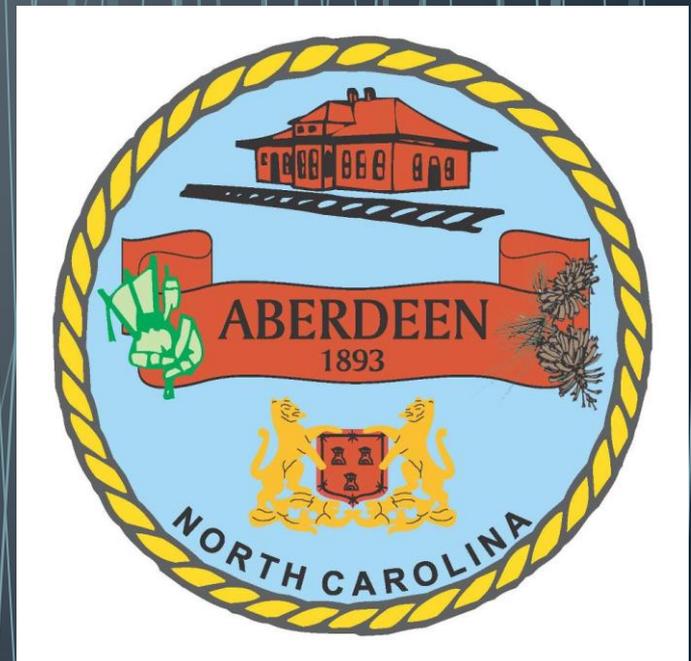
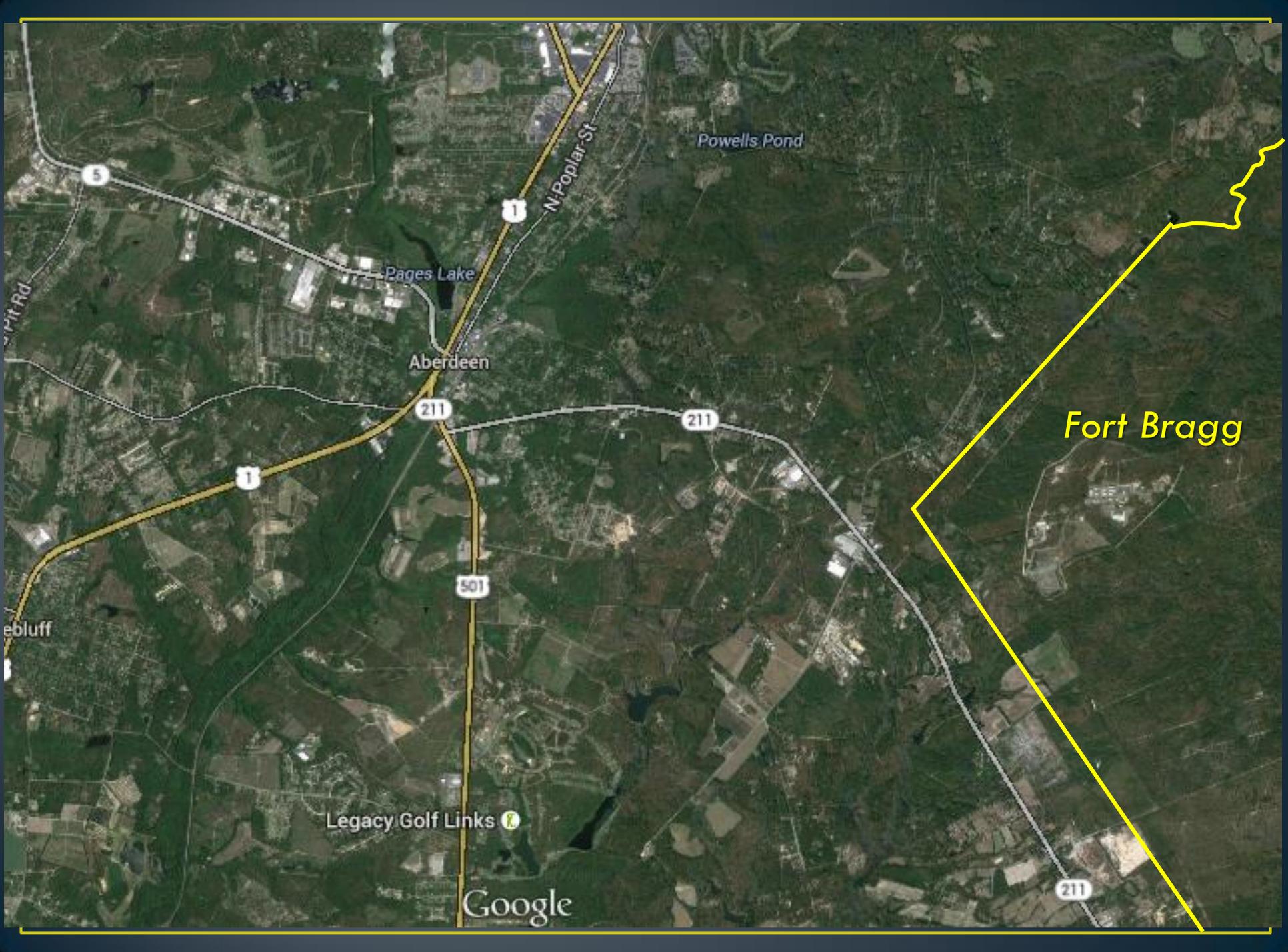


