



Camden County  
NEW ENERGY. NEW VISION.  
The 2035 Comprehensive Plan

## Comprehensive Plan Steering Committee Meeting

Monday, October 10 | 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
- Community Survey
- *Envision Camden County* Public Workshop
- Set Next Meeting Date (Jan. 2012)
- Adjourn



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The 2035 Comprehensive Plan

## Comprehensive Transportation Plan

- Overview of Plan and Process
- Expectations for Plan Framework (Vision, Goals, Objectives)
- Proposed Study Road Network



## Comprehensive Plan

- Road map for making future short and long range policy decisions
- “Comprehensive” because it covers wide range of **community issues** (transportation, land use, economy, environment, health, community, design, infrastructure, etc.)
- **Three part planning process:**
  - Identifying Planning Influences and Opportunities
  - Developing a Community Vision
  - Constructing a Policy Framework and Implementation Plan



# Comprehensive Plan Project Schedule

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												

Updated: August 11, 2011

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



## Comprehensive Plan: Community Planning Influences Report

- Report sets out foundational information for plan
- Purpose to provide factual basis for development of policy framework
- Three parts to report:
  - Part 1: Summary of Planning Initiatives
  - Part 2: Summary of Existing Conditions
  - Part 3: Summary of Key Planning Influences and Opportunities



## Comprehensive Plan: Part 1 – Summary of Planning Initiatives

- Solid Planning Foundation for Development of Comprehensive Plan

### Land Use and Infrastructure

- 2005 Advanced Core CAMA Land Use Plan
- Camden County Hazard Mitigation Plan
- Long Range Water and Sewer Service Plan
- CAMA Sea Level Rise Policy

### Economic Development

- Camden County 21st Century Community Strategic Plan
- Camden County / US 17 Corridor Master Plan
- Green Industrial Park Feasibility Study

### Transportation Plans

- Comprehensive Transportation Plan
- Hampton Roads TPO Long Range Transportation Plan
- US 17 Great Dismal Swamp Corridor Study



## Comprehensive Plan: Part 1 – Summary of Planning Initiatives

- Comprehensive Plan will carry forward goals/policies/strategies of former planning initiatives that are still relevant
- Will update and amend former planning efforts as identified during planning process
- Comprehensive document to be consolidation of current County policies



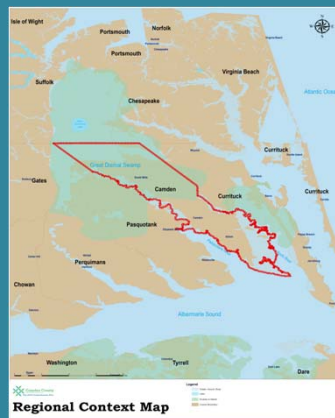
## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Facts and Trends
- Broad array of community planning topics:
  - Regional Context and Planning Area
  - Population (historic and projected)
  - Economy / Agriculture
  - Natural Systems and Hazards
  - Land Use and Development
  - Transportation
  - Stormwater
  - Water / Wastewater
  - Recreation
  - Community Health
  - Public Services



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Key County Attributes:
  - Location in the Hampton Roads region
  - Natural features / resources
  - Affordable housing and cost of living
  - Well educated workforce
  - Schools



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Population Trends:
  - The County had a very healthy rate of growth over the last decade – 3.78% annual average growth
  - Significant considering the County had a 3.5 year moratorium on development during this period
  - Highest growing County in region



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Population Projections:
  - Projections vary by source
  - Policy decision: Source to use for evaluating future growth/capital facility needs?

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%



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Housing
  - Housing stock in very good condition
  - But lacks diversity
    - 99% of homes are single-family units (detached, modular, manufactured)
    - National and state trends show changing market demands for more diverse housing products
    - Opportunity to create housing that reflects rural nature of community but provides new housing opportunities



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Incomes and Unemployment (2005-2009)
  - Households in Camden County have a higher median income than workers in Currituck County or the state overall
  - Unemployment is slightly lower

Key Economic Statistics	Camden		Currituck	North Carolina
	#	%	%	%
<b>Labor Force</b>	<b>7,208</b>			
Unemployment		7.6%	7.7%	7.7%
<b>Median Household Income</b>	<b>\$ 58,480</b>		<b>\$ 55,261</b>	<b>\$ 45,069</b>
Income and Benefits by Household				



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Employment
  - Job opportunities are limited but diverse
- Top 5 Industry Sectors:
  - Education/Health Services/Social Assistance
  - Construction
  - Retail
  - Public Administration
  - Arts/Entertainment/Recreation

