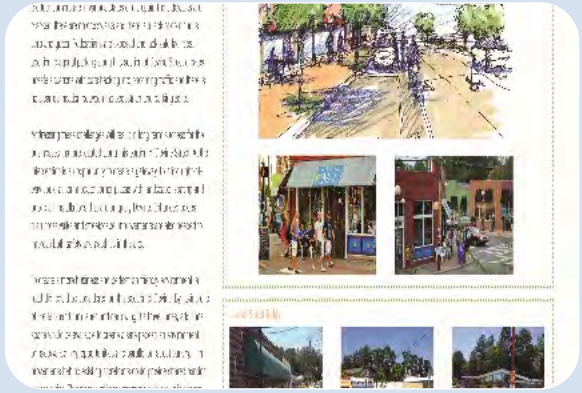
Future Comprehensive Land Use Plan

Advisory Committee Meeting 4

April 18, 2018

Process



DISCOVERY

Town Tour

Data Collection

Adopted Plan Review

Existing Conditions Assessment

Survey

Interviews

12 WEEKS

PLAN DEVELOPMENT

Land Use Concept

3-Day Workshop

8 WEEKS

DIRECTION & DOCUMENTATION

Recommendations & Strategies

Action Plan

Plan Document

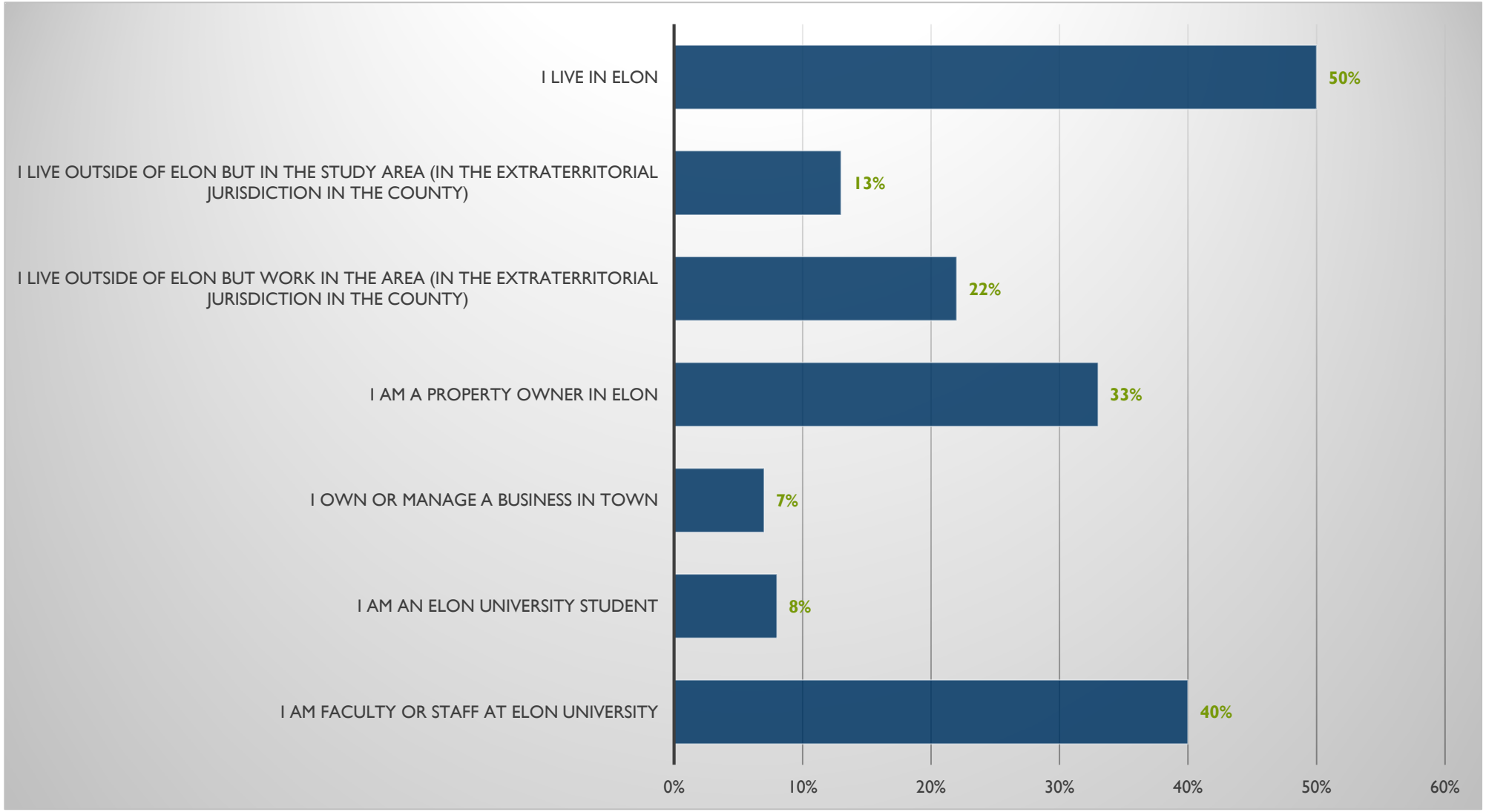
Plan Summary

8 WEEKS

3-Day Workshop

- **3 Advisory Committee Meetings**
- **2 Community Meetings**
  - Tuesday open house
    - 35 attendees
  - Thursday presentation / open house
    - 37 attendees

Surveys (2)



