

Failing to Plan

Is Planning to Fail

Statutory Requirement to Plan

- o 160A-383
- o Zoning Regulations shall be made in accordance with a comprehensive plan
- o No requirement regarding content and format of plan
- o Each community decides its own needs
- o The Planning Board shall advise and comment on whether proposed zoning amendments are consistent with ALL adopted plans

What is a Land Use Plan?

- Simply put, a document that helps direct how a community will change over time
- Tool to plan for growth or decline
- Also known as a comprehensive plan
- Considers compatibility of land use, management and preservation of natural and cultural resources, infrastructure needs
- No magic formula, each community decides what it needs

Other Aberdeen Plans and Related Documents

- o Bicycle
- o Pedestrian
- o Hazard Mitigation Plan
- o Existing 2030 Land Development Plan
- o Historic Preservation Guidelines
- o Parks Master Plan

Six Basics

- o Be comprehensive (within scope of the topic)
- o Long-range (2040)
- o General (remember it is not the zoning code)
- o Focus on physical development
- o Relate physical design proposals to community goals and social and economic policies
- o First a policy instrument, second a technical instrument

Public Participation

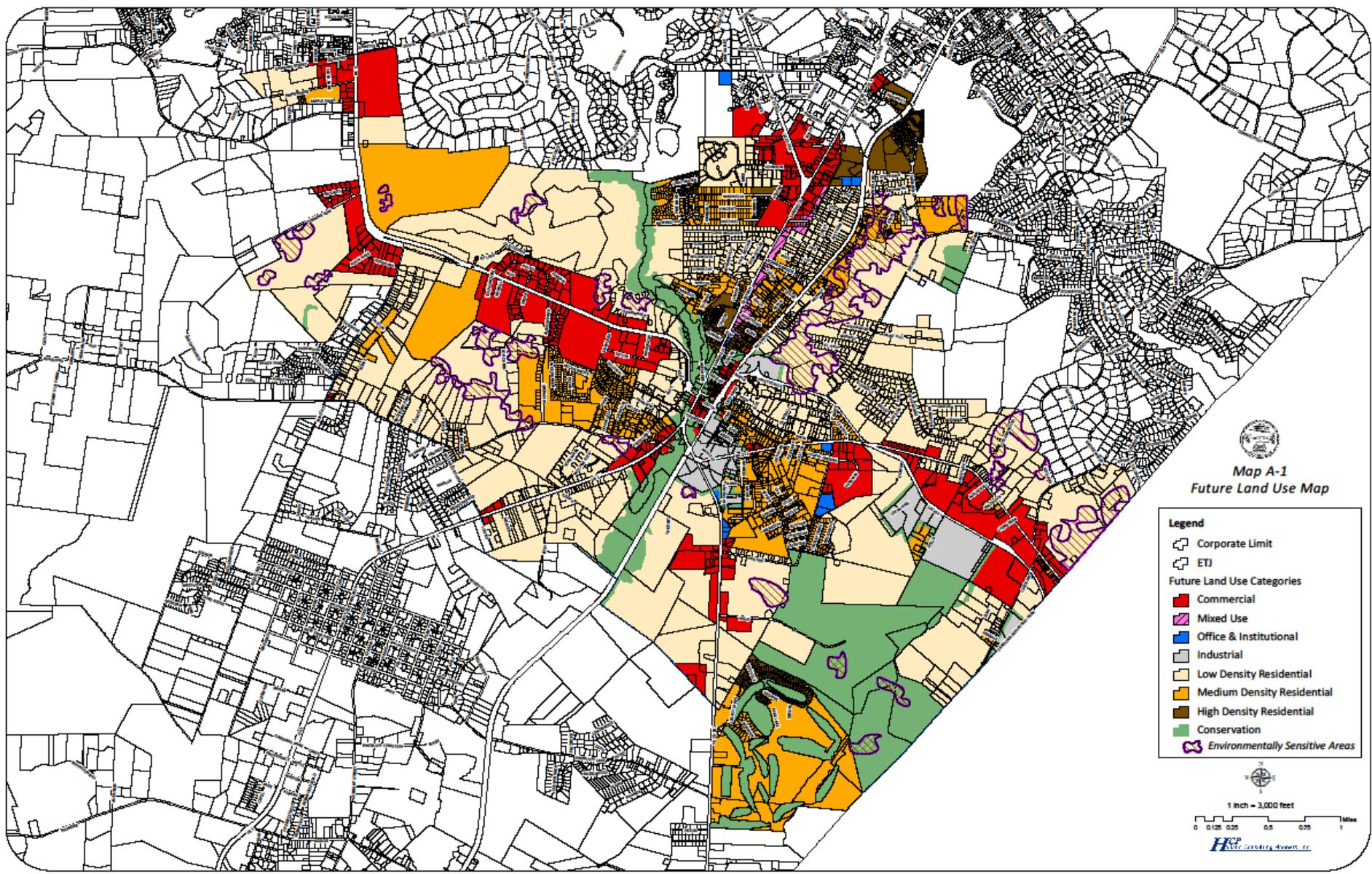
- o Vision of what the community should be in the future
- o Community-wide effort
- o Include interest groups
- o Goals and objectives should have a time line for implementation

