

CABARRUS COUNTY CENTRAL AREA PLAN

Community Meeting I
4.10.08

Community Meeting Agenda

- Team Introduction
- Project Overview
- Timeline
- Project Elements and Information
- Project Priorities, Issues and Opportunities
 - Facilitated Discussion
 - Prioritization
- Adjourn (8:30 PM)

Project Team



Advisory
Committee

Community at-Large

LandDesign

Meg Nealon, RLA, AICP

Scott Lagueux, AICP

Warren &
Associates

Market Assessment

Kimley-Horn

Transportation

Code Studio

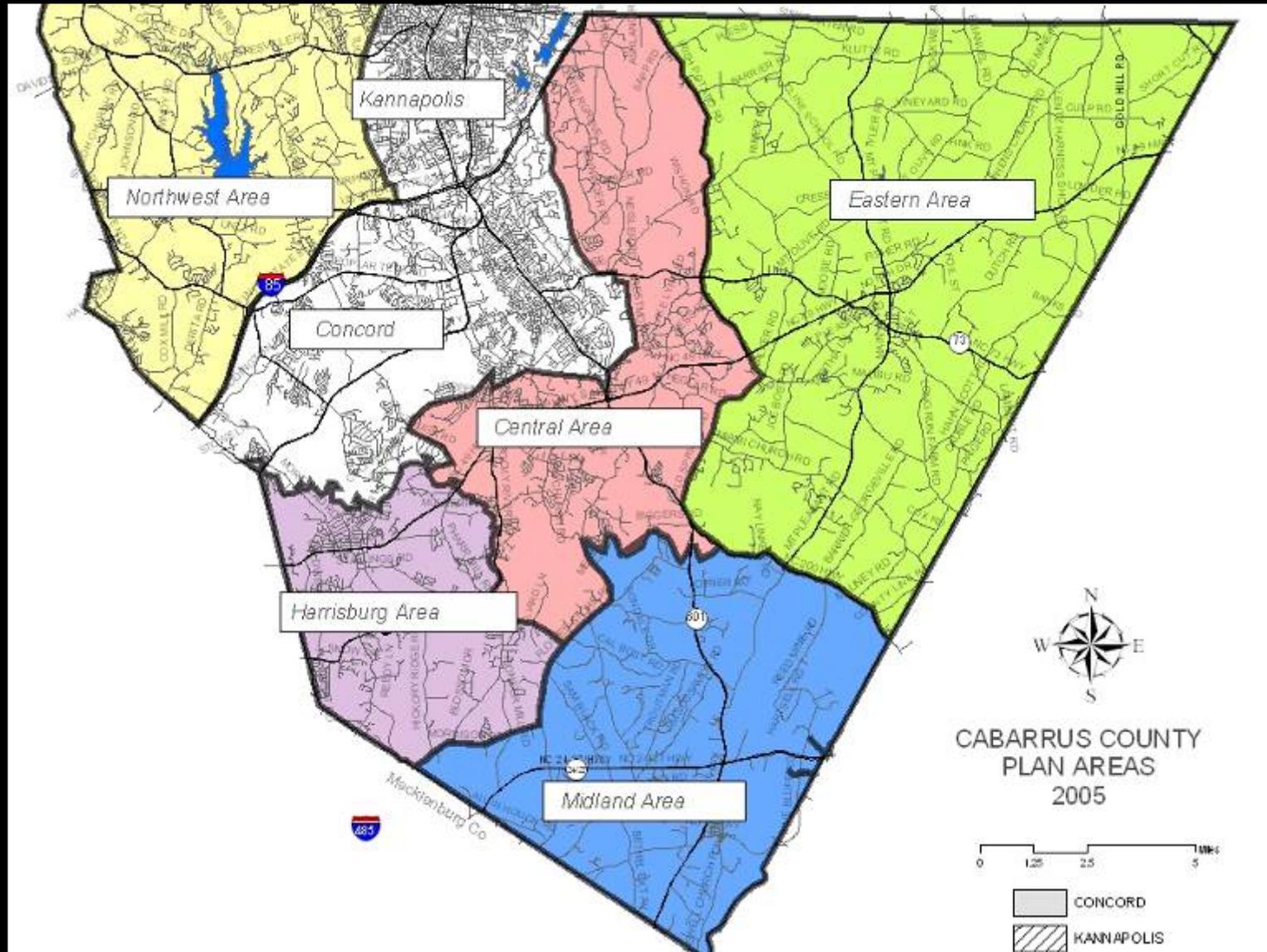
Regulatory Issues



PART I PROJECT OVERVIEW

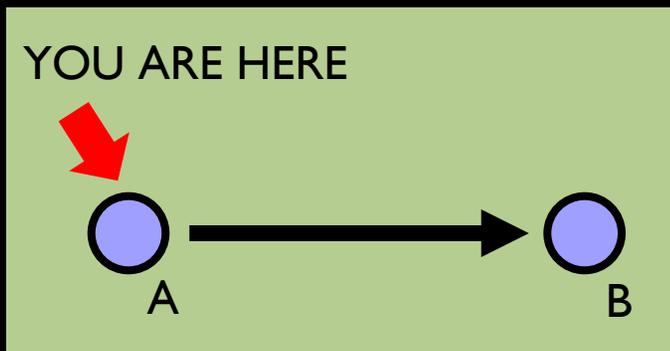
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Central Area Defined

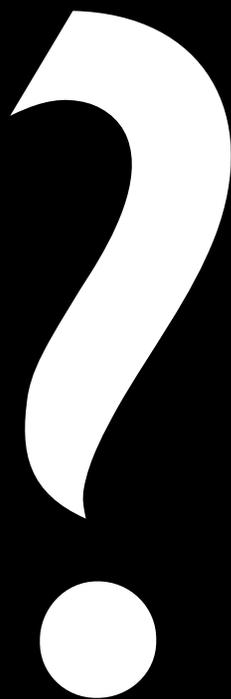


Purpose of the Plan

- Establish planning consistency for the area
 - Land use
 - Zoning
- Roadmap for preferred community growth
- Establish a framework for future planning and agreement on utilities and services provision

