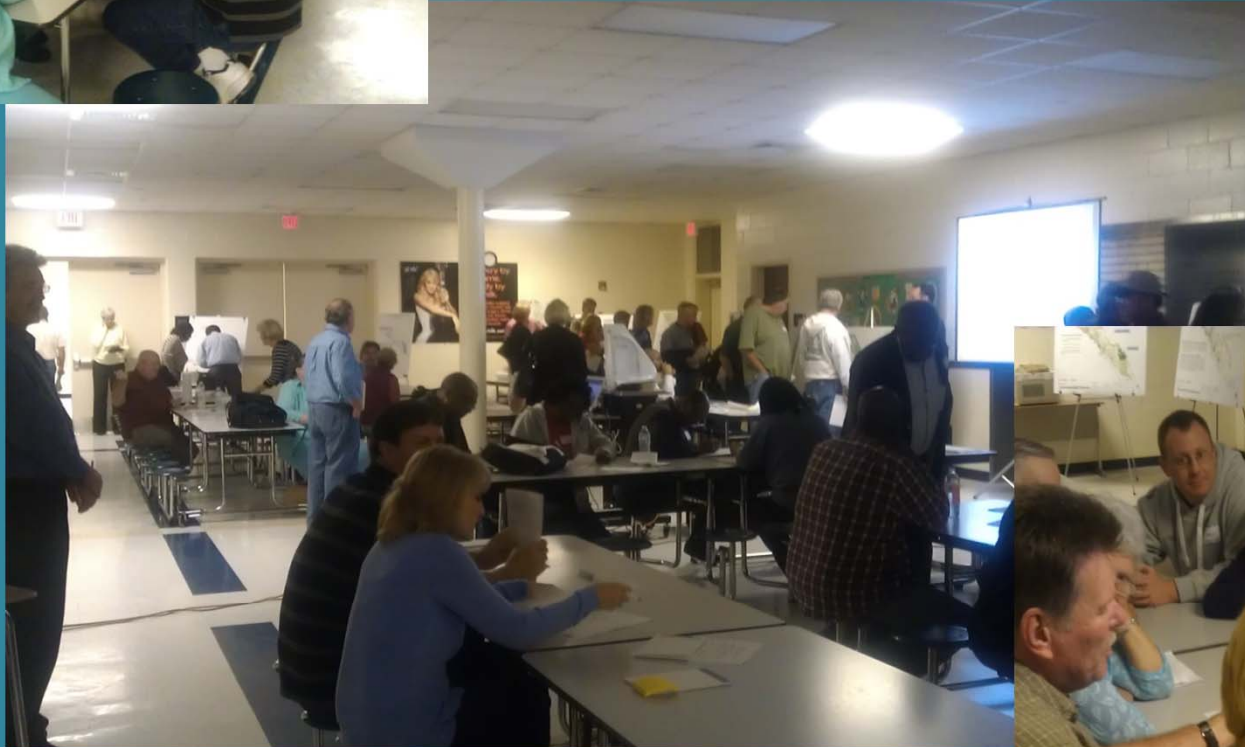
Comprehensive Plan Project Update

- South Mills Small Area Plan
- Great Dismal Swamp Park Trail / Park Expansion

Envision Camden County Public Workshop

- Public Open House offered in two sessions – 110 attendees
- Keypad polling, visioning, and mapping exercises
- Comment forms and “meet with planners” other opportunities to get open-ended feedback





Planning in action...

Envision Camden County Public Workshop

- Ideas for Camden County in 2035:
 - Rural, quaint county with limited development
 - More employment opportunities
 - More public amenities and commercial services
 - Centralized development in South Mills and Camden
 - New bikeways, recreational facilities, and boating access

“We will become a destination, not just a place of passage.”

Envision Camden County Public Workshop

- **How Should Camden Grow?**
 - Managed, slow growth
 - Protection of environmental resources
 - Willingness to consider clustered development
 - Focus development along major roads
 - Provide incentives for commercial development
- ***Big questions:***
 - *What is the best pattern for future growth in Camden County?*
 - *How should the county foster development in targeted areas?*
 - *How should Camden County manage areas not targeted for development?*

Community Survey

- Survey Results Somewhat Different from Workshop Results
- Key Points of Consensus:
 - *Need Balanced Growth:* that both maintains rural culture and provides new opportunities to be a more full service community
 - *New Development Needed:* commercial services, employment opportunities, and public facilities needed
 - *Protect Environment:* Interest in protecting environmentally sensitive areas
 - *Need Plan for Infrastructure:* Need to address water and sewer infrastructure
 - *Recreation is a Priority:* New facilities are needed for residents and for economic development: parks, trails, bikeways, boating

Community Survey

- Issues with Differing Opinions:
 - How to Foster Growth: no new taxes, provide economic development incentives, provide new infrastructure
 - Cluster Development: keep rural development pattern, cluster in community cores
 - Opportunities for Increased Densities: some interested, some want to deter
 - How to Protect Environmentally Sensitive Areas: some think current regulations are adequate, others want to adjust

Topics to Address in Plan

Summary of Topics Identified

- Managed growth / curbing sprawl
- Economic development (waterfront, business development)
- Adult living community and opportunities for new housing types
- Recreational transportation
- Community facilities and services (county offices, storm shelter, schools, recreation, EMS)
- Public appearance
- Water / sewer
- Educational programs
- Community building
- Public / traffic safety
- Zoning conflicts with land use
- Agricultural preservation

Alternative Development Scenarios

- Current phase of work
- Provide an opportunity to “test” different development patterns and densities
- Evaluation of scenarios answers questions that help with development of future land use plan

Alternative Development Scenarios

- Scenarios will be evaluated for impacts on several factors:
 - Land use: amount and type of land converted to development
 - Fiscal: impacts of development on county budget
 - Transportation: mobility and access
 - Community character: how new development might affect the county's character
 - Utility systems: location and cost

Alternative Development Scenarios

- How do we develop scenarios?
 - 3 stage process:
 - Conduct Land Suitability Analysis (LSA)
 - Identification of Potential Development Areas
 - Development of Alternative Development Scenarios
 - Currently completing LSA
 - Plan to have scenarios ready for Steering Committee review next month

Alternative Development Scenarios

- Two proposed scenarios
 - Status Quo:
 - Low density development pattern that is distributed throughout the county
 - Some residential and commercial clustered along North US 17
 - Targeted Development:
 - Compact development form
 - Clusters development in targeted locations: North US 17, South Mills, Camden, Shiloh/southern area

Alternative Development Scenarios

- Development projections based on population projections
 - Projections vary by source

Source	2010 Pop	2030 Pop	Change	Annual Average Growth Rate
State Demographer	9,980	11,600	1,620	0.75%
Woods & Poole	9,980	13,994	4,014	1.8%

Alternative Development Scenarios

- Propose the following assumptions:
 - Growth rate from 2010-2030: 1.8%
 - Added population: 4,014
 - Average persons per household: 2.69
 - Estimated new households: 1,492
- Point of reference: county added 1,131 new housing units between 2000-2010
- Will develop non-residential assumptions upon further analysis

Organization of Plan

- Handout offers three alternatives:
 - Organization of CAMA 2005 Plan
 - Traditional Comprehensive Plan Organization
 - Thematic Organization Emphasizing Key Topics

- What are your preferences?

Comprehensive Plan: Next Steering Committee Meeting

- Date in February 2012?