Town of Aberdeen Land Use Plan Steering Committee

Tuesday, April 22, 2014

Donald R. Belk, AICP





Powells Pond

Pages Lake

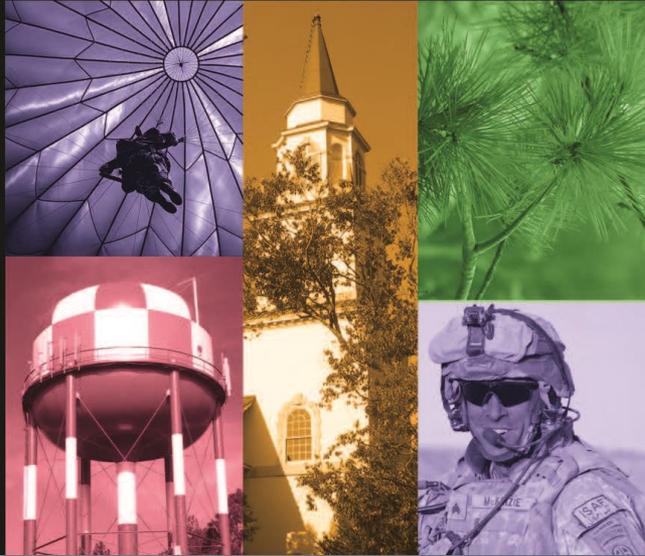
Aberdeen

Fort Bragg

Legacy Golf Links

Google

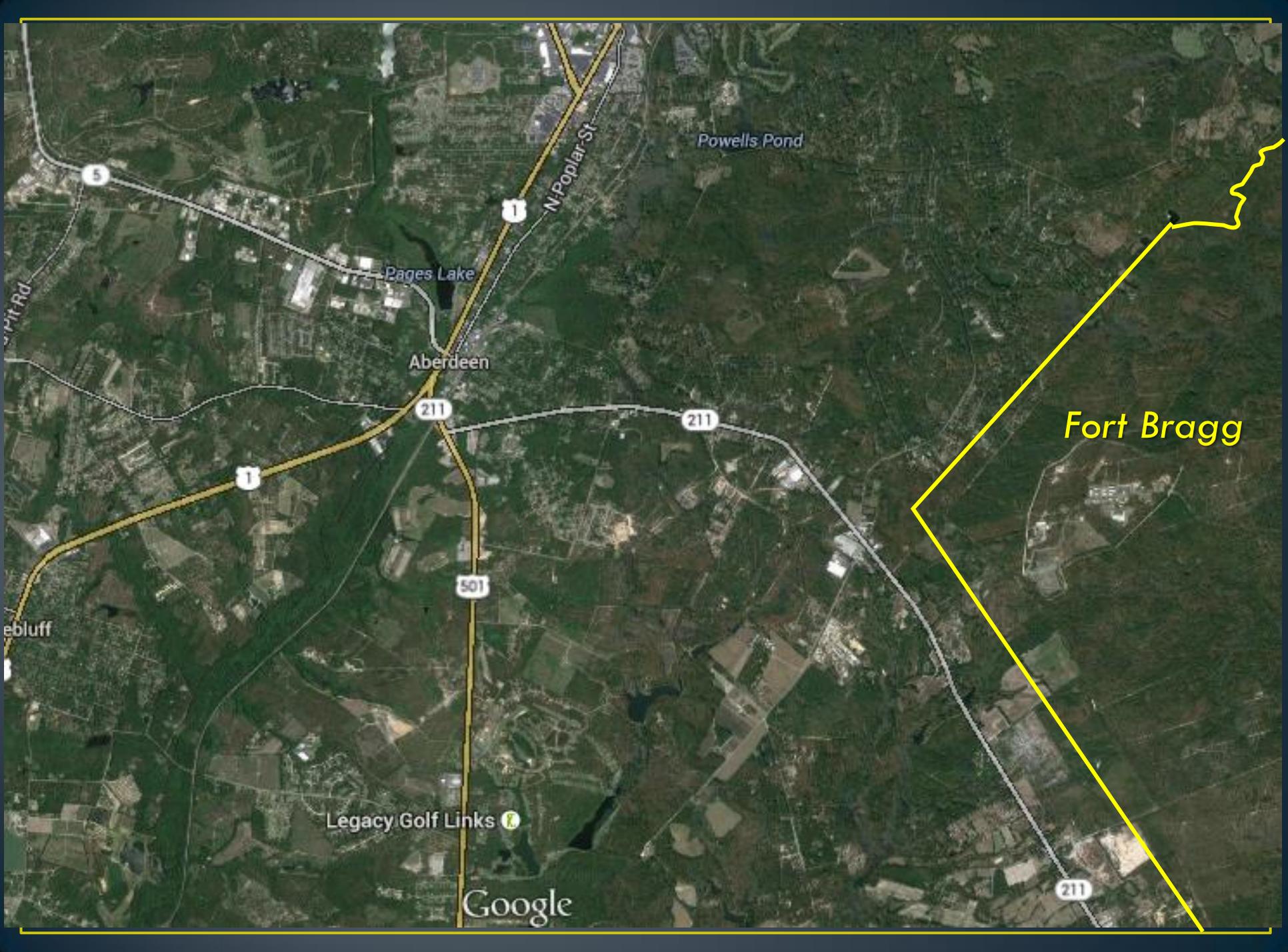
Long Range Component **Fort Bragg, North Carolina**



Fort Bragg Real Property Master Plan – Long Range Component

Key Goals

- **Maintain ‘good neighbor relationships’ with surrounding communities**
- **Strive for compatibility of land uses adjoining or adjacent to the installation boundary**
- **Establish relationships with land use planners in surrounding jurisdictions and at regional and state levels**
- **Stay abreast of off-post environmental impacts of activities and conditions within the installation**



Powells Pond

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Google

What is 'Compatible Land Use'?

- **Department of Defense considers 'compatible use' from the perspective of the military installation**
- **Compatible Land Uses are those that can coexist with installation activities**
- **Compatibility issues affecting Aberdeen: Noise, smoke, dust, and vibrations**
- **Town of Aberdeen is not overly constrained by the need to prevent incompatible land uses**



BRAC 2005 and Beyond...

- **2006: Aberdeen/Moore County joins consortium of 11 counties, 73 municipalities, government agencies, NGOs, and Fort Bragg**