Steps in the Process

- o Collect data
- o Analyze data
- o Envision scenarios
- o Negotiate goals, objectives, policies
- o Integrate implementation into the plan

Basic Plan Contents

- o Future Land Use Map
- o Goals, Objectives and Policies
- o Capital Improvement Plan
- o Includes Supplemental Document with Data and Existing Conditions



Map A-1
Future Land Use Map

- Legend**
- Corporate Limit
 - ETJ
 - Future Land Use Categories**
 - Commercial
 - Mixed Use
 - Office & Institutional
 - Industrial
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Conservation
 - Environmentally Sensitive Areas



1 inch = 3,000 feet

0 0.125 0.25 0.5 0.75 1 Miles

Goals, Objectives, Policies,

- o **Goal:** PROTECT WILDLIFE AND CONSERVE, APPROPRIATELY USE, AND PROTECT WILDLIFE HABITATS.
- o **Objective:** ESTABLISH CONSERVATION AREAS IN THE WEEKI WACHEE SWAMP AND FLOODWAYS OF THE WITHLACOOCHEE RIVER.
- o **Policy (or recommendation):** Establish a conservation future land use designation for the above areas based upon factors including contiguous wetlands, flooding, scenic views, valuable or unique habitat and passive recreational value.

Aberdeen's Progress to Date

- o July Through September
 - o 200 public input surveys – survey monkey, July 4th, Malcolm Blue, newsletter, website
 - o Analysis of public input
 - o Initiated data collection process
 - o Cultural resources and business and economic surveys developed