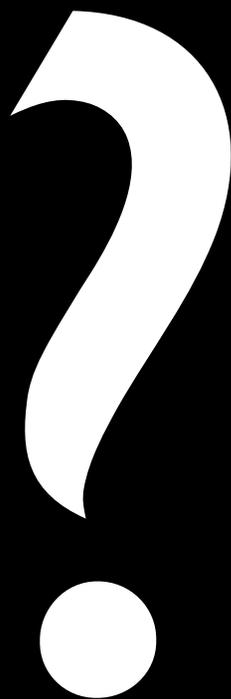


Frequently Asked Questions



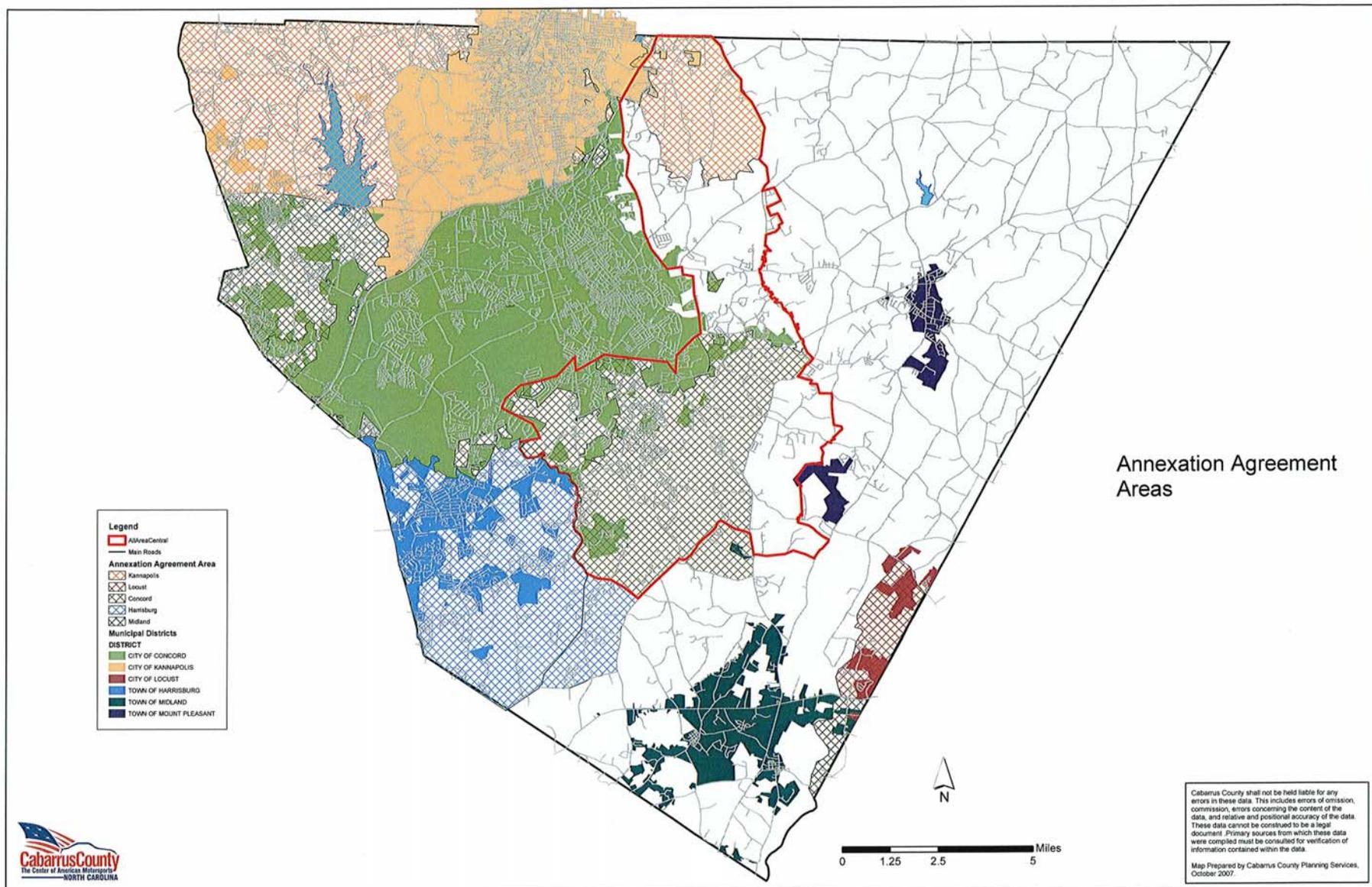
- Will my voice be heard?
- How and when can I tell you what I think?
- How are you going to use the input from me?
- Who is on the Advisory Committee and what is its role?

Frequently Asked Questions



- Can't all or a portion of the area just stay the way it is?
 - No change is to accept the status quo
- Is this just a step towards annexation?
- If all or part of this area is annexed, what happens to the plan?

