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

Comprehensive Plan
Steering Committee Meeting

Tuesday, March 6| 6-8pm | Camden County Senior Center

CLARION

moffatt & nichol
Creative People, Practical Solutions.

MARTIN ALEXIOU BRYSON

John Manuel
Environmental Author

Presentation Overview

- Welcome
- Comprehensive Transportation Plan
- Comprehensive Plan
  - Project Status Report
  - Presentation of *Development Capacity and Alternative Development Scenarios Report*
  - Presentation of Plan Organization
  - Discuss Project Schedule / Next Public Meeting Date
- Set Next Meeting Date (Early April 2012)
- Adjourn

Comprehensive Plan Project Update

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

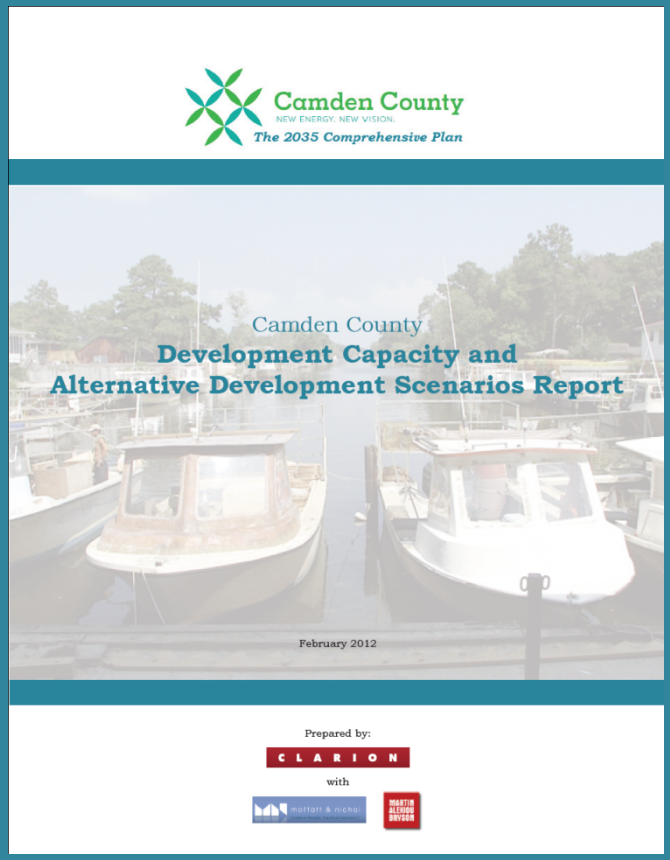
Updated: March 1, 2012

- *Completed:* Community Assessments, Community Workshops, Issue Identification, Scenario Development, Plan Outline

- *Future Work:* Finalizing Plan Outline, Future Land Use Plan, Planning Framework, Community Workshop

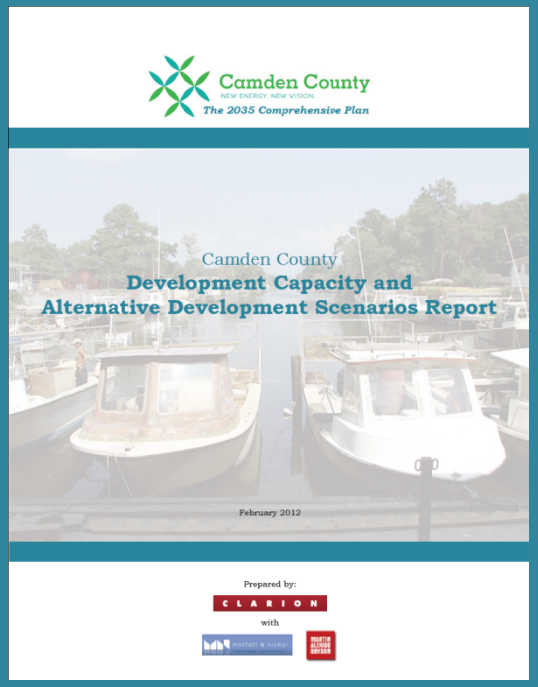
Development Capacity and Alternative Development Scenarios Report