147 PEOPLE RESPONDED TO THE FIRST SURVEY

Key Findings

DEMOGRAPHICS, MARKET CONDITIONS, ECONOMIC DEVELOPMENT

ELON

9,419
2010 Popualtion

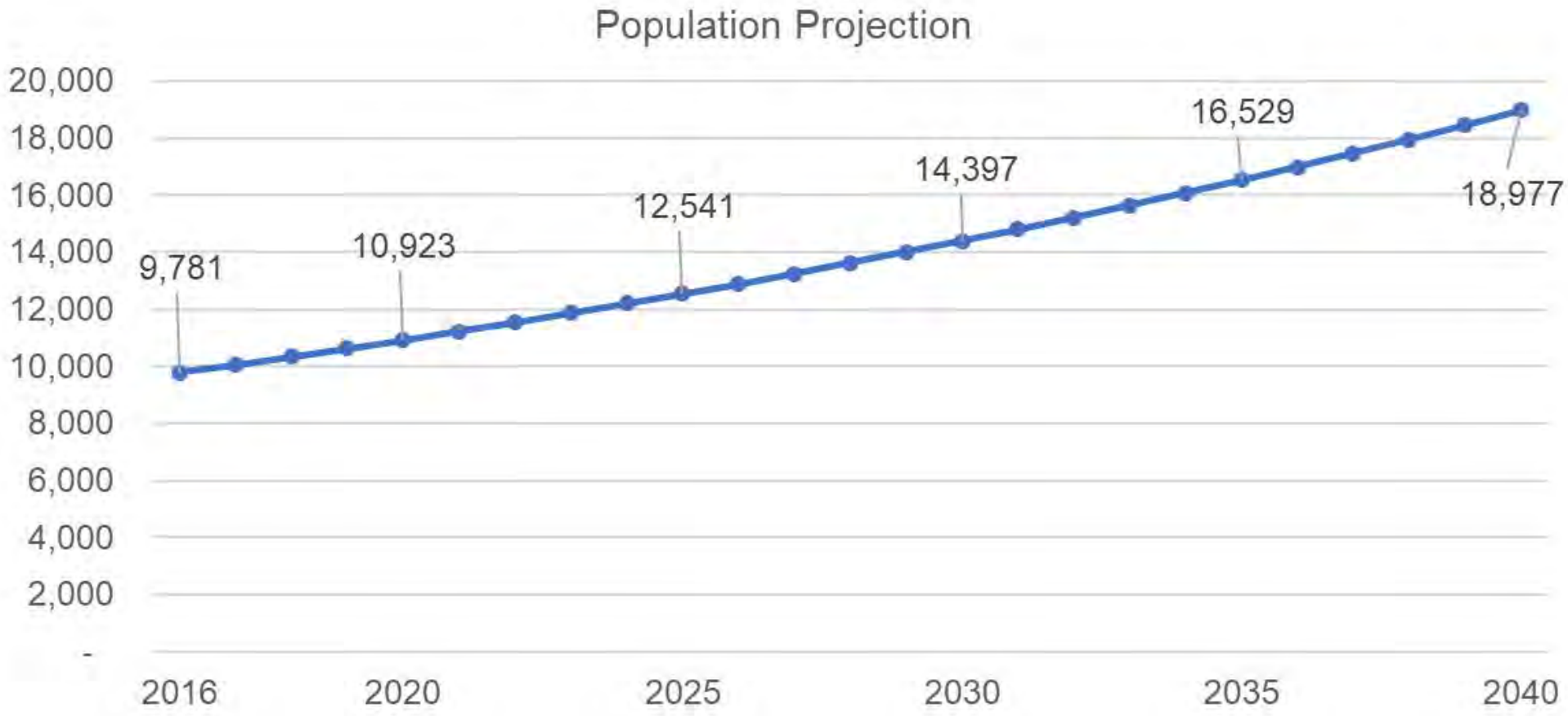
ALAMANCE COUNTY

151,131
2010 Popualtion

NORTH CAROLINA

9,535,483
2010 Popualtion

Population Growth



- Population may double by 2040

ELON

21.9

Median Age

ALAMANCE COUNTY

39.9

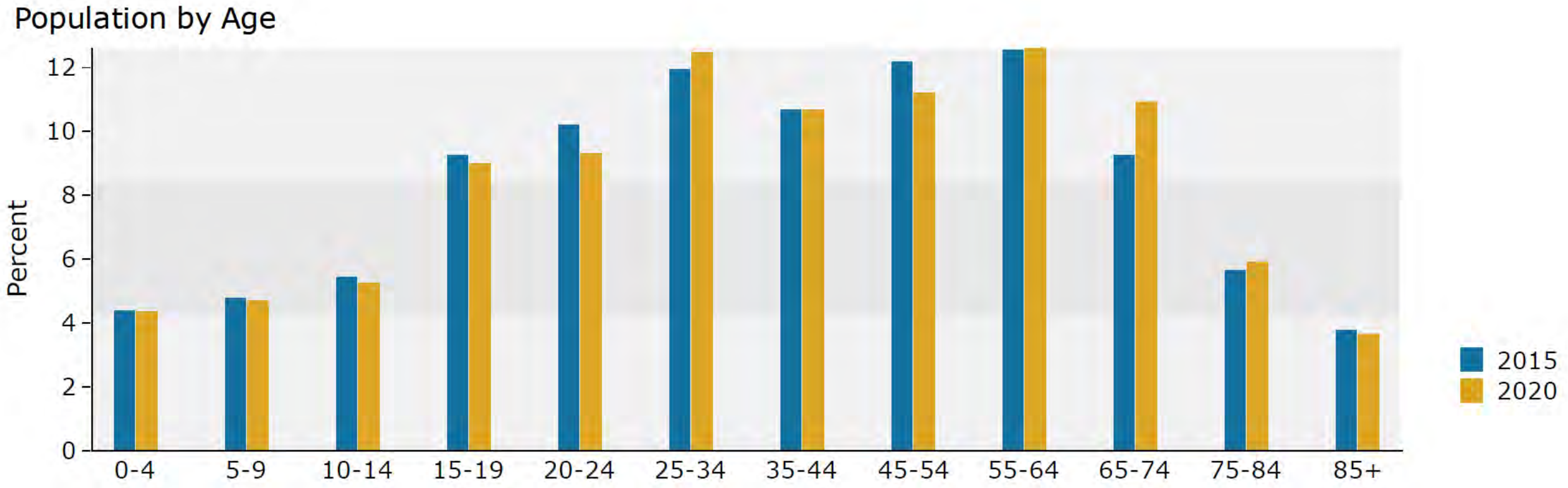
Median Age

NORTH CAROLINA

38.7

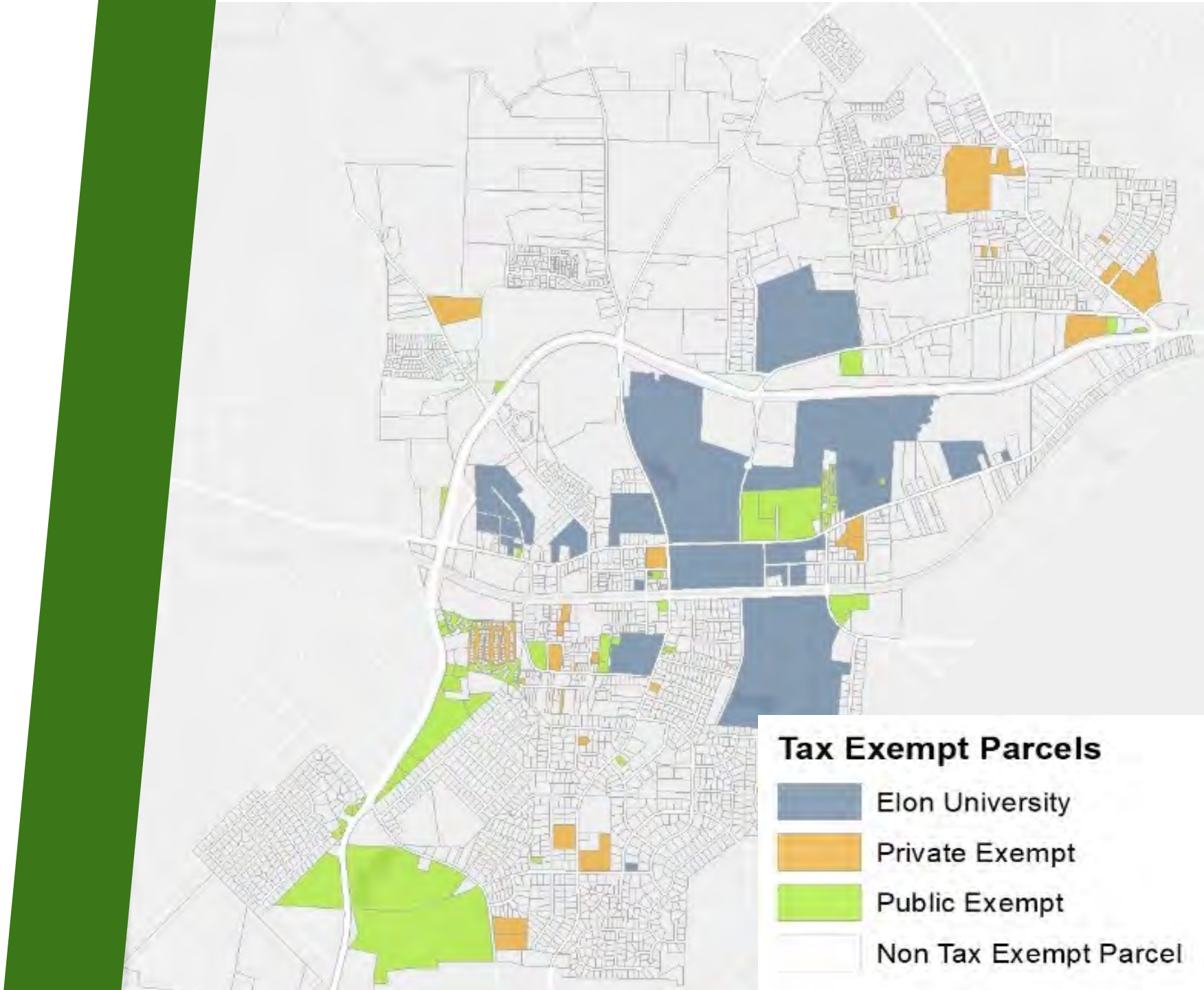
Median Age

Median age is so young due to the large presence of the university.



Source: ESRI Demographic and Income Profile with 2020 population projections

Tax Exempt Parcels



Future Development – Market Conditions

- Mixed-use development, places where value is created
- High-end condos
- Specialty grocery store
- Restaurants
- Small office space (1500sf)
- Combined coworking incubator and student space located off-campus

Commuting Pattern

COMMUNITY

“Small Town”

- Great place to live and raise a family
- Safe
- Local businesses, not big box or chains
- History, culture

Q6 If I could keep one thing about Elon (and its surroundings?), it would be:

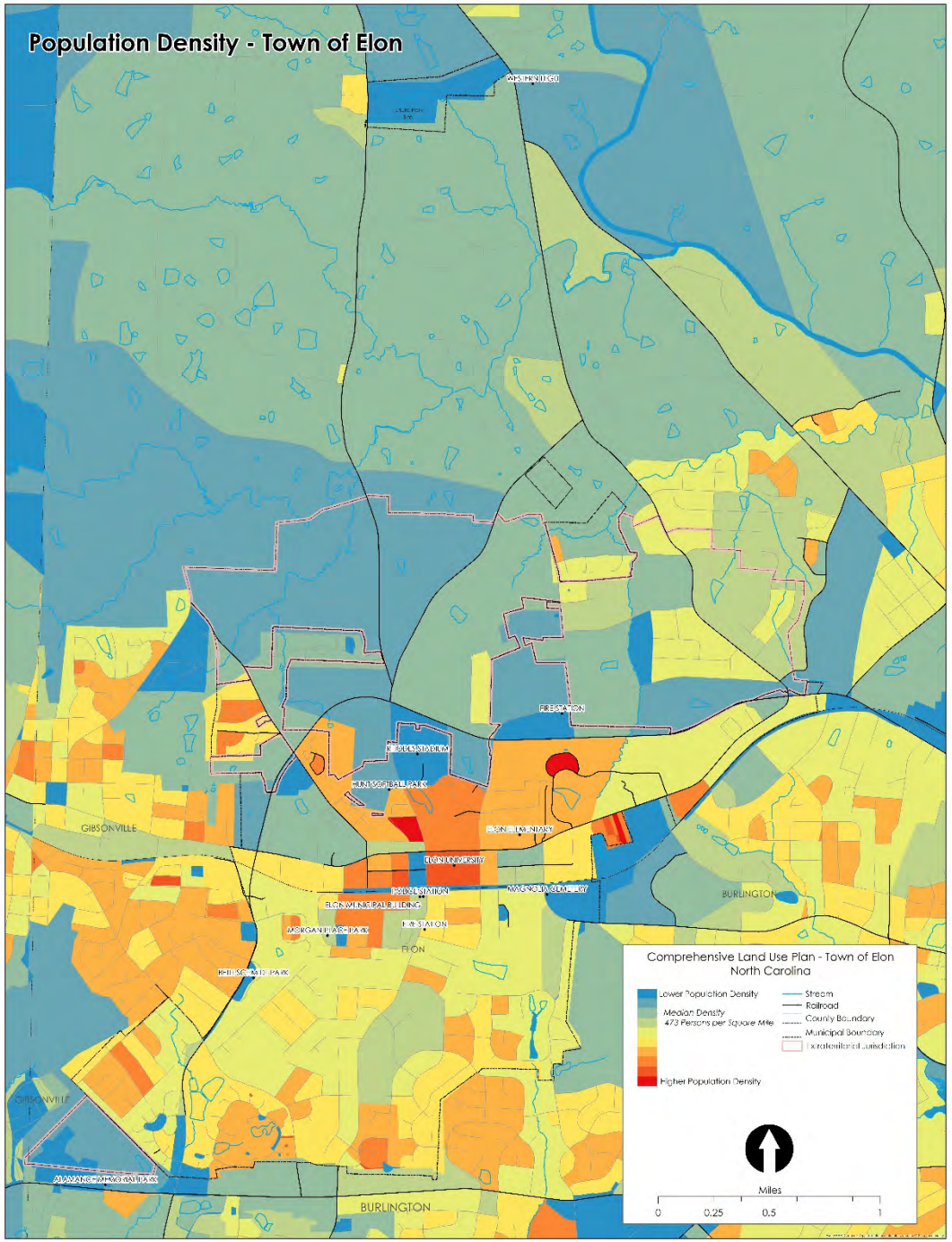
Friendly Restaurants Green Space Options Trees Traffic
Charm Access Community Live
Downtown Environment Small Town
College Town University Crime Beauty Land
Housing Relationship Parks Stores Safety Clean

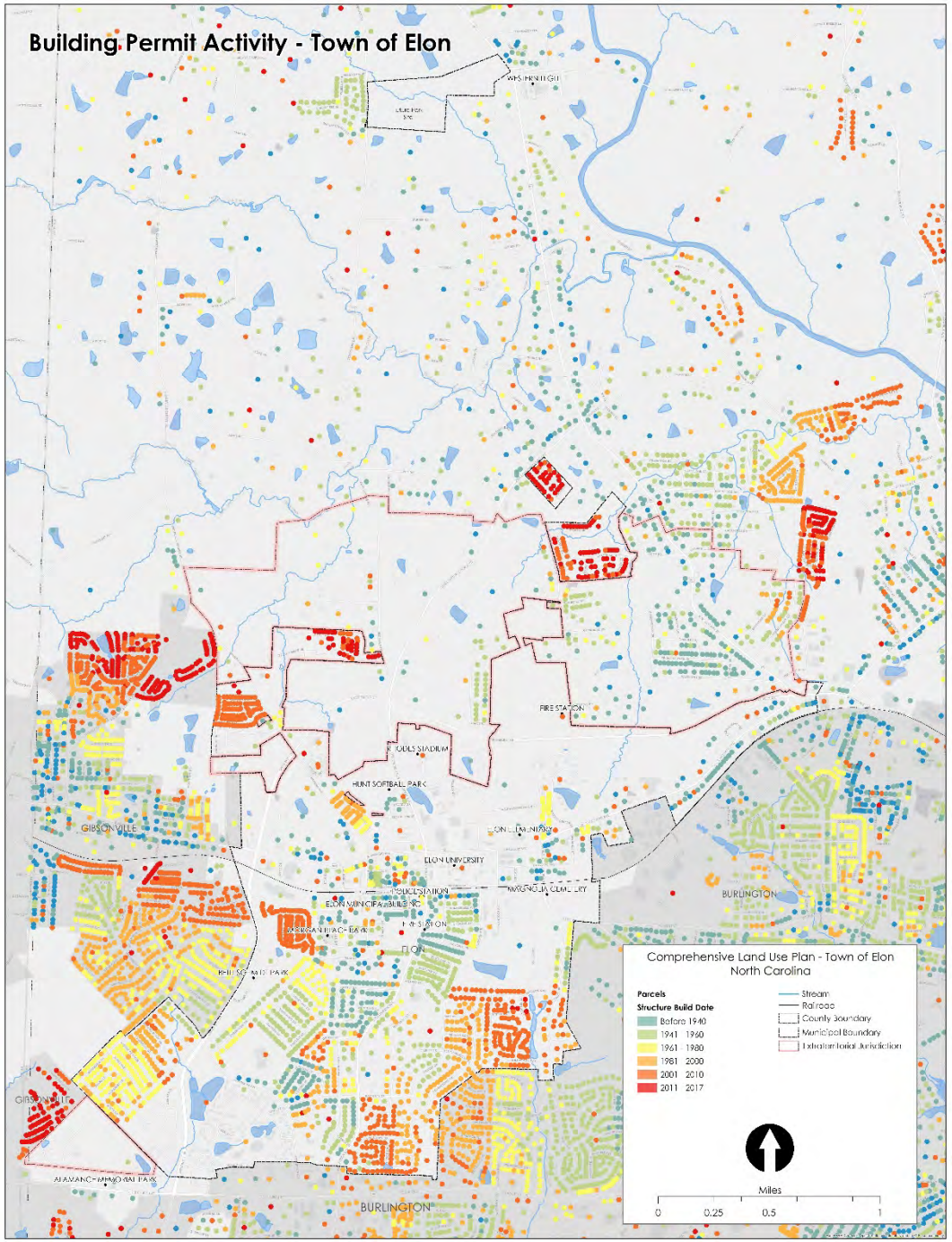
“University Town”

- Recognized - #1 Southern Regional University
- Global
- Growing (100 students / yr)
- Town is a selling point
- Tax exempt
- Students – impacts and opportunities
- Opportunities for student engagement
- Opportunities for Econ Dev