Current Annexation Agreement

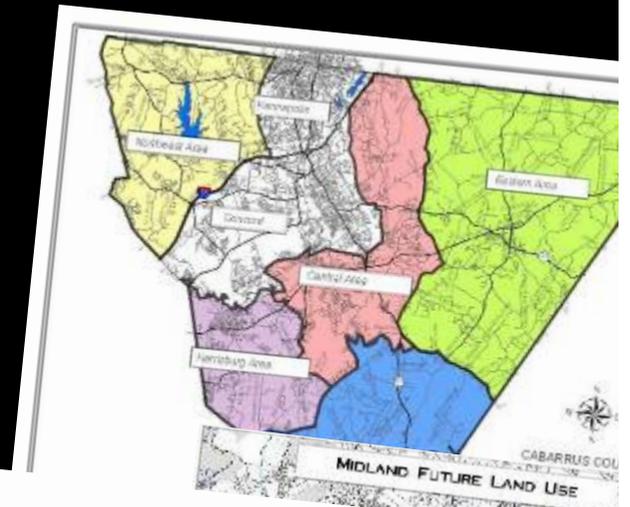


Plan Process and Tasks

Task 1	Inventory and Analysis
Task 2	Plan Development
Task 3	Implementation Strategy
Task 4	Plan Preparation
Task 5	Plan Adoption

Building the Framework

- Data/Studies
 - Market Analysis
 - Other plans (i.e. transportation)



Eastern Area Land Use Plan



on Cabarrus County and the Town of M
June 16th, 2003

Mount Pleasant Planning and Zoning Board -
Mount Pleasant Town Board - November 4th,
County Planning and Zoning Commission -
The County Board of Commissioners - June

Cabarrus County, North Carolina
ZONING ORDINANCE
Approved by the Cabarrus County Planning & Zoning
November 16, 1999
Adopted by the Cabarrus County Board of Comm
December 8, 1999 - Effective December 20,

Cabarrus County Commerce Department
Post Office Box 707
Concord, North Carolina 28026-0707
(704) 920-2141 / Fax 920-2144

"Respecting and meeting county residents' land use goals
having their respect on table."

UPDATED THROUGH SEPTEMBER

HARRISBURG AREA PLAN



A JOINT PLAN BETWEEN
CABARRUS COUNTY
AND THE
TOWN OF HARRISBURG

February 1, 2001

Recommended by the Town of Harrisburg Planning Board - February 17, 2001
Adopted by the Harrisburg Town Council - March 12, 2001

BE IT ORDAINED by the Cabarrus County Board of Commissioners that Chapter 065
Subdivision Regulations, of the Code of Ordinances, Cabarrus County, North Carolina is
herby repealed and the following Cabarrus County Subdivision Ordinance is hereby
adopted.