- Purposes of Report:
  - Provide analysis that will help inform discussions about future land use plan
  - Generate discussion about issues with current policies and regulations that should be addressed in Comprehensive Plan



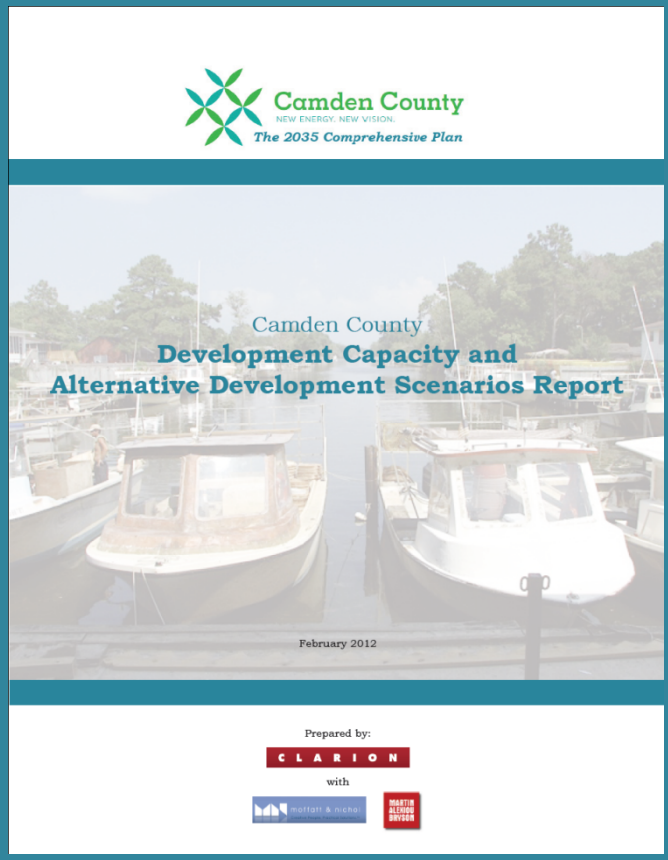
Development Capacity and Alternative Development Scenarios Report

- Four Objectives:
  - Step 1: Determine development suitability of lands
  - Step 2: Identify lands available for development
  - Step 3: Identify current capacity for development
  - Step 4: Test two alternative development scenarios



Development Capacity and Alternative Development Scenarios Report

- Report Organization:
  - Summary upfront
  - Discussion of methods and conclusions in each "Step" section
  - Appendices provided detail on assumptions and data used in analyses



Step 1: Land Suitability Analysis

- **Objective:** Identify suitability of land for new development based on a range of factors
  - Environmental
  - Infrastructure
  - Status of land
  - Current policies
- GIS model developed by NCDENR – Division of Coastal Management for Camden County
- Fine tuned model before finalizing model results

Step 1: Land Suitability Analysis

- Each factor assigned a rating criteria and a "policy" weighting factor
- Calculations made at 1 acre scale
- Includes all lands in County, including those already developed
- Suitability classes based on natural breaks of results
  - High
  - Medium
  - Low
  - Least

Step 1: Land Suitability Analysis

- Results:
  - 33% of land designated as high or medium suitability
  - 67% of land designated as low or least suitable

Land Suitability	Acres	% of Total
High	8,816	6%
Medium	40,017	27%
Low	12,536	8%
Least	88,982	59%

Step 2: Potential Development Areas

- **Objective:** Identify lands that are available for development
- Designated all lands into 3 categories:
  - **Developed/Committed:** developed, active plans for development, conservation easement, public lands
  - **Low Development Suitability:** Undeveloped (natural state, ag, forestry) and has low or least suitability designation
  - **Potential Development Areas:** Undeveloped (natural state, ag, forestry) and has medium or high suitability designation
- Used current existing land use data

Step 2: Potential Development Areas

- Results:
  - 28% of land designated as Developed or Committed
  - 28% of land designated as Potential Development Areas
  - 44% of land designated as Low Development Suitability

Land Categories	Acres	% of Total Acres
Developed or Committed	42,461	28%
Low Development Suitabilty	67,456	44%
Potential Development Areas	42,933	28%