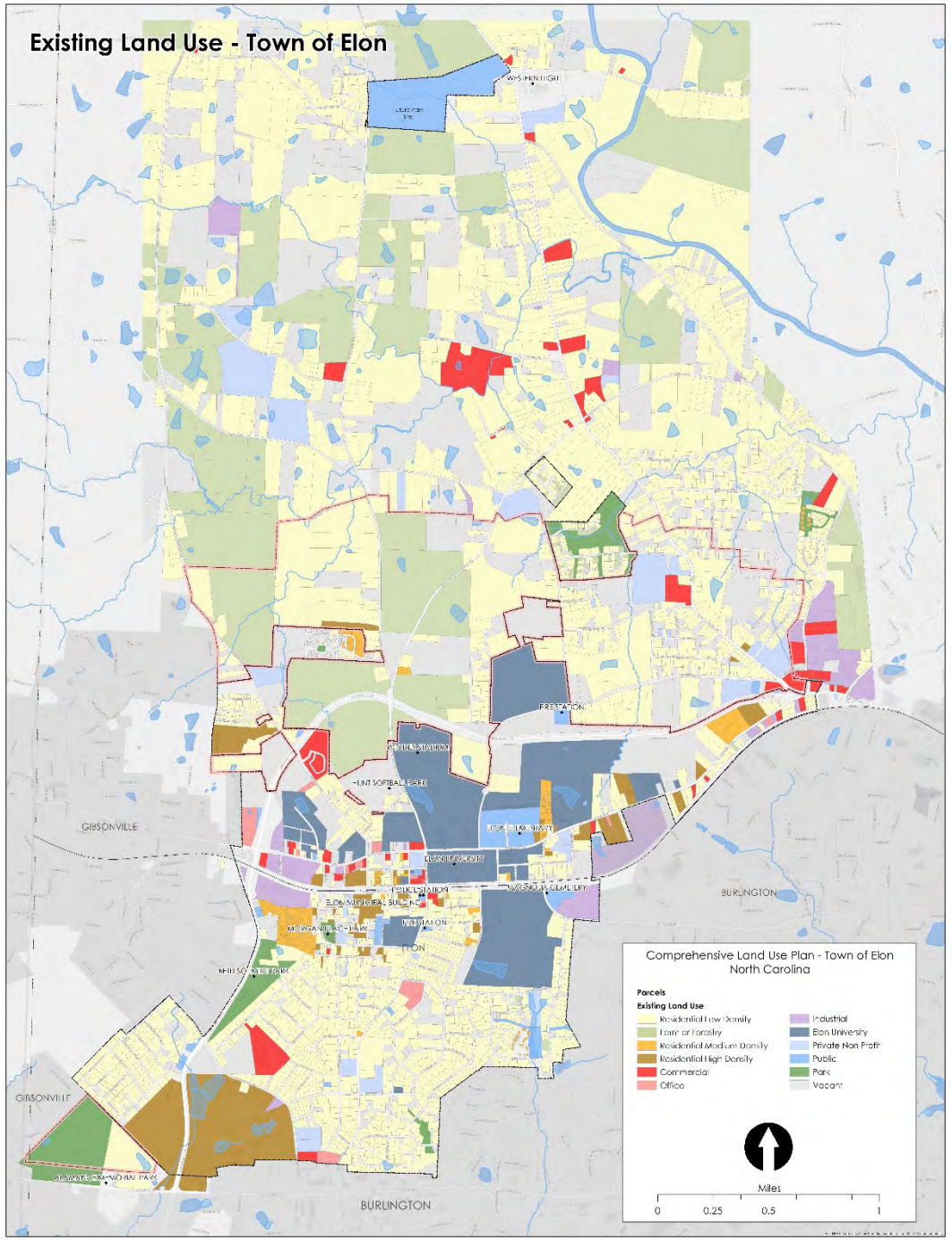
LAND USE

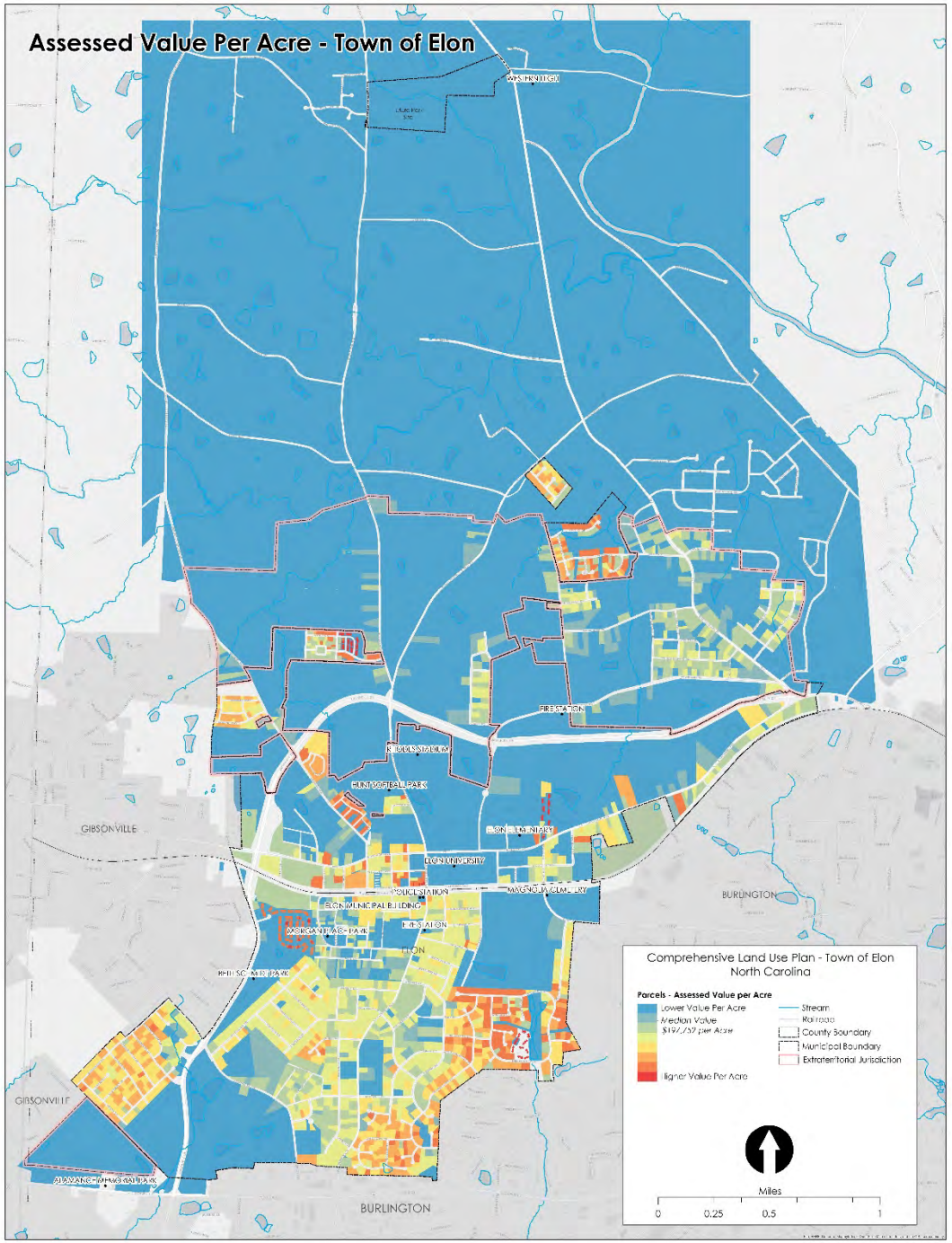
Growth


Population Density - Town of Elon
WESTERN LEGEND
FIRE STATION
RIGGS STADIUM
HUNT SOFTBALL PARK
ELON ELEMENTARY
ELON UNIVERSITY
POLICE STATION
MAGNOLIA CEMETERY
ELON MUNICIPAL BUILDING
MORGAN PLACE PARK
FIRE STATION
ELON
BEIH SOCIAL PARK
GIBSONVILLE
BURLINGTON
ALAMANCE MEMORIAL PARK
Comprehensive Land Use Plan - Town of Elon
North Carolina
Lower Population Density
Median Density
473 Persons per Square Mile
Higher Population Density
Stream
Railroad
County Boundary
Municipal Boundary
Extraterritorial Jurisdiction
Miles
0
0.25
0.5
1

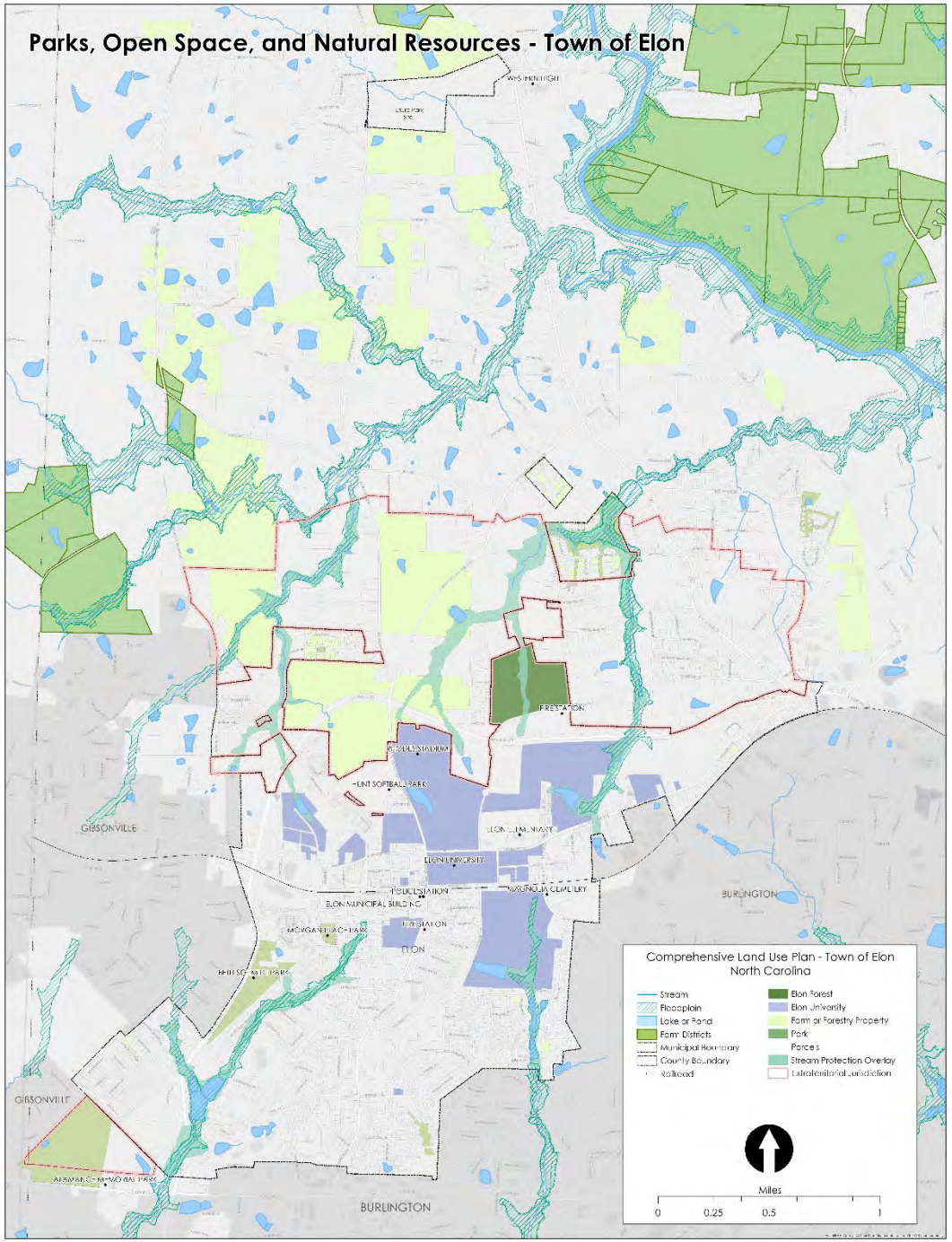

Building Permit Activity - Town of Elon
WESTERN LEGEND
FIRE STATION
RIGGS STADIUM
HUNT SOFTBALL PARK
ELON ELEMENTARY
ELON UNIVERSITY
POLICE STATION
MAGNOLIA CEMETERY
ELON MUNICIPAL BUILDING
MORGAN PLACE PARK
FIRE STATION
ELON
BEIH SOCIAL PARK
GIBSONVILLE
BURLINGTON
ALAMANCE MEMORIAL PARK
Comprehensive Land Use Plan - Town of Elon
North Carolina
Parcels
Structure Build Date
Before 1940
1941 1960
1961 1980
1981 2000
2001 2010
2011 2017
Stream
Railroad
County Boundary
Municipal Boundary
Extraterritorial Jurisdiction
Miles
0
0.25
0.5
1