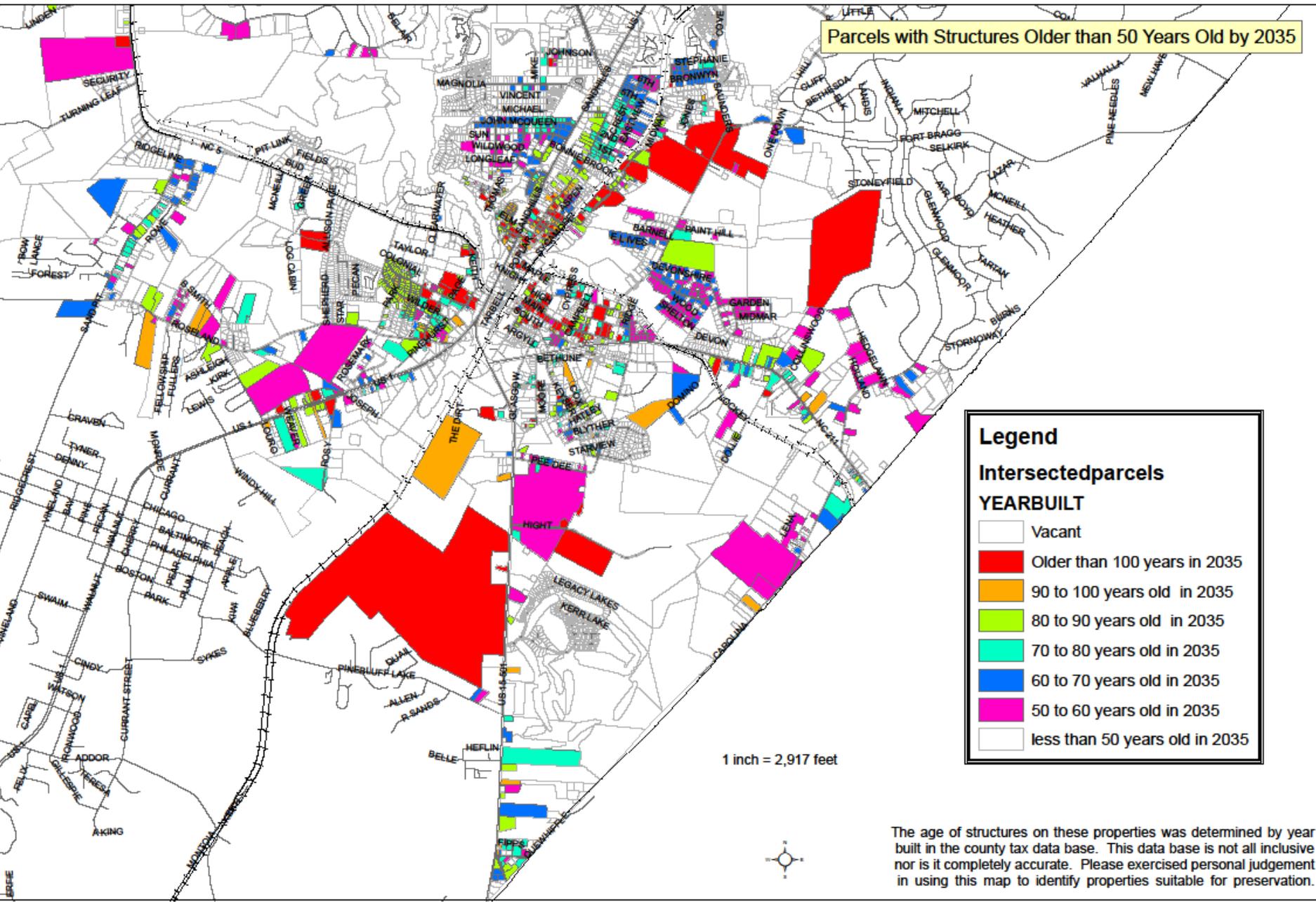
Initial Survey Questions

- o What are the best ways to consult with citizens about important issues for the Town of Aberdeen?
- o What do you feel is a major challenge facing Aberdeen in the next 20 years?
- o What type of development does Aberdeen need?
- o What additional types of businesses would you like to see?
- o What types of housing does Aberdeen need?

SWOT Analysis

- o What do you consider to be Aberdeen's greatest strength?
- o What do you consider to be Aberdeen's greatest weakness?
- o What do you consider to be Aberdeen's greatest opportunity for the future?
- o What do you consider to be the greatest threat Aberdeen faces in the future?