- **2007-2008: *Comprehensive Regional Growth Plan* developed**
- **2008-2012: Recommendations from CRGP implemented; strategies developed**

BRAC 2005 – Outcome for Fort Bragg

- **With the U.S. Army Forces and Reserve Commands at Fort Bragg, North Carolina has more generals than anywhere outside of the Pentagon**
- **Fort Bragg is the largest Army installation in the world**
- **If Fort Bragg was a city, it would be North Carolina's 6th largest (~154,000)**





What came out of BRAC 2005?

- **Growth projections fell short due to the Recession**
- **Greater regional awareness of issues related to growth and sustainable development**
- **Successful regional collaboration in economic development, workforce development, and STEM programs**
- **Regional Sustainable Growth Management Strategy**



SUSTAINABLE GROWTH MANAGEMENT STRATEGY
FORT BRAGG REGION

EXECUTIVE SUMMARY | JANUARY 2014

Sustainable Growth Management Strategy: 8 Focus Areas

- 1) Promote Economic Development**
- 2) Optimize Land Use & Make Smart Utility Investments**
- 3) Provide Housing Choices**
- 4) Promote & Enhance Culture**
- 5) Ensure Mission Operability**
- 6) Protect & Enhance Natural Resources**
- 7) Provide Multi-Modal Transportation Options**
- 8) Promote a Healthier Community**

The Future of BRAC – What's Next?