Step 3: Development Capacity

- **Objective:** Determine locations and density of development permitted under current zoning on undeveloped/uncommitted lands
- Dimensional standards for each zoning district were applied to each parcel to determine development potential
- Assumptions:
  - Development factor for residential (addresses suitability)
  - Not exceed low-density stormwater threshold (24%)
  - Parking factor for nonresidential (35%)

Step 3: Development Capacity

- Results:
  - More than 21,000 residential units; most in medium or least suitability categories
  - More than 40,000,000 square feet of nonresidential; most in least or medium suitability categories
  - Unlikely this will ever occur

Suitability Ranking	Sum of Acres	Residential Units	Non-Residential Square Footage
High Suitability	7,034.8	2,152	3,017,555
Medium Suitability	35,454.2	9,989	13,990,269
Low Suitability	53,797.9	2,134	0
Least Suitability	12,305.5	7,048	23,268,641
Totals	**108,592.4**	**21,323**	**40,276,465**

Step 3: Development Capacity

- Utility Considerations – Water
  - Water systems have potential capacity to provide 0.8 MGD – approximately 2,300 new residential customers
  - If growth occurs as projected, will need to make improvements to existing infrastructure to access potential capacity (new treatment train in new facility, new elevated storage tanks, increase raw water supply)

Utility	Water Customers (Residential)	Current System Capacity	Peak Demand	Capacity Available for Future
SMWA	1,200	0.5 MGD	0.65 MGD	-0.15
SCWSD	1,500	1.4 MGD	0.45 MGD	0.95
Totals	**2,700**	**1.9 MGD**	**1.1 MGD**	**0.8 MGD**

Step 3: Development Capacity

- Utility Considerations – Wastewater
  - 40,000 gpd capacity (~150 households) will likely be taken up by development already in progress (McGill, 2010)
  - Water/Sewer Master Plan identified additional 270 households in South Mills area that are in immediate need of sewer to address failing septic systems – 73,000 gpd treatment capacity needed to serve these households
  - Septic system failures occurring other places in County too

Utility	Wastewater Customers (Residential)	Current System Capacity	Peak Demand (after S. Mills Extension)	Capacity Available for Future Development
SCWSD	1,500	100,000 gpd	60,000 gpd	40,000 gpd

Step 4: Alternative Development Scenarios

- **Objective:** Evaluate impacts of two different land use patterns
- Evaluation Factors:
  - Land Use (amount and location)
  - Community Character (change in character)
  - Transportation (impacts on roads and opportunities for new modes)
  - Utility Infrastructure (available capacity, system improvements)
  - County Budget (Fiscal) (revenues – expenses = net fiscal impacts)

Step 4: Alternative Development Scenarios

- *Status Quo:*
  - Continue current pattern of development
  - Low density, single use development pattern that is distributed throughout the County
  - Densities range from 1 DU / acre to 1 DU / 5 acres
  - Commercial scattered along 343, 158, Sandy Hook
- *Targeted Development:*
  - Assume Village and Hamlet style development
  - Compact development form clustered in townships
  - Densities range from 1 DU / acre to 14 DU / acre
  - Commercial proximate to new residential

Step 4: Alternative Development Scenarios

- Methodology
  - Build future demand for housing and nonresidential development off of population projections (Woods & Poole)
  - Projected 925 housing units and 165,000 nonresidential square feet for 2030 population (taking into account "committed" development)
  - Analysts project additional 76,000 square feet of nonresidential development in Scenario 2 (clustered residential creates market for retail/service)
  - Same amount of residential development applied in both scenarios, density and location are what is different

Step 4: Alternative Development Scenarios

- Land Use Results:
  - Scenario 1: 2,152 acres
  - Scenario 2: 451 acres
- Scenario 1 requires nearly 5 times as much land as Scenario 2 due to residential densities

Scenarios	South Mills			Camden			Shiloh		
	Dwelling Units	Nonresidential Square Footage	Acres	Dwelling Units	Nonresidential Square Footage	Acres	Dwelling Units	Nonresidential Square Footage	Acres
Scenario 1	482	108,000	919	165	118,438	573	278	9,562	660
Scnenario 2	495	123,730	221	408	149,360	205	22	35,910	25