CHAPTER I GENERAL PROVISIONS

Section 1. Title of chapter

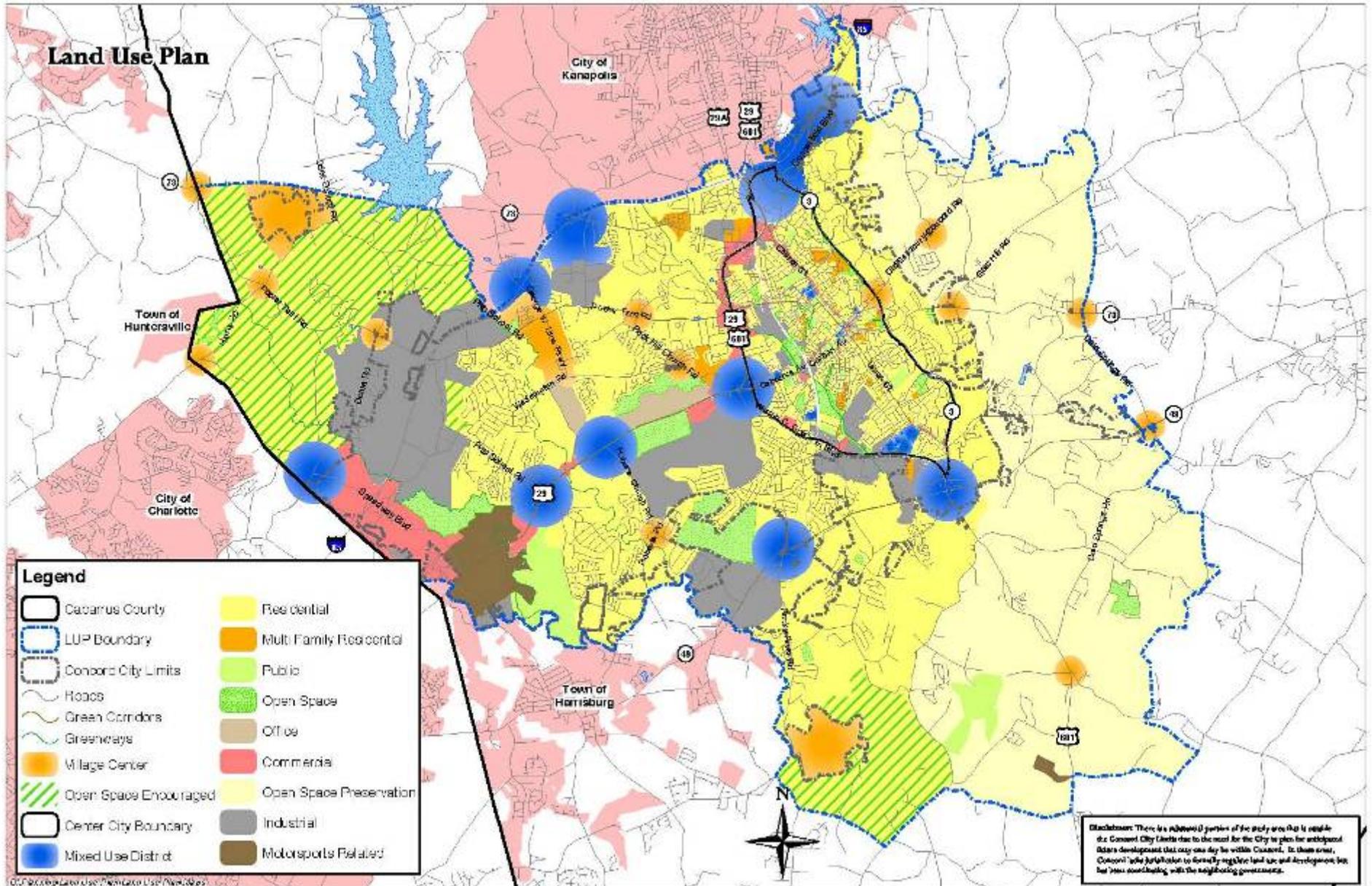
This ordinance shall be known and may be cited as the Cabarrus County Subdivision
Ordinance, and may be referred to as the Subdivision Regulations or Ordinance.