- **Military will be cut, downsized, streamlined**
- **Next round of Base Realignment Closure expected in 2017**
- **North Carolina's advantageous position?**
- **State and Local Governments must prove commitment to sustaining military sector**

Key Issues for Aberdeen

- **Pro-active & engaged planning for economic development, especially in southeastern ETJ**
- **Prevent further encroachment by incompatible uses, particularly in southeastern ETJ**
- **Keep Dark Skies**

Economic Development Considerations

- **Focus on ‘place-based’ business development, using locally-derived natural resources as economic drivers**
- **Greenfields Initiative provides a 5-year economic development plan for growth & expansion of the natural resource-based sector**

Economic Development Considerations

- **Focus economic growth in most suitable areas, based on environmental, social, and economic factors**
- **Determine potential markets for resource-based economic development**
- **Build the necessary economic infrastructure to exploit opportunities**
- **Ensure workforce requirements are met**

Economic Development Considerations

- **Expand entrepreneurial opportunities for local residents and expansion opportunities for existing businesses**
- **Find innovative sources of funding**
- **Who are the right partners for linking agriculture, natural resources, and business development for improving the regional economy?**

Possible Development Opportunities

- **Local/organic food-related processing, storage, distribution**
- **Value-added food and natural products, craft brewing**
- **Small urban-scale renewable energy and energy efficiency technology**
- **Agritourism, ecotourism, outdoor recreation industries**
- **Bio-based fibers & plastics**

Questions?

Thank You!

Donald R. Belk, AICP
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919-710-9522

JLUS Map

Legend

- Nearby Farms
- Voluntary Agricultural Districts
- Aberdeen Schools

Floodzone

- 100 Year Floodplain
- 100 Year Floodway
- Wetlands

Significant Natural Heritage Areas

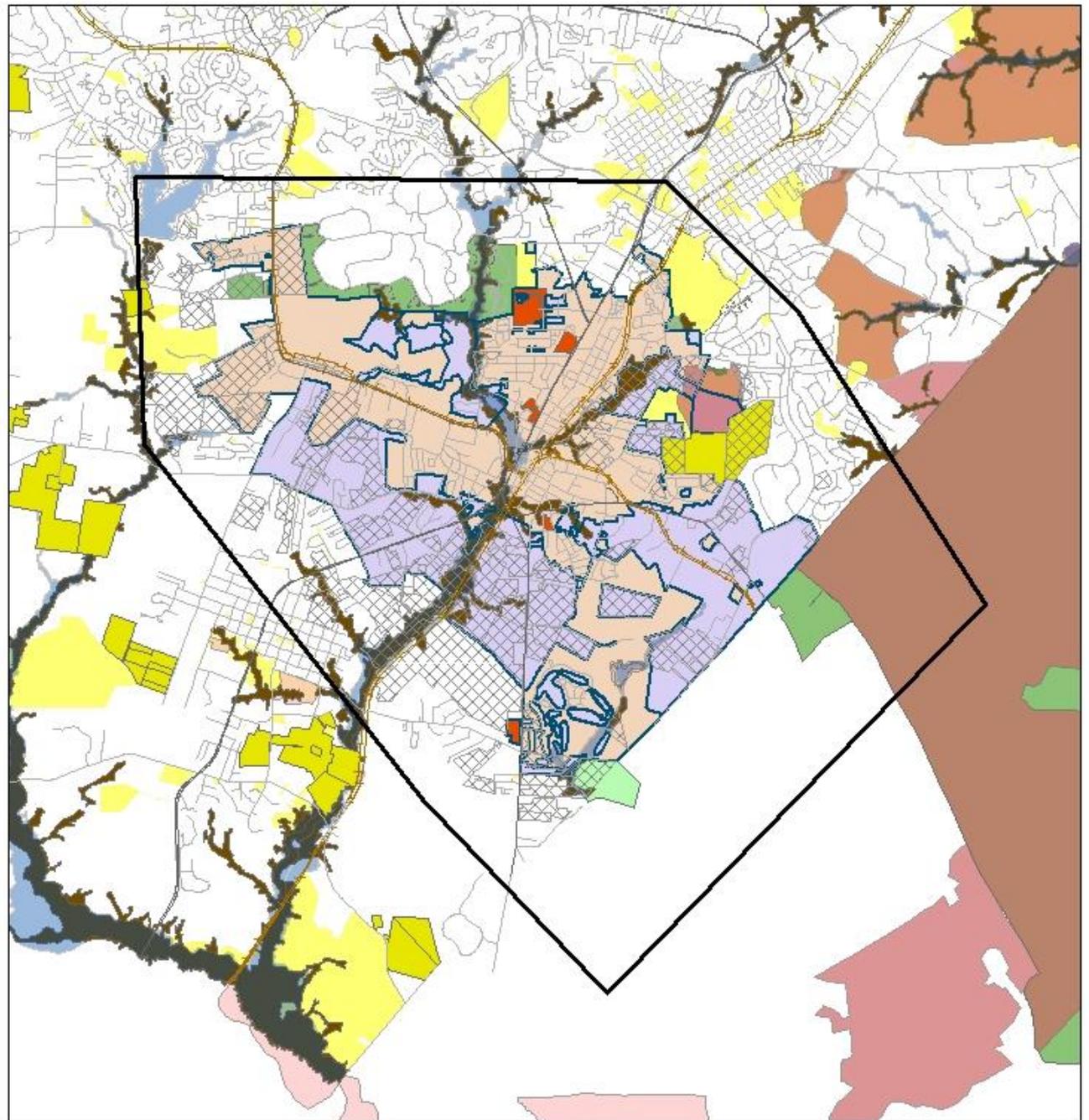
- Exceptional
- High
- Tax Exempt Properties