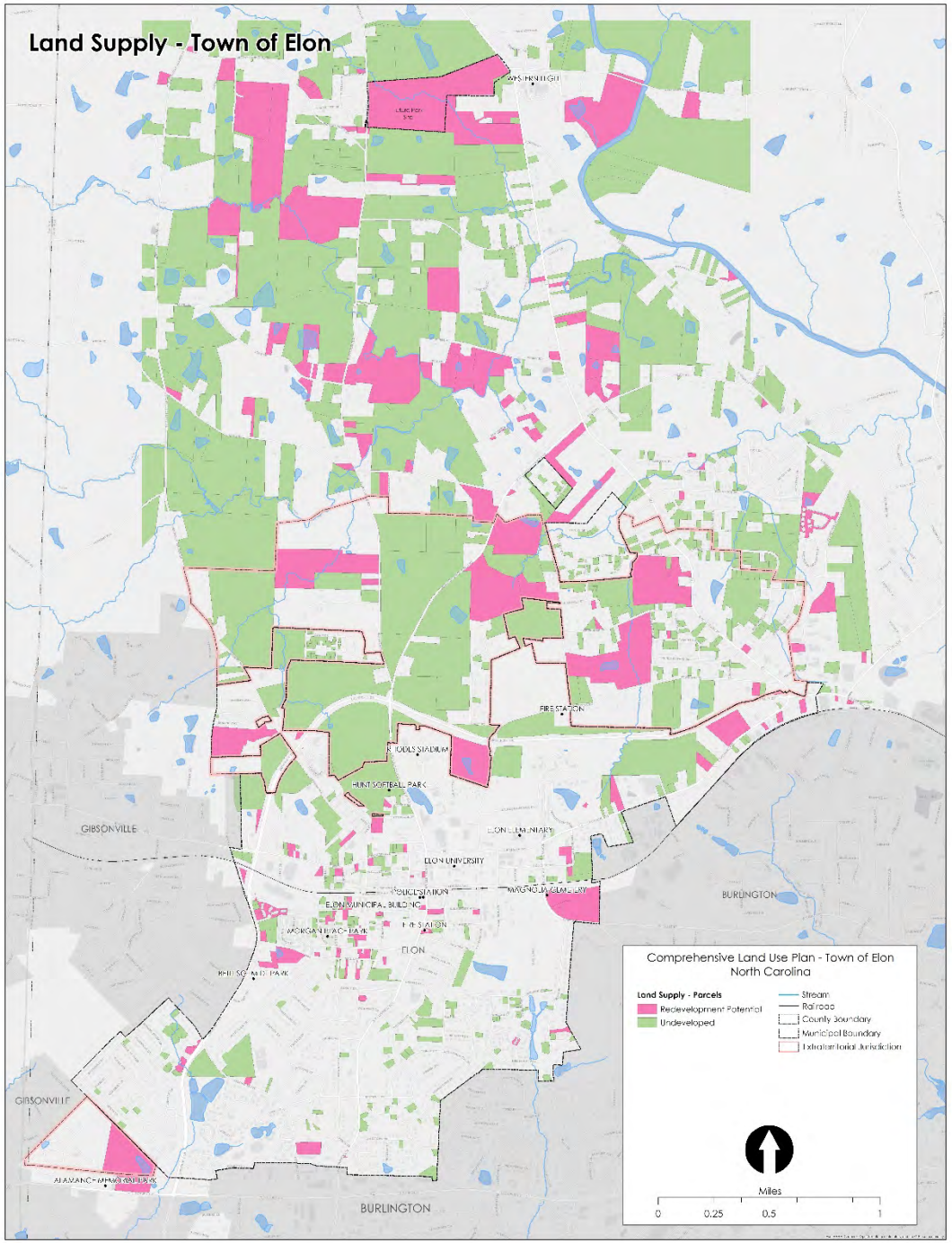
Land Use Pattern | Value



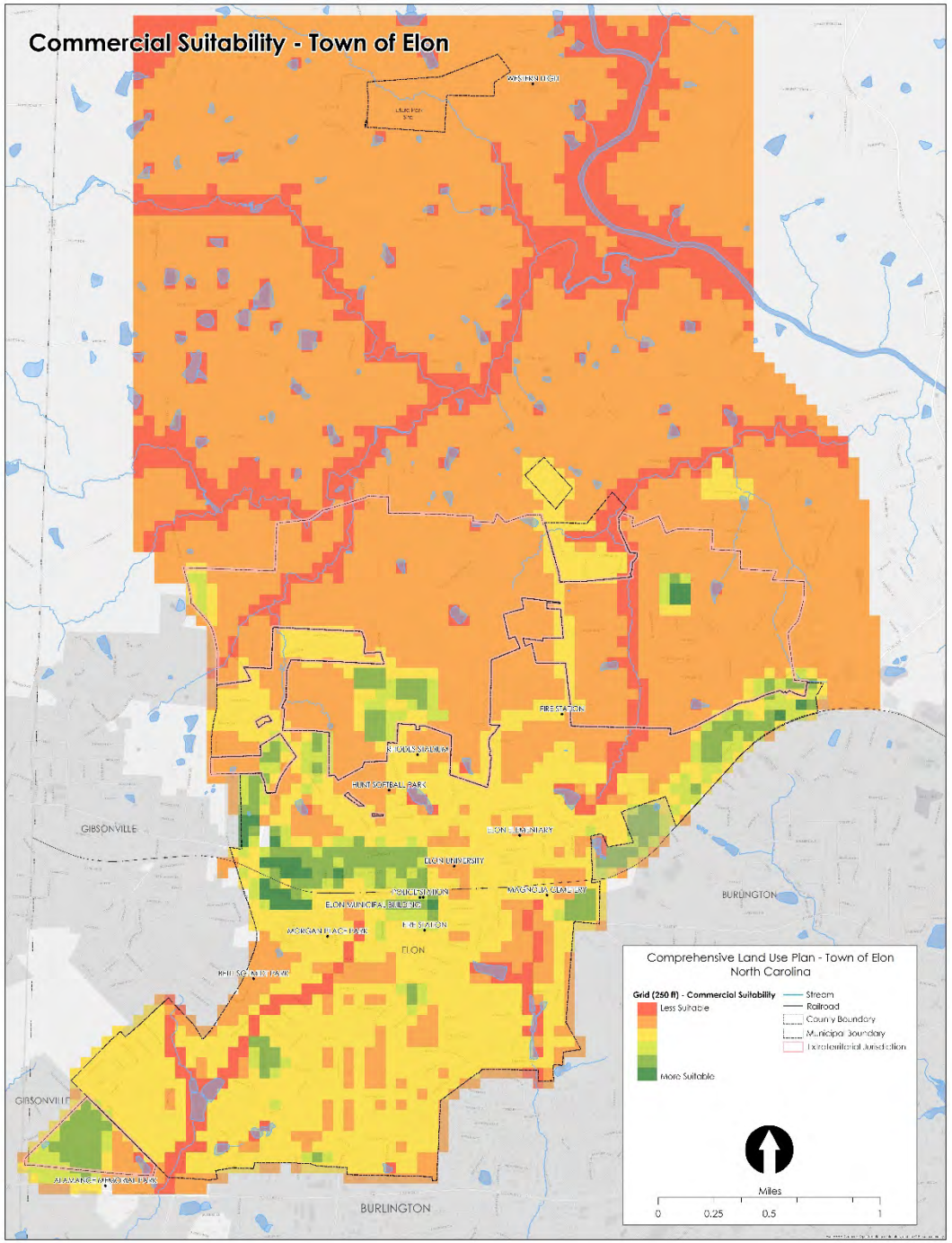


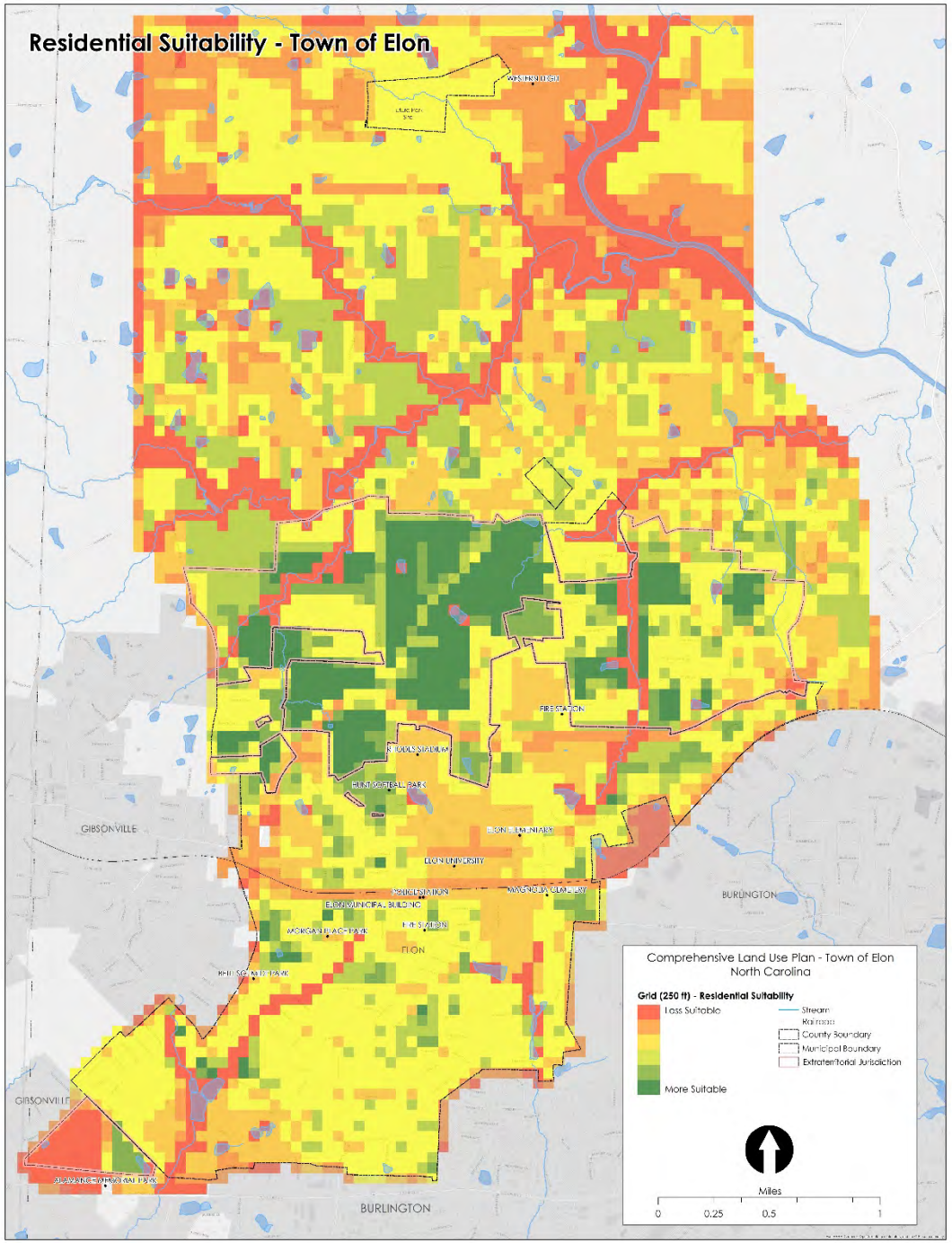
Constraints | Available Land





Suitability





Elon 2040:

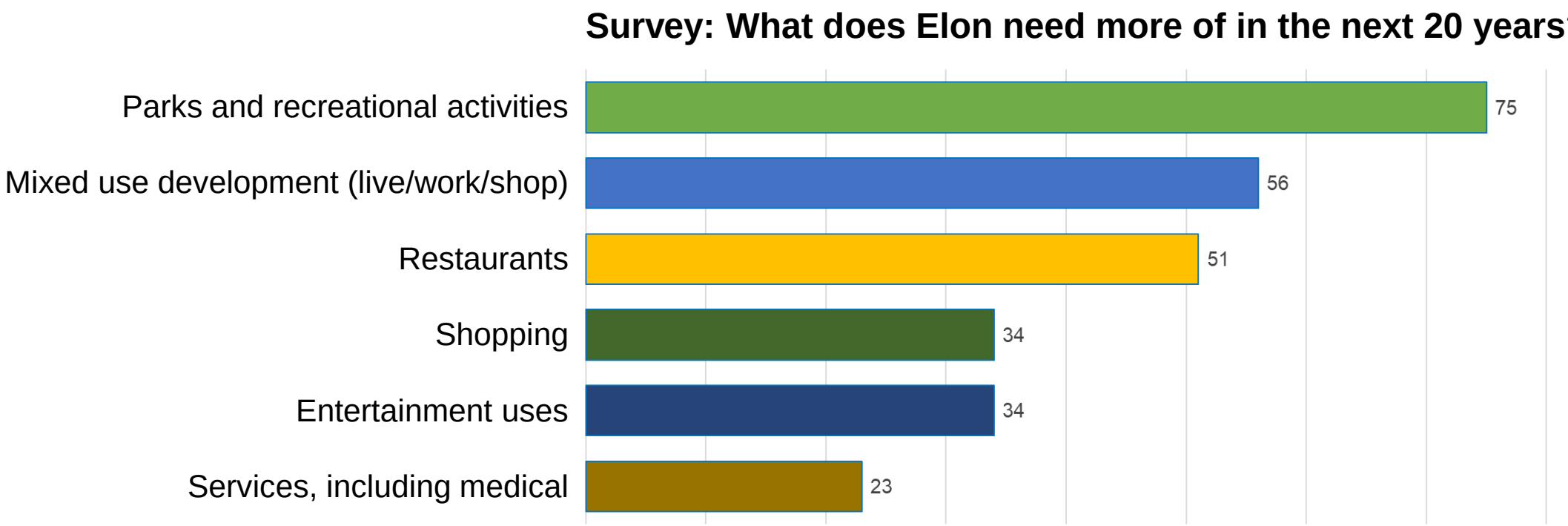
9,196 additional residents

1,758 single-family detached homes / **586** acres

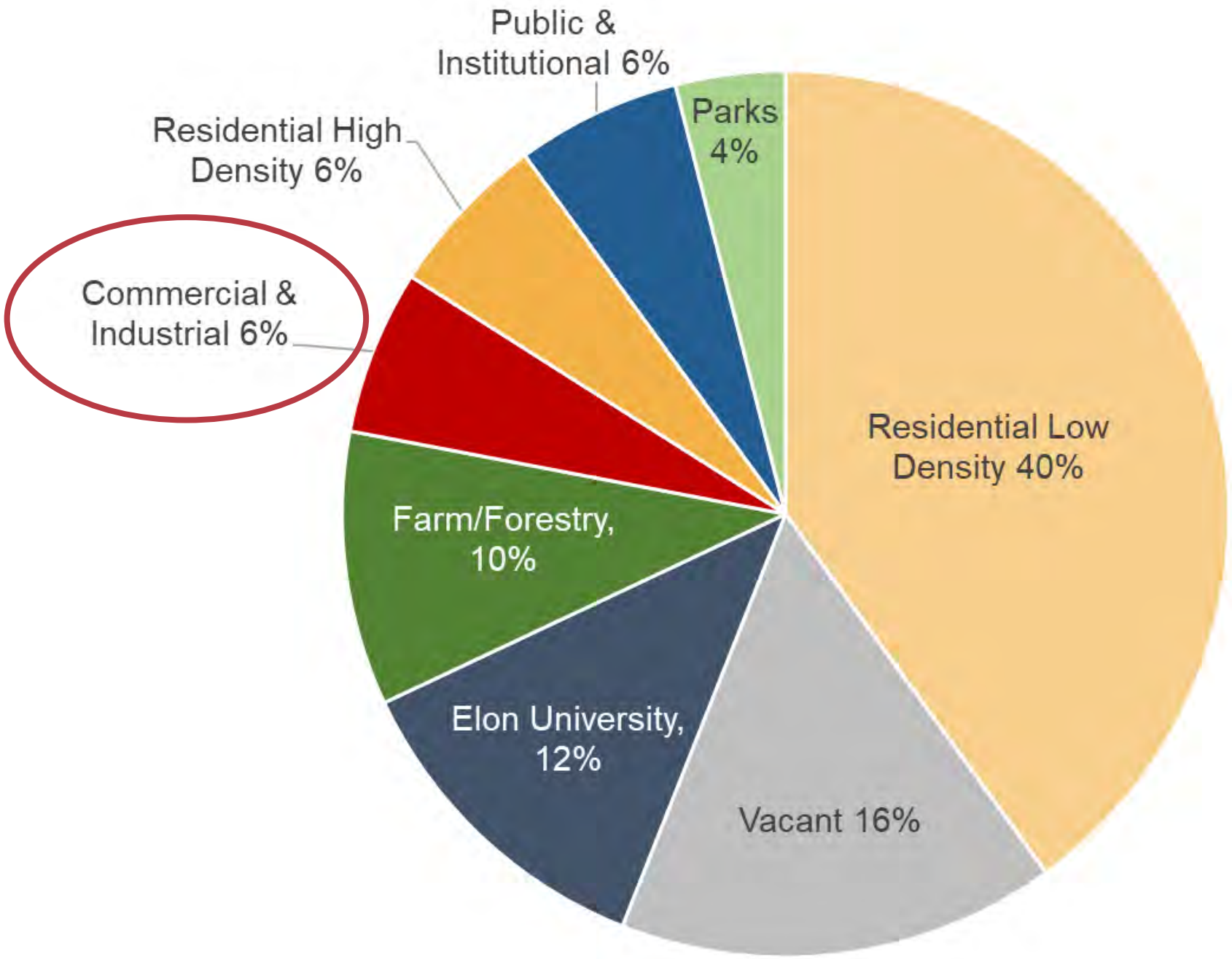
652 townhouses / **82** acres

425 apartment units / **28** acres

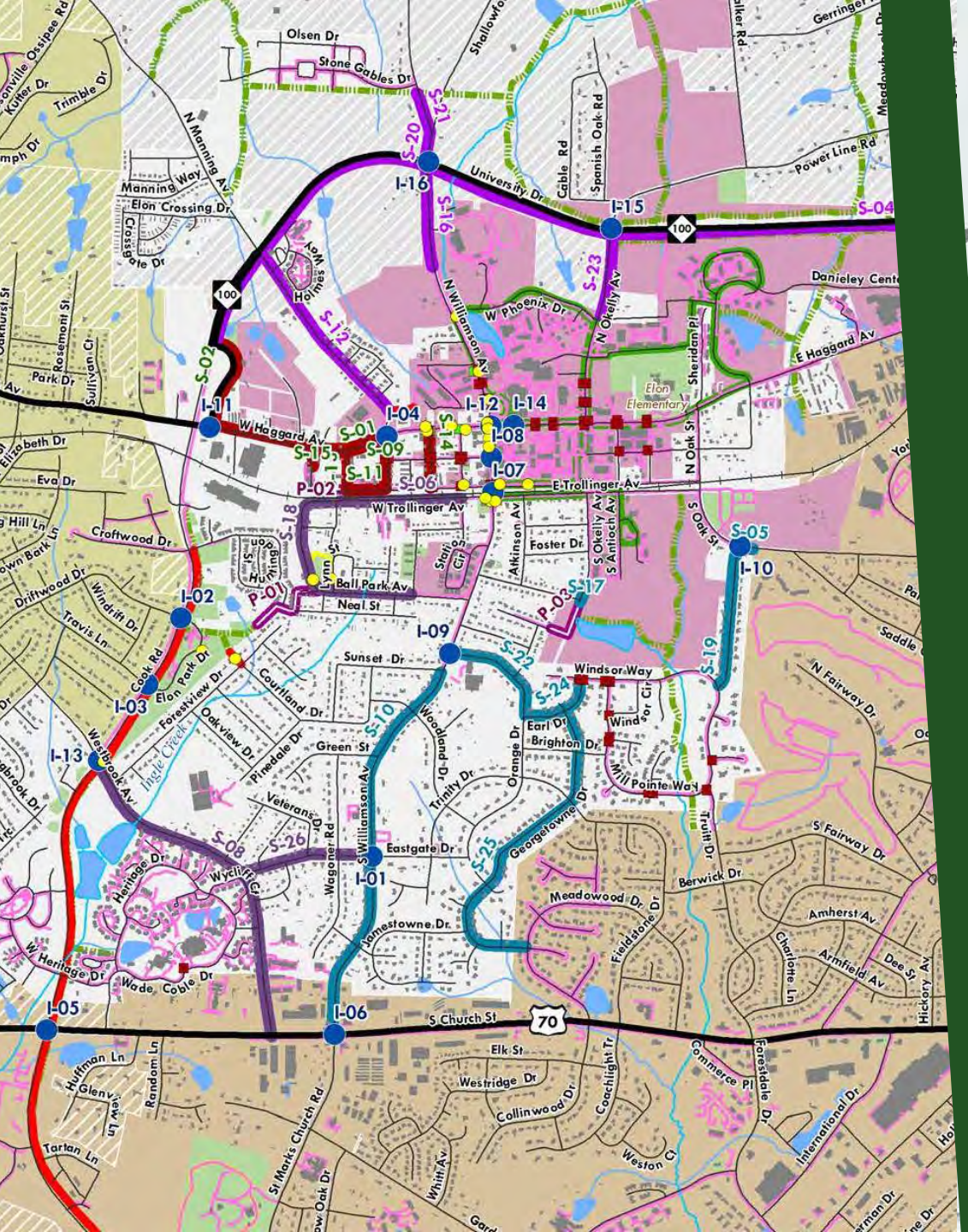
Future Development – Community Preferences



Current Land Use Mix



COMMUNITY INFRASTRUCTURE


I-16
I-15
I-11
I-04
I-12
I-14
I-08
I-07
I-05
I-10
I-02
I-09
I-03
I-13
I-01
I-06
S-20
S-21
S-16
S-04
S-23
S-12
S-02
S-01
S-09
S-15
S-11
S-06
S-14
P-02
S-18
P-01
P-03
S-17
S-05
S-19
S-22
S-24
S-10
S-08
S-26
S-25
100
70
Olsen Dr
Stone Gables Dr
Manning Way
Elon Crossing Dr
University Dr
Power Line Rd
Spanish Oak Rd
Cable Rd
N Williamson Ave
W Phoenix Dr
N Okelly Ave
Sheridan Pl
E Haggard Av
Elon Elementary
N Oak St
W Haggard Av
W Trollinger Av
E Trollinger Av
S Oak St
Foster Dr
Atkinson Av
S Okelly Ave
S Antioch Ave
Ball Park Av
Neal St
Croftwood Dr
Driftwood Dr
Windrift Dr
Travis Ln
Cook Rd
Elon Park Dr
Forestview Dr
Oakview Dr
Courtland Dr
Pinedale Dr
Green St
Sunset Dr
Windsor Way
Windsor Cir
Earl Dr
Brighton Dr
Orange Dr
Woodland Dr
Trinity Dr
Georgetowne Dr
Will Pointe Way
Truitt Dr
N Fairway Dr
S Fairway Dr
Berwick Dr
Meadowood Dr
Fieldstone Dr
Amherst Av
Charlotte Ln
Armfield Av
Dee St
Hickory Av
Eastgate Dr
S Williamson Av
Wagoner Rd
Veterans Dr
Heritage Dr
W Heritage Dr
Wade Coble Dr
Wyclift Ct
Jamestowne Dr
S Church St
Elk St
Westridge Dr
Collinwood Dr
Coachlight Tr
Weston Ct
Commerce Pl
Forestdale Dr
International Dr
Hickory Av
Huffman Ln
Glenview Ln
Random Ln
Tartan Ln
St Marks Church Rd
Whitt Av
Indian Creek
Danieley Center
Elon Elementary
Saddle
Rosemont St
Sullivan Ct
Park Dr
Elizabeth Dr
Eva Dr
Hill Ln
Bark Ln
Trimble Dr
Kutker Dr
Gerringer Rd
Shallowford Rd
Meadowbrook Dr
Holmes Way
Crossgate Dr

University Drive
N Williamson Ave
N Okelly Ave
Phoenix Dr
E Haggard Ave
E Lebanon Ave
S Oak Ave
S Williamson Ave
Campus Core Roads
Inner Loop Road
Downtown Elon Streets
Entry Boulevards

Commuting Pattern

By the numbers…

24 miles of NCDOT maintained streets

27 miles of Town maintained streets

44 miles of sidewalk

.75 miles of off-street multi-use path

average commute time **19.2**

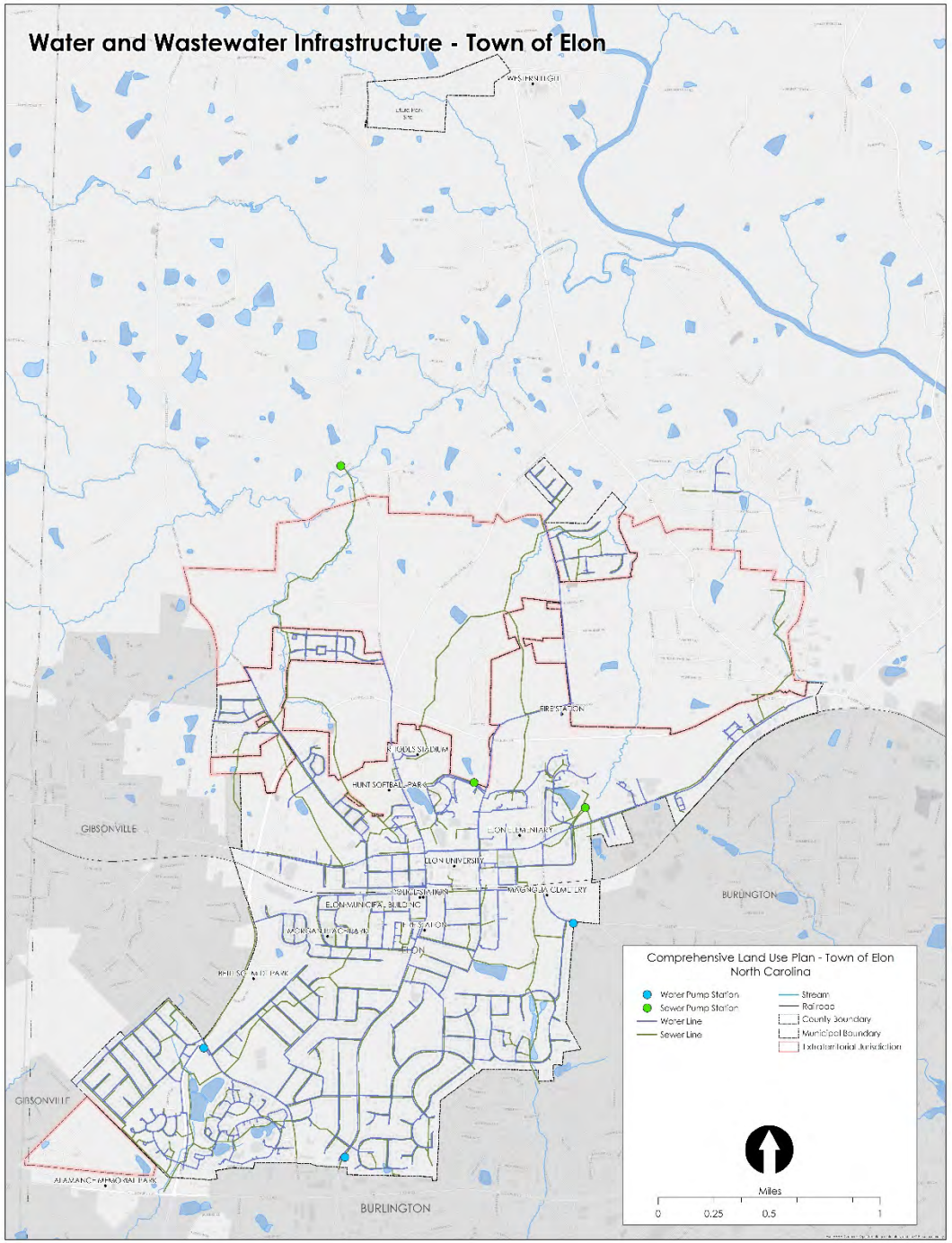
% of households without a vehicle **8**

miles of sidewalk proposed **10**

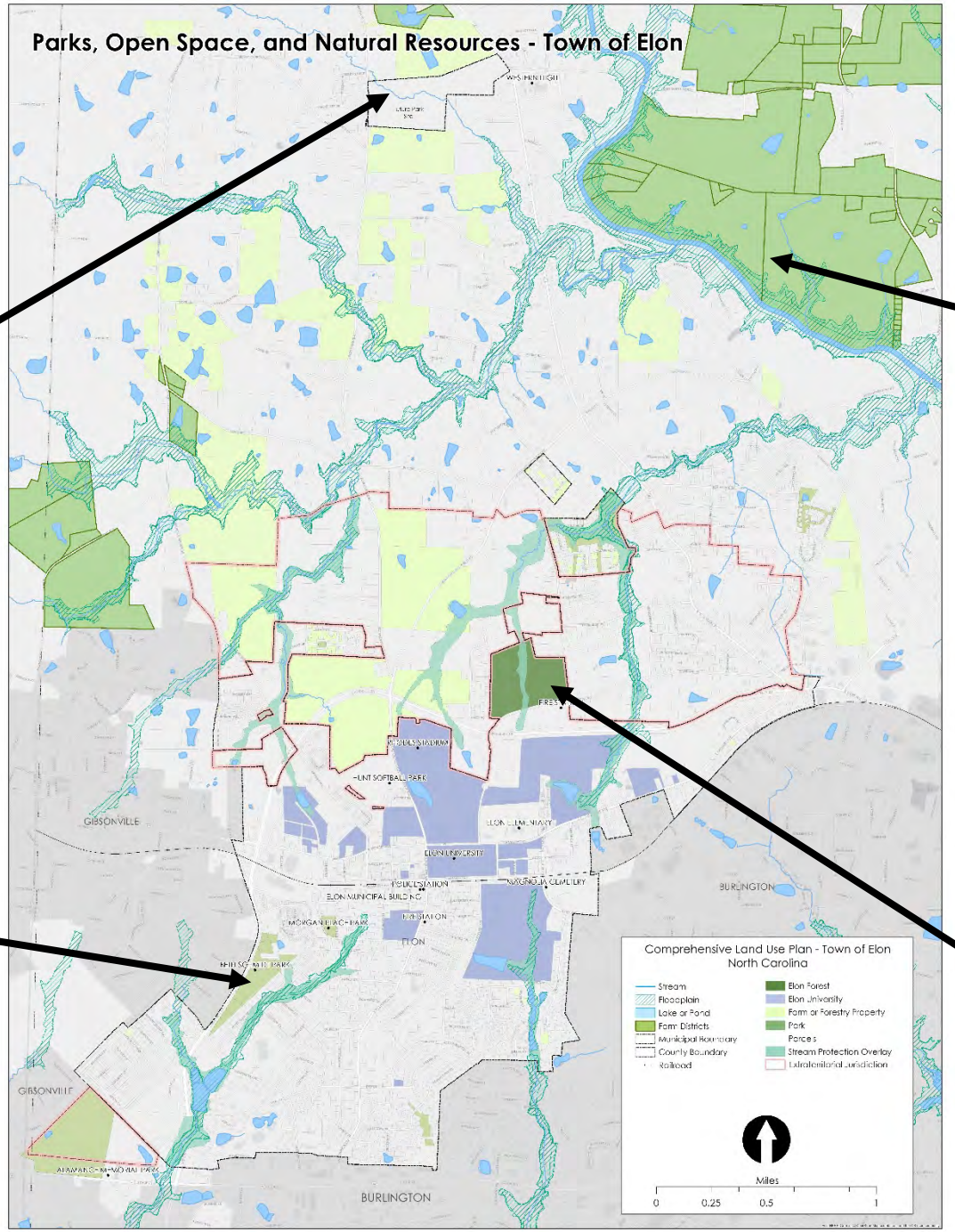
vehicles on Haggard Ave every day **5400**