Civilian Employment by Industry	Camden		Currituck		North Carolina	
	#	%	#	%	#	%
<b>Agriculture, forestry, fishing, hunting, and mining</b>	127	3.0%	245	2.4%	1,474	1.4%
Construction	561	13.3%	833	8.3%	8,696	8.0%
Manufacturing	279	6.6%	645	6.4%	13,195	12.9%
Wholesale trade	109	2.6%	265	2.6%	3,113	3.1%
Retail trade	453	10.7%	1,177	11.7%	11,506	11.0%
Transportation and warehousing, and utilities	138	3.3%	331	3.3%	4,551	4.5%
Information	67	1.6%	167	1.6%	2,096	2.0%
Finance and insurance, and real estate rental and leasing	331	7.8%	805	8.0%	8,606	8.0%
Professional, scientific, and management, and administrative and waste management services	400	9.5%	974	9.7%	10,006	9.0%
Educational services, and health care and social assistance	781	18.5%	1,951	19.5%	22,116	22.1%
Arts, entertainment, and recreation, and accommodation and food services	430	10.2%	1,074	10.7%	8,416	8.4%
Other services, except public administration	112	2.7%	280	2.8%	4,776	4.7%
Public administration	438	10.4%	1,095	10.9%	11,206	11.2%

Source: American Community Survey 2005-2009



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Agriculture
  - Farming Operations Grew Between 2002-2007

	2002	2007
<b>Number of Farms</b>	70	76
Land in Farms		55,181
<b>Average Size of Farm</b>		726
<b>Market Value of Products Sold</b>	\$ 19,713,000	\$ 28,232,000
Crops		\$ 27,911,000
Livestock		\$ 321,000

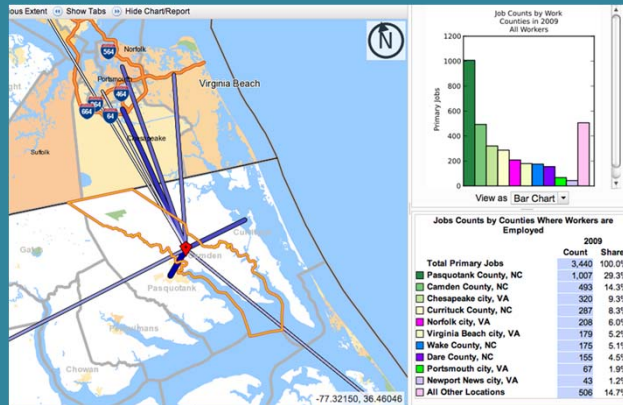
Source: USDA 2007 Census of Agriculture





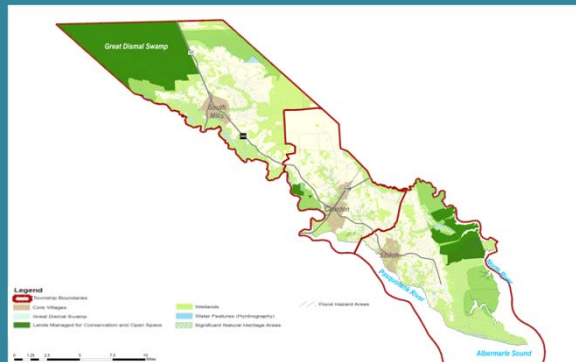
## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Workers Commute Out of County – 29.3% to Pasquotank Cty and 23.6 % to Hampton Roads area



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Natural Features are Abundant and Limit Development Potential



- 21 out of 24 soil types severely limit septic system use
- 60% of County in wetlands
- 67% of County in floodplain
- 26% of County is designated Significant Natural Heritage Areas



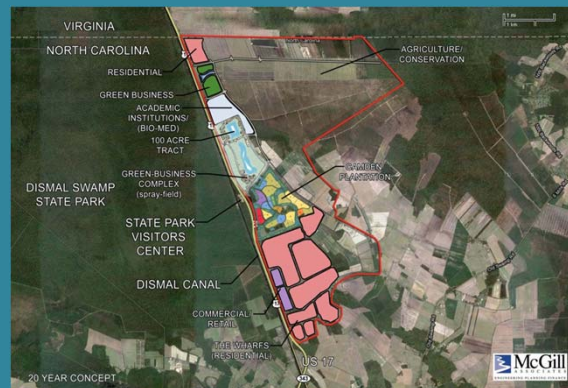
## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Land Use: Majority is in a natural state, agricultural, or low-density single family development (1 acre +)