Managed Lands

- Federal
- Local Government
- Private
- State

JLUS Protection Priorities

- critical
- important





Promote Economic Development

- Facilitate the redevelopment and reinvestment in vacant, underutilized and Brownfield properties.
- Promote the region as a location for ag-related research and value-added production operations.
- Administer surveys and collect information from soldiers separating from the military to capture critical information about this population's educational levels, skills, work preferences and career intentions to help their transition to the permanent workforce.



Optimize Land Use & Make Smart Utility Investments

- Limit utility extensions in areas where in conflict with military operations, working agricultural lands and natural assets.
- Develop conceptual plans for economic development nodes.
- Encourage developments that are pedestrian-friendly and encourage walking through design criteria and incentives.



Provide Housing Choices

- Identify incentives to encourage location-efficient development.
- Identify opportunities to create multi-generational and/or mixed income neighborhoods. Support the incorporation of various housing types into existing and new neighborhoods with regulations that allows accessory and attached dwelling units.
- Create Housing Trust Funds at the local level.



Promote & Enhance Culture

- Conduct an assessment of the region's cultural assets to develop a cultural heritage tourism strategy for study area.
- Develop a regional wayfinding system to the region's cultural and historic assets.
- Maintain rural character by preserving contiguous landscapes.



Ensure Mission Operability

- Utilize the Fort Bragg Regional Growth Model to proactively plan for growth in the 11-county region.
- Replicate Cumberland County's Lease of Development Rights program in other counties.
- Develop Military Influence Planning District (MIPD) Element within county and municipal comprehensive plans.



Protect & Enhance Natural Resources

- Protect land in the region's headwaters and water supply watersheds.
- Promote conservation subdivisions as an alternative to traditional suburban development.
- Preserve productive farmland and soils and support farmers by providing incentives to keep farmland in use.



Provide Multi-Modal Transportation Options

- Identify local funding sources, coordination efforts and partnerships to support bicycle and pedestrian needs.
- Organize and hold a regional greenways conference to build capacity and increase coordination amongst those developing greenways in the region.
- Formalize informal park and ride lots by implementing agreements with businesses, churches, and other organizations.



Promote a Healthier Community

- Preserve the ability for people to remain in their home or neighborhood as long as possible.
- Improve access to healthy foods in all communities throughout the region.
- Include a public health component in local comprehensive, land use and transportation plans.

Food Safety & Access Issues

- **GAP Certification (Good Agricultural Practices)** has been a challenge for smaller producers
- **Sandhills Farm-to-Table** is enormously successful CSA enterprise
- **Two Farmers Market in Moore County** (Pinehurst, Southern Pines)
- **Food Safety Modernization Act (FSMA)** has far-reaching implications for local foods movement

Farmers Market in Aberdeen?

Some Issues to Consider

- **Is there sufficient population (on both supply and demand side) to support a 3rd market?**
- **High failure rate for new markets**
- **High turnover rate among market managers**
- **Volunteer burnout**
- **High diversity of products/niche draw essential**
- **Optimal location vital**

Housing Issues

- **BRAC RTF commissioned regional housing study in 2011**
- **Housing supply adequate overall, but market diversity is lacking**
- **Survey results reflect changing demographics and preferences in housing**