Parcels with Structures Older than 50 Years Old by 2035



Legend

Intersected parcels

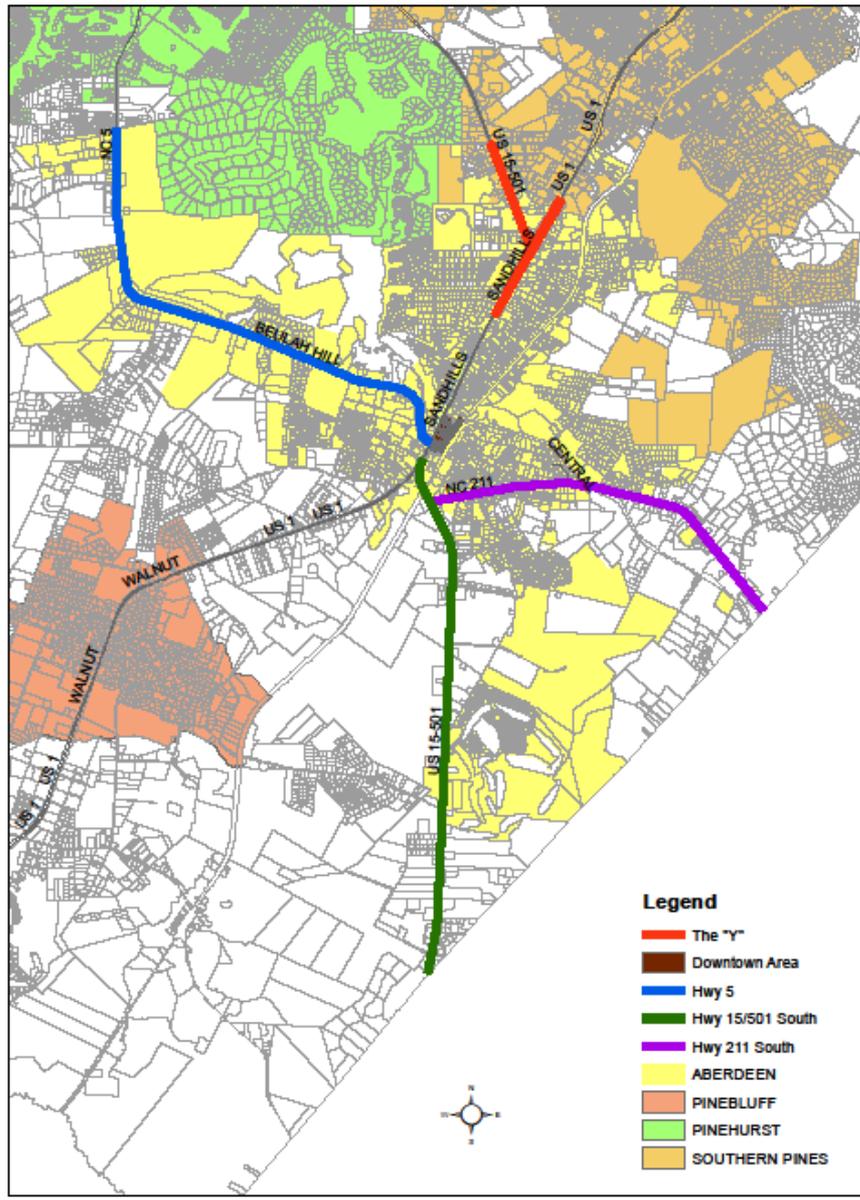
YEAR BUILT

- Vacant
- Older than 100 years in 2035
- 90 to 100 years old in 2035
- 80 to 90 years old in 2035
- 70 to 80 years old in 2035
- 60 to 70 years old in 2035
- 50 to 60 years old in 2035
- less than 50 years old in 2035

1 inch = 2,917 feet



The age of structures on these properties was determined by year built in the county tax data base. This data base is not all inclusive nor is it completely accurate. Please exercised personal judgement in using this map to identify properties suitable for preservation.



Legend

- █ The "Y"
- █ Downtown Area
- █ Hwy 5
- █ Hwy 15/501 South
- █ Hwy 211 South
- █ ABERDEEN
- █ PINEBLUFF
- █ PINEHURST
- █ SOUTHERN PINES

Land Use Plan Steering Committee

- o HPC
- o Planning Board
- o ABC
- o Business community (real estate, banking, developers, commerce and industry)
- o Local neighborhoods such as Forest Hills, Colonial Heights, the Historic District or Legacy Lakes
- o School board
- o County representative
- o Environmentally minded stewards (from agencies or from the general populace)
- o Military
- o Faith-based community
- o Partners in Progress
- o Chamber of Commerce
- o Past commissioners or mayors
- o Other department staff.

Activity	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Finalize scope of work and timeline							
Develop and initiate public input process							
1. Prepare LUP questionnaire							
2. Use survey during 4th of July event							
3. Push survey out in Bon Accord							
4. Compile results. Prepare analysis and report for PB and BOC							
5. Assemble stakeholder working groups. Prepare surveys, working agendas and maps.							
6. Identify steering committee.							
Collect data, review relevant plans, develop existing condition maps							
1. Define geographic boundary							
2. Access data layers for Hoke County/Bragg/Transportation, etc.							
3. Review Moore LUP, Hoke LUP, GGTB, Pinebluff and SP LUP, bike and ped plans, haz mit plan, transportation plans							
4. Look at old Aberdeen plans and examine outcomes							
5. Merge map data layers from 2 counties, develop consistency in fields							

Suggested approach

- o Keep analysis to supplemental materials
- o Let the plan stand alone and be the document staff uses
- o Define Aberdeen geographically with policies appropriate to given areas (ex. the “Y”, Hwy 5 corridor, historic Aberdeen and surrounds, etc)

Next Steps

- o Presentation of survey results and existing conditions to LUPSC, PB and BOC at joint meeting
- o Using projected population growth and maps of existing development, play monopoly for where growth should occur
- o Develop scenarios for a future land use map based on input
- o Use issues from surveys and LUPSC to orient development of goals

Homework Assignment

- o Identify three issues that you think currently are or will be critical to Aberdeen over the next 25 years.
- o Keep in mind that we are focused on issues related to development activities.
- o Don't forget that food safety, education, transportation, public health and sustainable systems are relevant topics in the development of land use policies.
- o If possible provide examples or pictures of your thoughts.

Contact Information

- o Kathy Liles, 910-783-7142
 - o liles.katherine@gmail.com
- o Pam Graham, 910-944-7024
 - o Pgraham@townofaberdeen.net