Utilities

- Existing services areas
- Other service providers
- Cost to extend & expand service area
- Potential return on investment



PARKS, OPEN SPACE, NATURAL RESOURCES


Parks, Open Space, and Natural Resources - Town of Elon
Comprehensive Land Use Plan - Town of Elon
North Carolina
Stream
Floodplain
Lake or Pond
Farm Districts
Municipal Boundary
County Boundary
Railroad
Elon Forest
Elon University
Farm or Forestry Property
Park
Parcels
Stream Protection Overlay
Extraterritorial Jurisdiction
Miles
0
0.25
0.5
1
GIBSONVILLE
BURLINGTON
ELON

Shallow Ford Natural Area
Great Bend Park
Glencoe Paddle Access
Stoney Creek Marina
Indian Valley Paddle Access
Red Slide Park
Swepsonville River Park
OSSIPEE
ELON
BURLINGTON
GRAHAM
ALAMANCE
HAW RIVER
87
49
62
70
40

Vision, Mission, and Goals

Vision (Town of Elon Strategic Plan, 5.10.17)

The Town of Elon builds upon its strong foundation by continuing to ensure a vibrant and progressive community for all residents.

Mission (Town of Elon Strategic Plan, 5.10.17)

Support a vibrant and connected community life by investing in and enabling a remarkable quality of life for all residents.

- Provide good **growth management** by making decisions that maintain our **small town characteristics** by strategically locating **new land development in the most appropriate places**, help reduce costly suburban sprawl, use **existing infrastructure** investments, protect environmental resources, and preserve **open space**.
- Build **strong relationships** by coordinating and cooperating with key community institutions, and surrounding jurisdictions.
- Carefully **preserve Elon's environmental resources**.
- Help preserve Elon's **small town character**.
- Provide **adequate public services and infrastructure**.

- Livable, connected and well-maintained neighborhoods

Support thriving, diverse and sustainable neighborhoods where residents are connected, engaged, active and healthy.

- Sound stewardship and sustainable services

Promote and ensure quality governance, stewardship of **public resources**, and sustainability of **services**.

- Economic development

Ensure there are **areas throughout the community where people and businesses make Elon their choice place to live, work, and play**.

- Community **partnerships** and engagement

Maintain ongoing, positive, and productive partnerships that acknowledge our interconnectedness and our shared responsibility for the future success of our community.

- Clean and green community

The town organization will strive to be a leader in promoting **environmentally friendly** policies and practices.

- **Plan for growth** and **open space**

Ensure adequate plans are in place to support existing and future development.

- Getting around town

Promote wellness, active living, and **multi-modal transportation** opportunities throughout the Elon community.

Draft Plan Goals (Strategic Plan, 2017, and Land Use Plan, 2004)

- **Support thriving, diverse and sustainable neighborhoods where residents are connected, engaged, active and healthy.**
- **Promote and ensure quality governance, stewardship of public resources, and sustainability of services.**
  - Carefully manage growth.
  - Provide adequate public services and public infrastructure.
  - Use existing infrastructure investments efficiently.
  - Reduce costly suburban sprawl.
- **Ensure there are areas throughout the community where people and businesses make Elon their choice place to live, work, and play.**
  - Strategically locate new land development in the most appropriate places.
- **Maintain ongoing, positive, and productive partnerships that acknowledge our interconnectedness and our shared responsibility for the future success of our community.**
  - Build strong internal relationships by coordinating and cooperating with key community institutions.
  - Build strong external relationships by coordinating and cooperating with surrounding jurisdictions (Burlington, Gibsonville, and Alamance County).
- **The Town organization will strive to be a leader in promoting environmentally friendly policies and practices.**
  - ★ Protect environmental resources, and preserve open space.
- **Ensure adequate plans are in place to support existing and future development.**
- **Promote wellness, active living, and multi-modal transportation opportunities throughout the Elon community.**

★ Carefully preserve Elon's small town character.

★ Make "smart growth" decisions that maintain our small-town characteristics.

★ *ITEMS WITH STAR WERE RANKED HIGHLY BY SURVEY RESPONDENTS.*

Draft Recommendations

Economic Development

- **Develop a long-term fiscal stability strategy**.
  - Consider working closely with Elon University and other tax-exempt property owners (including retirement communities) to establish a payment in lieu of taxes (PILOT) program.
  - Bolster the tax base through job retention, attraction and creation.
    - Retention strategy.
    - Recruitment strategy.
      - Work with the Alamance Chamber of Commerce to develop a long-term strategy to augment the existing tax base and industry attraction.
      - Identify potential new employment sites. Investigate site development and potential partnerships within the region.

Economic Development

- Work closely with the university to **explore opening a combined coworking, incubator, and student work space**.

Flywheel

The newest Flywheel Coworking space is expected to open in July 2018. It will be in the Jay Hurt Hub for Innovation and Entrepreneurship at Davidson College. It will include classroom and innovation spaces for students and faculty, research, and entrepreneurship. Four suites are dedicated to student-led startups, open areas for team and project work, VR and analytics labs. In addition, there will be collaboration, meeting and social spaces. A large outdoor patio benefit both the college and the coworking groups. Value will be enhanced by close partnership between the campus and the community of small business owners and entrepreneurs.

Economic Development

- **Encourage mixed-use development** that blends a variety of uses, including office space, residential, shopping, and entertainment.
- **Support small-scale office space** (1500sf)
- **Support a smaller, high-end grocery store and café**.

Economic Development

- **Become a destination** along the Mountains to Sea Trail (Haw River Trail)

Hot Springs, NC

The Appalachian Trail was built through the town of Hot Springs over seven decades ago, and today white blazes still mark the path through town and over the bridge across the French Broad River. The Trail is literally intertwined with the town – Hot Springs is the southernmost town through which the Trail overlaps its streets. Each year, Hot Springs brings residents and hikers together for its Trail Fest.

http://www.appalachiantrail.org/home/conservation/a-t-community-program/at-community-partners/hot-springs-nc

Community Character

- While recognizing the Town will continue to grow, seek to **retain aspects of the small-town characteristics** that has made Elon an appealing place to live, work and study.
- Building on the branding effort that is currently underway, seek opportunities to **reinforce the brand** and desired image.
    - Establish design standards to be utilized by public and private sectors.
- **Utilize the public realm**. Ideas:
    - Town greens and courtyards n commercial and mixed-use areas serve as a “canvas” to depict the story of the town.
    - A path or trail along the rail corridor can tell the story of the town’s history related to the railroad through art and other design elements.
    - Trails and nature preserves can serve as the outdoor classrooms for conveying educational information about the natural heritage, environmental assets.

DID YOU KNOW?

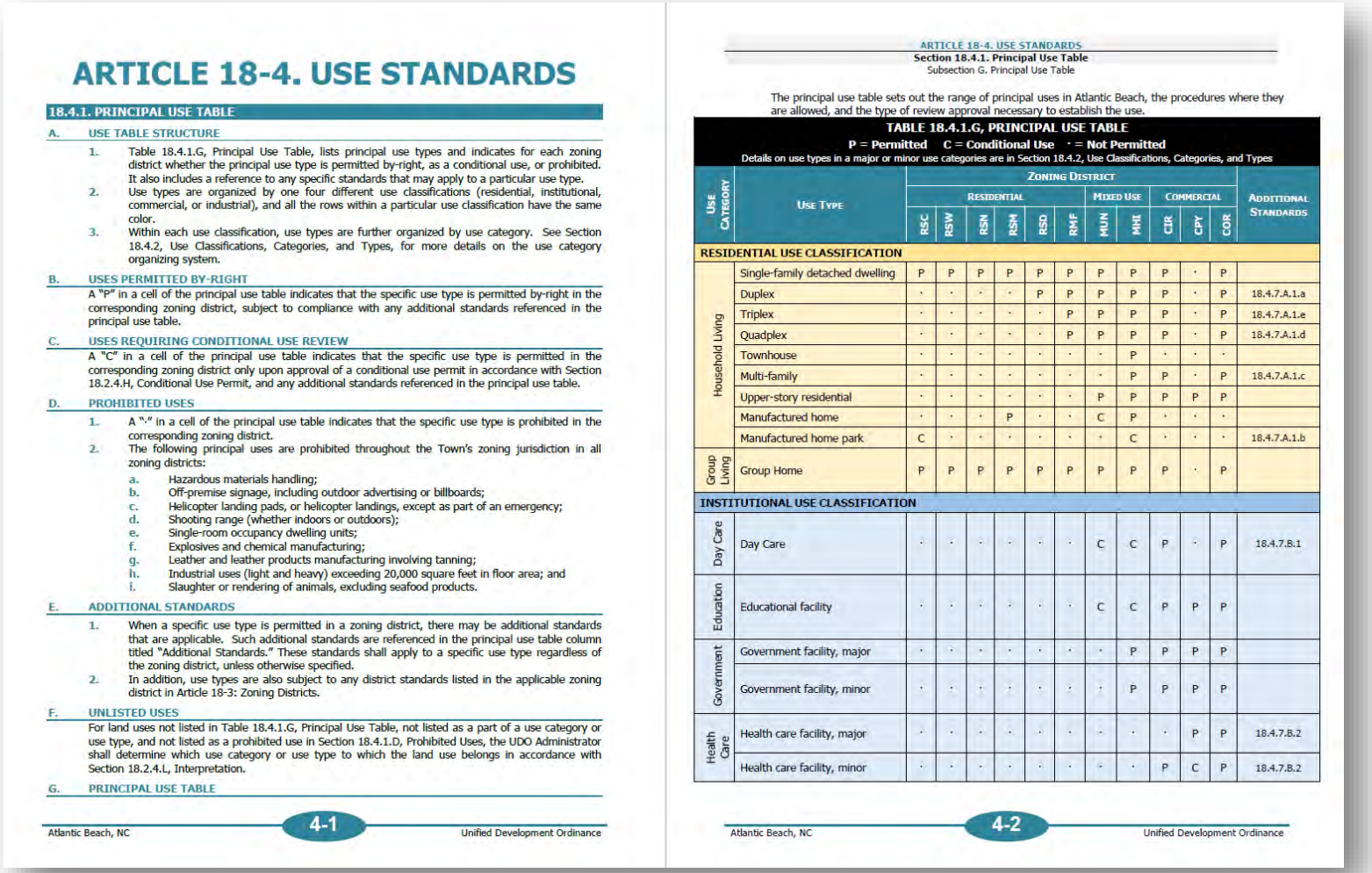
“According to Americans for the Arts’ “Arts & Economic Prosperity III” report, parks that incorporate local heritage and artists attract more tourists, and residents feel a strong connection to that place.” (NRPA)

Land Use + Development Design

- **Support mixed-use development** that responds to the wants/needs of residents and visitors. Facilitate the development of Downtown. Encourage mixed-use development in nodes outside of Downtown. Focus on quality and experience of each place.
- **Encourage University anchors within mixed-use development** to promote the seamlessness between the campus and the town.
- **Encourage small office space** (1500sf), particularly in mixed-use nodes.
- **Encourage locally-owned, local-serving retail and restaurants.**
- **Expand housing choices**. Appeal to diverse preferences and income levels. Encourage multigeneration neighborhoods and age-in-place *in* neighborhoods.
- **Organize development around a system of open space:** greens, trails, parks, etc.

Land Use + Development Design

- **Update the LDO** to implement the Land Use Plan



ARTICLE 18-4. USE STANDARDS

18.4.1. PRINCIPAL USE TABLE

A. USE TABLE STRUCTURE

1. Table 18.4.1.G, Principal Use Table, lists principal use types and indicates for each zoning district whether the principal use type is permitted by-right, as a conditional use, or prohibited. It also includes a reference to any specific standards that may apply to a particular use type.
2. Use types are organized by one four different use classifications (residential, institutional, commercial, or industrial), and all the rows within a particular use classification have the same color.
3. Within each use classification, use types are further organized by use category. See Section 18.4.2, Use Classifications, Categories, and Types, for more details on the use category organizing system.