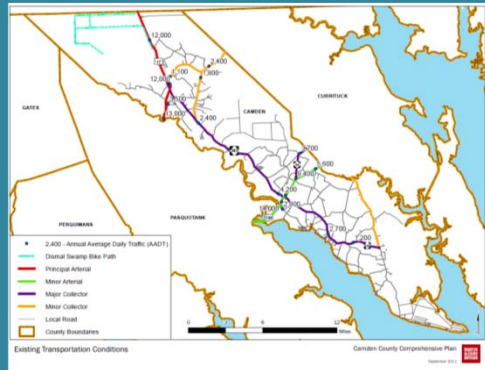
## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Development Focus on Northern US 17 Corridor



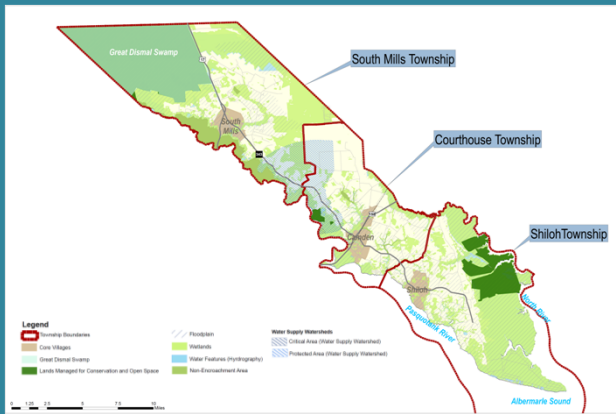
## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Transportation Infrastructure Adequate but Limited to Vehicular Travel



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Stormwater Management is a Critical Challenge

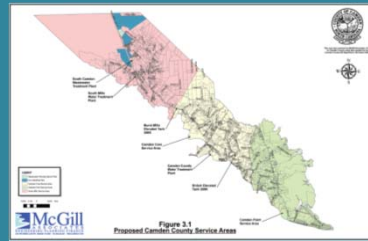


- Key considerations: Low topographic relief, high groundwater tables, and poor draining soils
- These features limit the ability to employ best management practices and low-impact development techniques



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Water/Wastewater
  - Raw Water Supply Needed to Meet Needs of Future Populations in South Mills Service Area
  - Wastewater treatment is a critical challenge.
  - Many septic systems are inadequate and expected to fail
  - Water and Sewer Master Plan identifies the need for three localized wastewater treatment systems to expand needed service
    - may be cost prohibitive



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Parks and Recreation
  - Recreational opportunities have increased
  - Opportunities exist to expand further and provide a solid base for an eco-tourism industry sector in the County
    - Hiking/biking trails
    - Blueways and other water activities
    - Hunting/fishing
    - Sports and tournaments
    - Environmental education



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Health
  - Community Health Assessment Conducted in 2010
  - Community Profile identified leading causes of death for Camden County citizens:
    - Total Cancer
    - Heart Disease
    - Unintentional non-Motor Vehicle Injuries
    - Cerebrovascular Disease
    - Chronic Lower Respiratory Disease



## Comprehensive Plan: Part 2 – Summary of Existing Conditions

- Government Facilities
  - Needed New Public Facilities
    - High school
    - Administrative office space
    - Expansion of reverse osmosis water treatment plant
    - Sewer system expansion
  - Also need long-term strategy for solid waste/recycling



## Comprehensive Plan: Part 3 –Influences and Opportunities

1. Economic Development: Capturing a Portion of Regional Growth
2. Natural Assets: Capitalizing on Eco-Tourism and Recreational Opportunities While Protecting Valued Resources
3. Place-Making: Building on the County's Existing Framework



## Comprehensive Plan: Preliminary Topics to Address in Plan

### Summary of Topics Identified at Committee Orientation Meeting

1. Recreational transportation
2. Community facilities (county offices, storm shelter, schools, recreation)
3. Public appearance
4. Water / sewer
5. Economic development (waterfront, business development)
6. Educational programs
7. Curbing sprawl
8. EMS service
9. County representation on Planning Board
10. Community building
11. Public / traffic safety
12. Zoning conflicts
13. Adult living community

Are there others to add?



## Comprehensive Plan: Community Survey

- Prepared joint CTP and CP survey
- To be distributed to community residents and available online
- Make available through end of year (month or so after public workshop)
- Need feedback on questions



## Comprehensive Plan: Public Workshop

- Title: *Envision Camden County*
- Proposed Format: Public Open House with Scheduled Presentations (maybe afternoon and evening session)
- Keypad polling, visioning, and mapping exercises
- Comment forms and “meet with planners” other opportunities to get open-ended feedback
- To be resolved
  - Venue?
  - Date/time (November)?
  - Incentive for residents to come?



Comprehensive Plan:  
Next Steering Committee Meeting

- Date in January 2012?