Step 4: Alternative Development Scenarios

- Community Character Results:
  - Scenario 1:
    - Continuation of current rural / suburban development pattern
    - Separation of residential and commercial uses
    - New commercial is scattered along major roadways
    - Some new off road trails and sidewalks within suburban subdivisions

Step 4: Alternative Development Scenarios

- Scenario 1 Examples (Camden County)

Step 4: Alternative Development Scenarios

- Community Character Results:
  - Scenario 2:
    - New development designed at higher densities in traditional village/hamlet form (ex. South Mills)
    - Higher density near core, lower density on periphery
    - Creates new opportunities for community spaces
    - Pedestrian and bicycle access built into new developments
    - Provide close access between residential and adjacent nonresidential development

Step 4: Alternative Development Scenarios

- Scenario 2 Examples (Communities in Maine)

3 dwelling units / acre

8 dwelling units / acre

12 dwelling units / acre

Step 4: Alternative Development Scenarios

- Transportation Results:
  - Scenario 1:
    - Existing roads expected to adequately serve new traffic
    - Intersection improvements on US 17 and US 158 likely needed to ensure traffic flow (signalization improvements, added turn lanes, medians)
    - Continue to need better east-west connector
    - Roads unlikely to have bicycle/pedestrian facilities due to distance between destinations
    - Recreation found as off-street trails

Step 4: Alternative Development Scenarios

- Transportation Results:
  - Scenario 2:
    - Traffic volumes not generated for this scenario, but nature of development leads to different impacts
      - Trips captured on-site (commercial near residential)
      - New commercial reduces need for inter-county trips
      - New opportunities to walk/bike to retail/services
    - Designed with pedestrian and bicycle facilities (sidewalks, crosswalks, marked lanes, bike parking)

Step 4: Alternative Development Scenarios

- Utility Infrastructure Results:
  - Scenario 1:
    - Water: Need to expand water treatment and distribution to new households, higher per capita cost to serve because of scattered locations of development
    - Wastewater: Continued reliance on septic systems / no new sewer infrastructure needed – some level of failing/environmental degradation to occur
    - Stormwater: No stormwater facilities needed but likely to have water quality impacts if development exceeds 10% impervious

Step 4: Alternative Development Scenarios

- Utility Infrastructure Results:
  - Scenario 2:

    Water:

    - Need to expand water treatment and distribution to new households
    - Demand likely higher than Scenario 1 as greater % of households may be designed for public systems
    - Water infrastructure estimated to be a lower cost per capita because of denser geographic distribution of units

Step 4: Alternative Development Scenarios

- Utility Infrastructure Results:
  - Scenario 2:

    Wastewater:

    - Substantial need for wastewater collection and treatment infrastructure
    - Likely need to locate new treatment facility in Camden and expand South Mills existing facility
    - Developers may be willing to share some of the infrastructure costs to ensure allocation for development

Step 4: Alternative Development Scenarios

- Utility Infrastructure Results:
  - Scenario 2:

    Stormwater:

    - Triggers requirements for stormwater management infrastructure (assumes higher density threshold)
    - Will also trigger stormwater management programs within the County to handle inspection and maintenance of facilities
    - Will provide greater levels of environmental protection than Scenario 1, but will require substantial public investments

Step 4: Alternative Development Scenarios

- Fiscal Results:
  - Methods
    - Generated "demand indicators" from development using Census data for region (NC and VA) for both scenarios
      - Persons per household
      - Number of public school students per household
      - Median residential property value
      - Number of vehicles per household

Step 4: Alternative Development Scenarios

- Fiscal Results:
  - Methods
    - Used demand indicators to generate projected revenues and expenses for both scenarios based on FY2010-2011 budget for County
      - Revenues: property tax, residential personal property tax, local option sales tax, licenses, other revenues
      - Expenses: public safety, education, general government, human services, debt service, all other expenditures
    - Important to note that capital expenditures not included here (i.e., utility infrastructure)