B. USES PERMITTED BY-RIGHT

A "P" in a cell of the principal use table indicates that the specific use type is permitted by-right in the corresponding zoning district, subject to compliance with any additional standards referenced in the principal use table.

C. USES REQUIRING CONDITIONAL USE REVIEW

A "C" in a cell of the principal use table indicates that the specific use type is permitted in the corresponding zoning district only upon approval of a conditional use permit in accordance with Section 18.2.4.H, Conditional Use Permit, and any additional standards referenced in the principal use table.

D. PROHIBITED USES

1. A "·" in a cell of the principal use table indicates that the specific use type is prohibited in the corresponding zoning district.
2. The following principal uses are prohibited throughout the Town's zoning jurisdiction in all zoning districts:
   a. Hazardous materials handling;
   b. Off-premise signage, including outdoor advertising or billboards;
   c. Helicopter landing pads, or helicopter landings, except as part of an emergency;
   d. Shooting range (whether indoors or outdoors);
   e. Single-room occupancy dwelling units;
   f. Explosives and chemical manufacturing;
   g. Leather and leather products manufacturing involving tanning;
   h. Industrial uses (light and heavy) exceeding 20,000 square feet in floor area; and
   i. Slaughter or rendering of animals, excluding seafood products.

E. ADDITIONAL STANDARDS

1. When a specific use type is permitted in a zoning district, there may be additional standards that are applicable. Such additional standards are referenced in the principal use table column titled "Additional Standards." These standards shall apply to a specific use type regardless of the zoning district, unless otherwise specified.
2. In addition, use types are also subject to any district standards listed in the applicable zoning district in Article 18-3: Zoning Districts.

F. UNLISTED USES

For land uses not listed in Table 18.4.1.G, Principal Use Table, not listed as a part of a use category or use type, and not listed as a prohibited use in Section 18.4.1.D, Prohibited Uses, the UDO Administrator shall determine which use category or use type to which the land use belongs in accordance with Section 18.2.4.L, Interpretation.

G. PRINCIPAL USE TABLE

The principal use table sets out the range of principal uses in Atlantic Beach, the procedures where they are allowed, and the type of review approval necessary to establish the use.

TABLE 18.4.1.G, PRINCIPAL USE TABLE

P = Permitted C = Conditional Use · = Not Permitted

Details on use types in a major or minor use categories are in Section 18.4.2, Use Classifications, Categories, and Types

Use Category	Use Type	Zoning District: Residential RSC	RSW	RSN	RSM	RSD	RMF	Mixed Use MUN	MHE	Commercial CIR	CPY	COR	Additional Standards
RESIDENTIAL USE CLASSIFICATION													
Household Living	Single-family detached dwelling	P	P	P	P	P	P	P	P	P	·	P	
	Duplex	·	·	·	·	P	P	P	P	P	·	P	18.4.7.A.1.a
	Triplex	·	·	·	·	·	P	P	P	P	·	P	18.4.7.A.1.e
	Quadplex	·	·	·	·	·	P	P	P	P	·	P	18.4.7.A.1.d
	Townhouse	·	·	·	·	·	·	·	P	·	·	·	
	Multi-family	·	·	·	·	·	·	·	P	P	·	P	18.4.7.A.1.c
	Upper-story residential	·	·	·	·	·	·	P	P	P	P	P	
	Manufactured home	·	·	·	P	·	·	C	P	·	·	·	
	Manufactured home park	C	·	·	·	·	·	·	C	·	·	·	18.4.7.A.1.b
Group Living	Group Home	P	P	P	P	P	P	P	P	P	·	P	
INSTITUTIONAL USE CLASSIFICATION													
Day Care	Day Care	·	·	·	·	·	·	C	C	P	·	P	18.4.7.B.1
Education	Educational facility	·	·	·	·	·	·	C	C	P	P	P	
Government	Government facility, major	·	·	·	·	·	·	·	P	P	P	P	
	Government facility, minor	·	·	·	·	·	·	·	P	P	P	P	
Health Care	Health care facility, major	·	·	·	·	·	·	·	·	·	P	P	18.4.7.B.2
	Health care facility, minor	·	·	·	·	·	·	·	·	P	C	P	18.4.7.B.2

Land Use + Development Design

- **Expand the Town's extraterritorial jurisdiction (ETJ)** to the extents of the planning area depicted on the Future Land Use and Conservation Map.
- **Focus future growth in the "core"** of the Town where infrastructure can support new and infill development.
- **Conserve areas north of the town** to minimize impacts to natural resources.

Infrastructure [Services + Facilities]

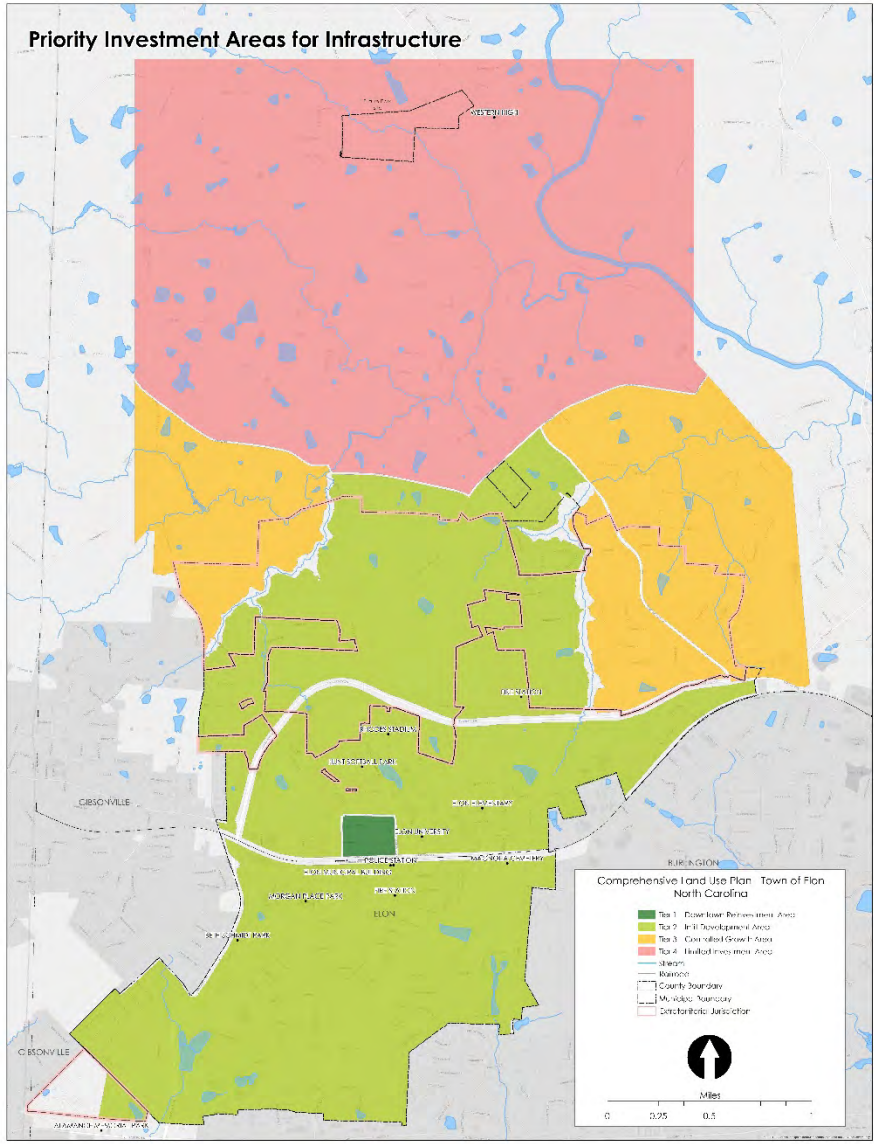
- Coordinate with service providers to **ensure adequate capacity exists** to serve the Future Land Use and Conservation Plan map.
- In updating CIP, **consider lifecycle costs** of infrastructure investments: construction, maintenance, operation, and replacement.
- Manage growth to utilize existing infrastructure capacity and discourage growth in conservation areas. **Organize the planning area into a series of growth tiers** for programming and funding infrastructure investments, which will help manage the type, timing, and intensity of development throughout the community.

Downtown Reinvestment Area

Infill Development Area

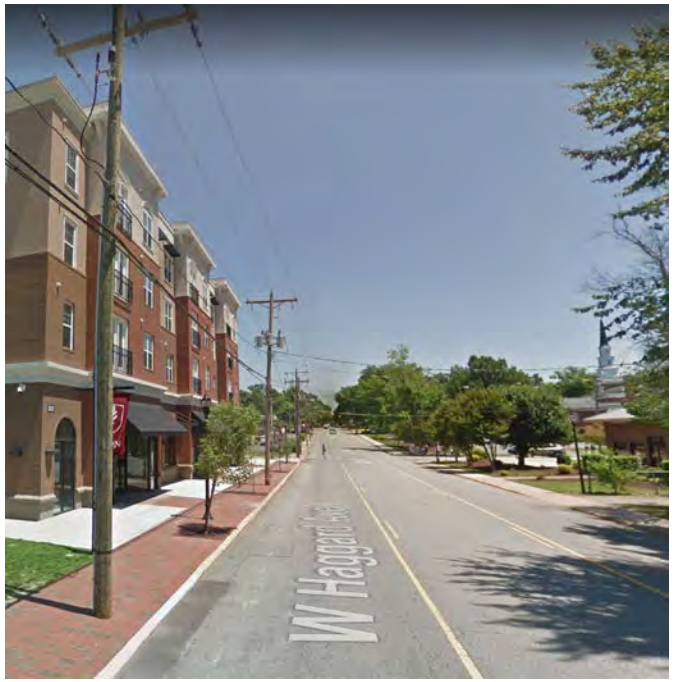
Controlled Growth Area

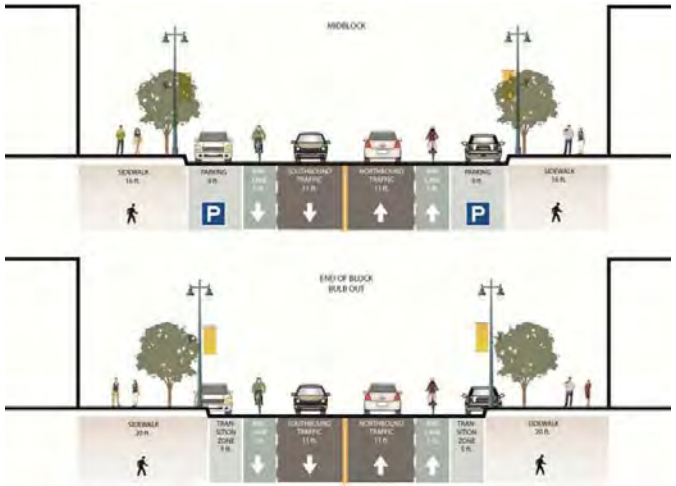
Limited Investment Area



Infrastructure [Services + Facilities]

- Consider land use and infrastructure investments together, promoting a network of complete streets that emphasizes the quality and character of both the street and its surrounding development pattern (whether rural, suburban or urban in nature).
  - Implement the Bike, Pedestrian, and Lighting Plan
  - Haggard Avenue Corridor Study
- Schools
  - Continue to look for partnership opportunities with the Alamance-Burlington School System. Work with the County to identify new school sites and ensure they are designed to with appropriate infrastructure, including:
    - publicly accessible park space
    - multiple access points via streets with adequate capacity, sidewalks, and trails
- Continue to improve quality-of-life for all residents of Elon by maintaining and expanding Town services.



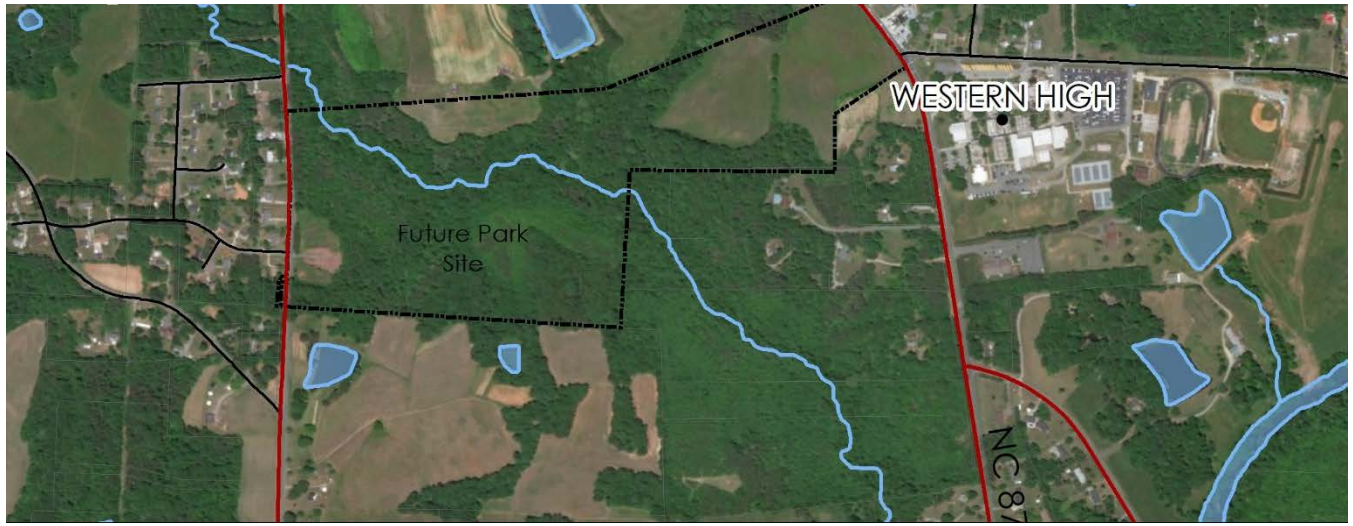


Parks, Recreation, Open Space, and Natural Resources

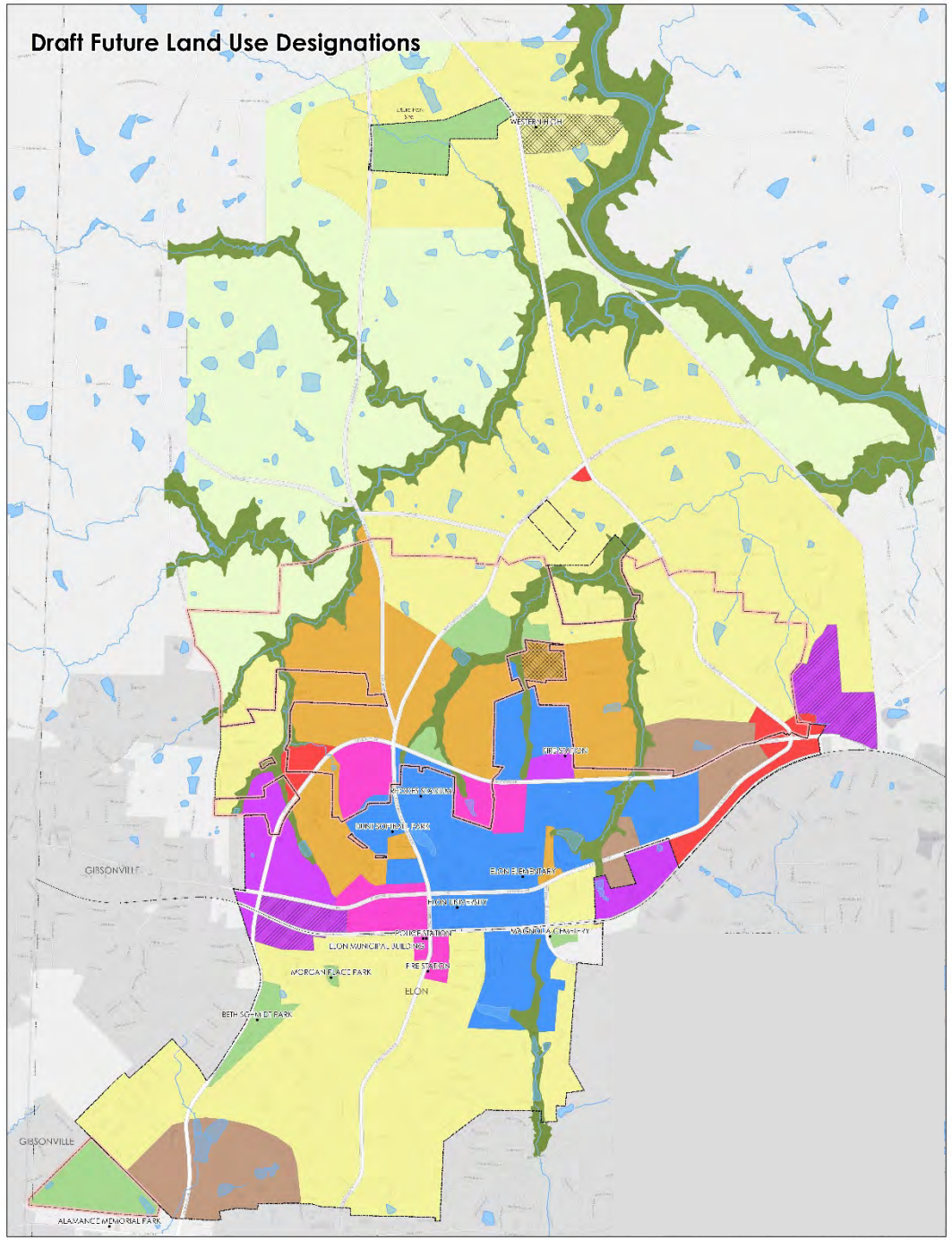
- Expand the number of parks, greenways, and other recreation facilities throughout Town.
    - Develop a **Parks and Recreation Master Plan**.
    - Consider working with the County to **acquire and improve land in close proximity to the new elementary school** and, through a joint use agreement, create a park that can be jointly maintained and utilized.
- Connect to the **regional trail network** forming in the Piedmont Region, particularly the Haw River Trail and Mountains to Sea Trail.
    - Implement the Bicycle, Pedestrian and Lighting Plan. Facilitate the construction of proposed greenways.
- Permanently **protect floodplains** from development, which offers a great opportunity to implement a complete and continuous system of green infrastructure (especially stormwater).

Parks, Recreation, Open Space, and Natural Resources

- **Prepare a plan for Town property to the north**.
  - Ideas:
    - (1) Work with County to create a regional park;
    - (2) Sell land to other entity to generate revenue for facilities in town; or
    - (3) P3 – Prepare an area plan for this land and its surroundings. Prepare a developer RFP, and seek a partner to develop all or a portion of the land for a mix of uses with public park as central focal point. Facilitate the provision of utilities to serve development.



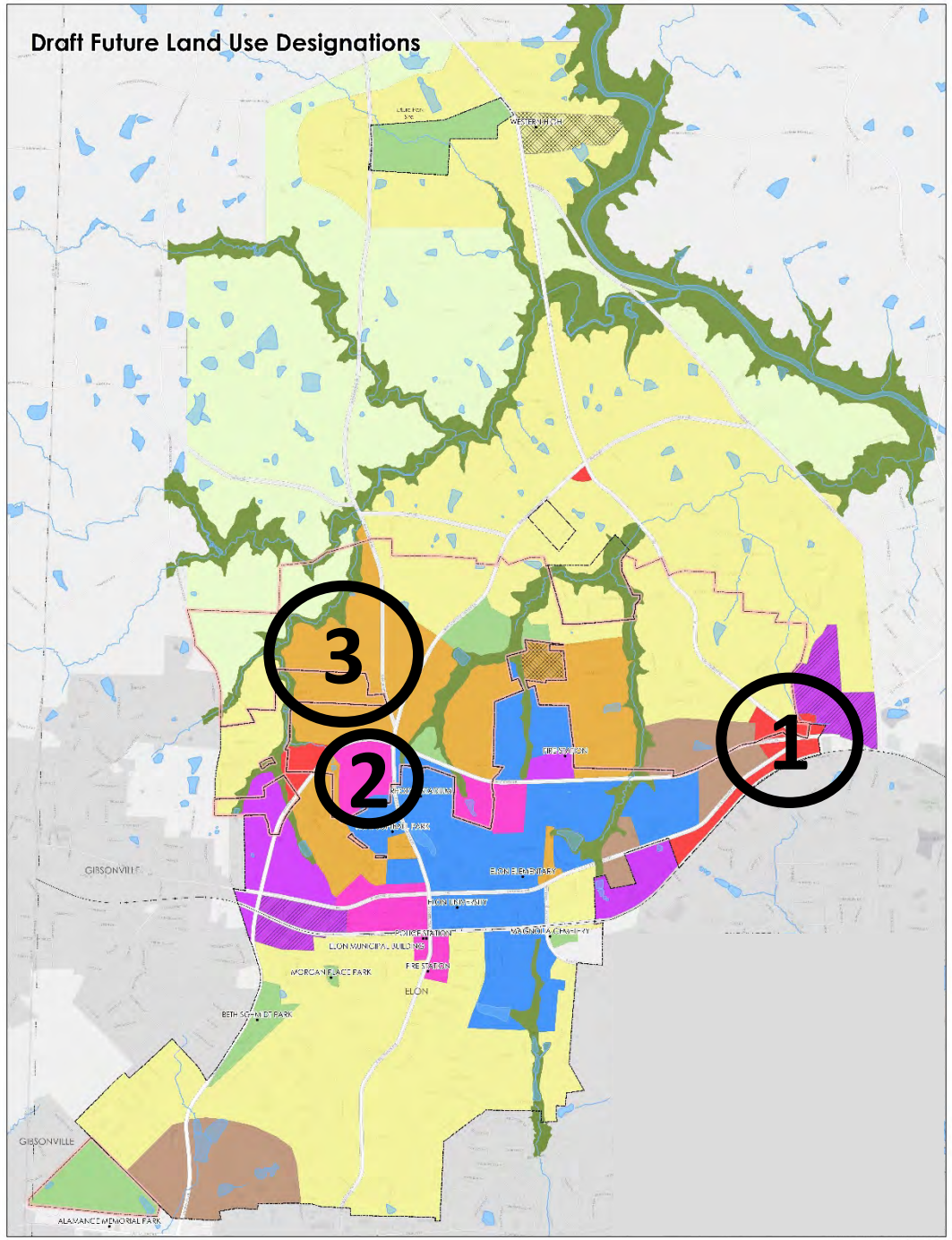
Draft Future Land Use + Conservation Plan Map



DRAFT Land Use + Conservation Map

Draft Future Land Use Designations

- Commercial
- Mixed Use
- Employment
- Industrial
- Institutional
- Multifamily Residential
- Stream
- Railroad
- Medium Density Residential
- Low Density Residential
- Rural Residential Residential
- Park
- Floodplain / Natural Area
- County Boundary
- Municipal Boundary
- Extraterritorial Jurisdiction



Focus Areas

Conceptual Illustration of key areas.
Each illustration represents <u>one</u> possibility given the description of the land use designations and potential related land development and infrastructure policies.

COMMERCIAL

- Local-serving retail, restaurants, professional offices, and services
- Along major corridors and key intersections
- Design standards
- Parking
- Landscaping

Focus Area 1

MIXED-USE

- Live/Work/Shop in one area
- Destination for residents, visitors, workers, and/or students
- Key “centers” throughout town, including downtown
- Design standards
- Parking nearby, including bikes
- Public realm – landscaping, pedestrian amenities, seating

Focus Area 3

EMPLOYMENT

- Office, existing University facilities, flex-space, industrial services
- Industrial (hatched)
- Location on key transportation routes
- Outside downtown and mixed-use centers
- Compatibility standards

INSTITUTIONAL

- Elon University
- Town-owned properties

MULTIFAMILY LIVING

- 10-15 units per acre
- Housing for a variety of age groups and lifestyle preferences
- Walkable and bikeable to activities and shopping
- Areas already served by infrastructure
- Quality standards
- Common recreation and open space, including greenways and sidewalks

NEIGHBORHOOD LIVING

- Moderate density: 4-6 units per acre
- Townhouses, higher-end condominiums, and single-family detached homes (various lot sizes)
- Areas already served or easily served by infrastructure
- Connectivity to downtown, schools, and mixed-use areas
- Integration of parks, natural areas, and other neighborhood amenities

Focus Area 4

LOW DENSITY RESIDENTIAL

- Low- to moderate-density: 2-4 units per acre
- Single-family homes
- Connectivity to downtown, schools, and mixed-use areas
- Integration of natural areas, less open space (common) offset by larger lots (private)

RURAL RESIDENTIAL

- Low-density: up to 2 units per acre
- Single-family homes on large lots
- Mostly private open space
- Farms and present use value lands
- Lands in close proximity to conservation easements, the Haw River/ Mountains to Sea Trail, Travis and Tickle Creeks
- Not currently served by public utilities

CONSERVATION

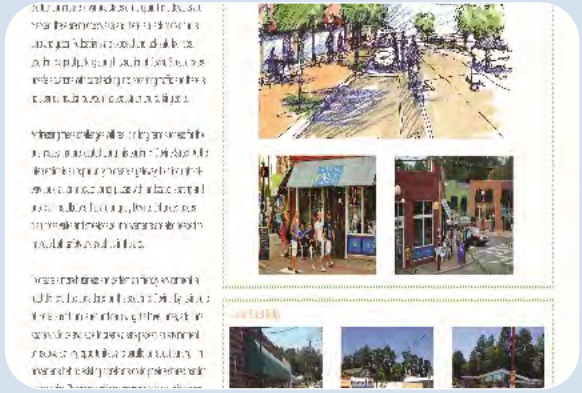
- Limited development
- Environmentally sensitive areas
  - Creek/river corridors and floodplains
  - Wetlands
- Conservation easements
- Greenway corridors

PARKS & OPEN SPACE

- Active parks and infrastructure to support activities (ball fields, playgrounds, water features)
- Passive parks, nature preserves, trails

Next Steps

Process



DISCOVERY

Town Tour

Data Collection

Adopted Plan Review

Existing Conditions Assessment

Survey

Interviews

12 WEEKS

PLAN DEVELOPMENT

Land Use Concept

3-Day Workshop

8 WEEKS

DIRECTION & DOCUMENTATION

Recommendations & Strategies

Action Plan

Plan Document

Plan Summary

8 WEEKS

Discussion

- Does the Draft Future Land Use + Conservation Map support the goals?
- Reactions to the preliminary recommendations:
  - What are your thoughts about downtown vs. other mixed-use areas?
  - How diverse should housing be? Are there conditions under which certain types are more acceptable?
  - Given the examples from other communities, do you have an opinion about PILOT programs?
  - What are your ideas about retaining and increasing employment uses?
  - Are there investments in parks and/or greenways that should begin soon? Are there obvious partnerships that could help accomplish specific projects?
  - What should the town do with the town-owned property to north? What is the right next step?
  - Are you interested in a tiered approach to infrastructure provision?
- Which recommendations are likely priorities at this point?