Step 4: Alternative Development Scenarios

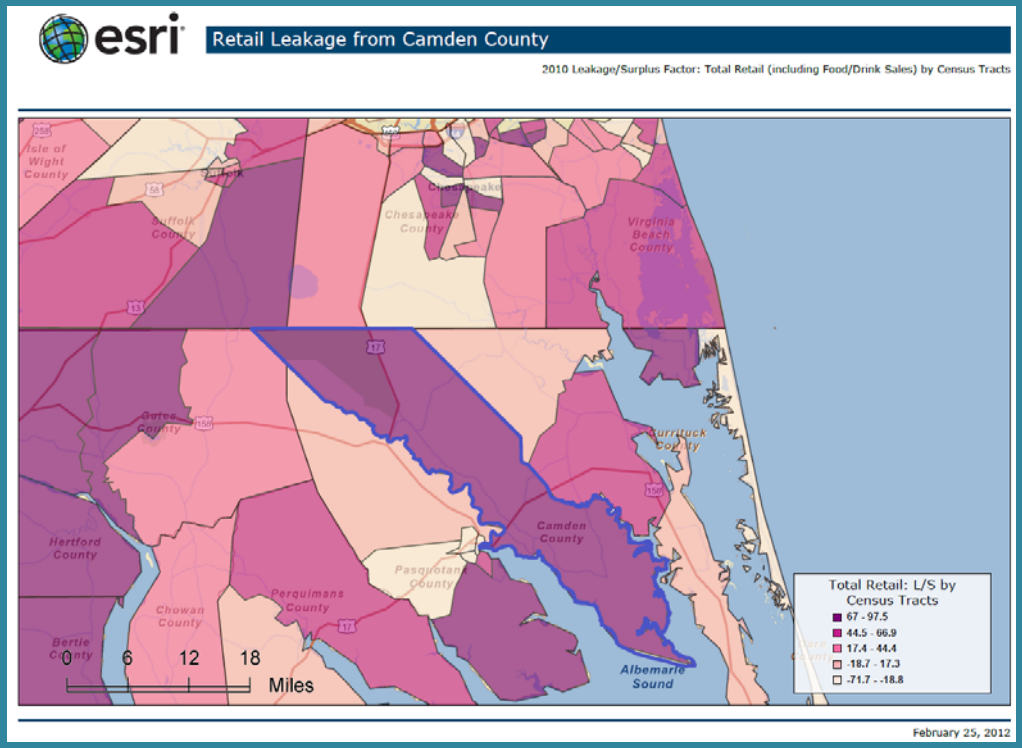
- Fiscal Results:
  - Scenario 1 (2012-2030):
    - Slightly higher population and public school student generation due to nature of housing
    - Cumulative projected new revenues: $26,278,000
    - Cumulative projected new expenses: $28,601,000
    - Cumulative net deficit of $2,324,000

Step 4: Alternative Development Scenarios

- Fiscal Results:
  - Scenario 2 (2012-2030):
    - Slightly lower population and public school student generation due to nature of housing – more empty nesters and young professionals
    - Cumulative projected new revenues: $29,098,000
    - Cumulative projected new expenses: $28,487,000
    - Cumulative net surplus of $611,000 – mostly due to additional retail/restaurant development assumed for Scenario 2

Step 4: Alternative Development Scenarios

- Retail Leakage
  - Assessed as part of fiscal analysis
  - Shows that there is great opportunity in Camden to capture retail sales
  - Potential Obstacles: infrastructure, density of population (especially for grocery store)



So How Do We Use This Information?

- Balancing Different Objectives:
  - Recreation/Tourism
  - Concentrations of Development
  - Fiscal Efficiency
  - Business Development
  - Environmental Protection
  - Housing Choices

Draft Plan Organization

- Part 1: About the Comprehensive Plan
- Part 2: Plan Summary
- Part 3: Vision and Goals*(each chapter includes Vision, Background, Goals, Action Strategies)*
- Part 4: Action Plan

Gives us direction for drafting the Planning Framework: Vision, Goals, Actions.

Next Steps

- Development of draft Future Land Use Map
- Development of draft Planning Framework (vision, goals, actions)
- Steering Committee Meeting in April to review drafts and provide feedback
- Present revised Future Land Use Map and Planning Framework to public in April/May

Meeting Dates

- Steering Committee (late March / early April)?
- Public Workshop (late April / early May)?