Section 2. Purpose of chapter

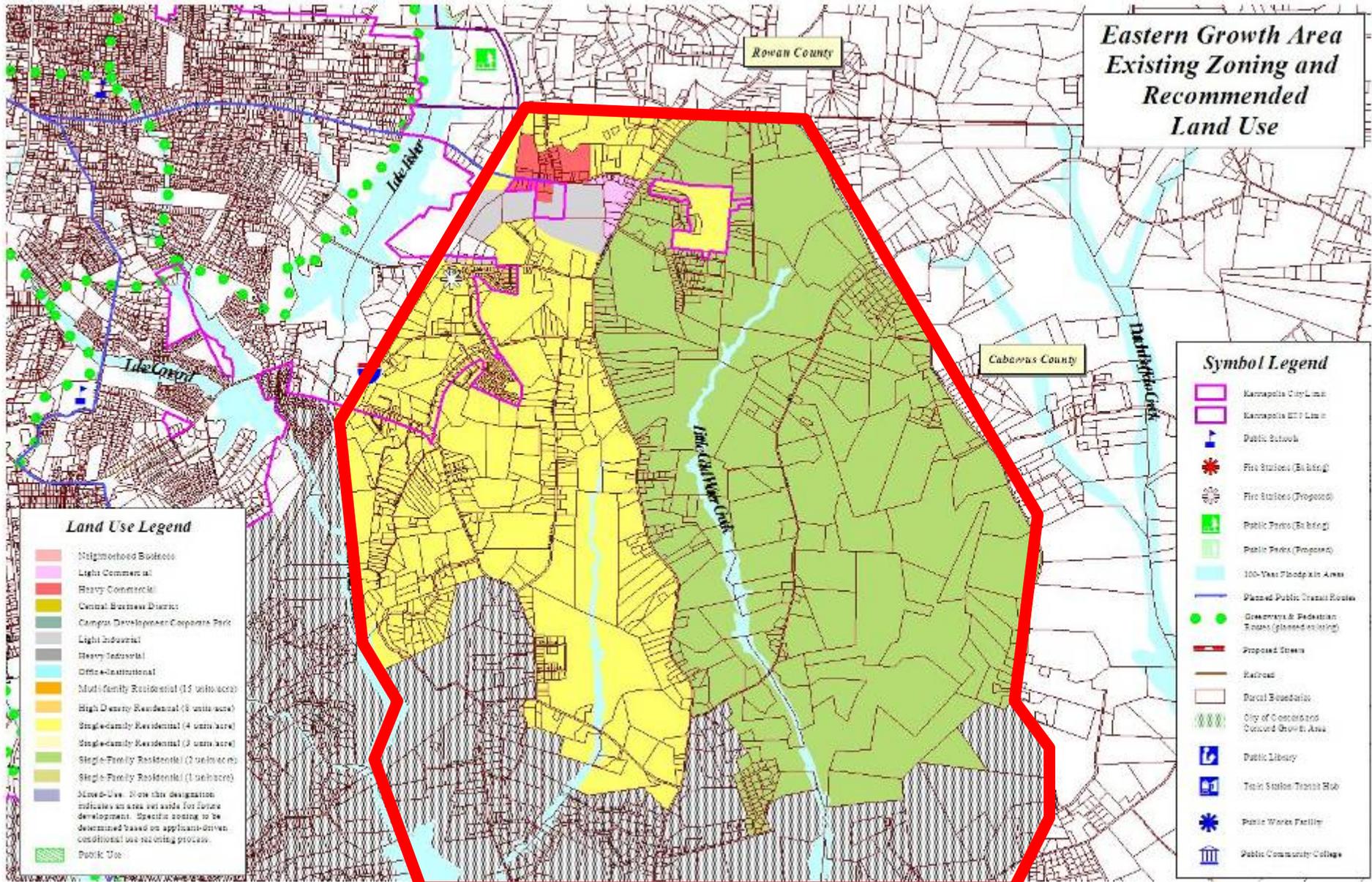
The procedures and standards for the development and subdivision of real property for
residential, industrial, institutional, or commercial purposes and the surveying and platting
thereof, as adopted and prescribed in this Ordinance, are hereby found by the Board of
Commissioners of Cabarrus County to be necessary and appropriate in order to partially
implement the County's Land Development Guide and the Special Area Plans. In doing so,
these regulations shall:

- 1) aid in protecting the orderly development of the County and safeguard conditions
essential to public health, safety, and the general welfare;
- 2) provide space for safe and sanitary dwelling accommodations within Cabarrus County;
- 3) provide safe and sanitary environmental conditions, proper planning, adequate light, air
and space, safe and sanitary design and arrangements, supply sanitary facilities, and
instances of conditions which enhance life or property, and hinder damage by fire or other
causes of destruction;
- 4) provide for suitable neighborhoods with adequate streets, utilities and appropriate
building sites;
- 5) save unnecessary expenditures of public funds by reserving space for public lands and
buildings, including the dedication or reservation of recreation areas and school sites, or fees
in lieu of, to serve residents of the immediate neighborhood within the subdivision and to
provide sufficient streets with adequate width and with proper alignment and grade for the
coordination of utilities, planned streets and highways and other public facilities, and to
facilitate adequate and orderly communication and travel within and between communities;
- 6) provide proper land records for the convenience of the public and for better
identification and permanent location of real property boundaries; and

City of Concord



City of Kannapolis (2015 Land Use Plan)



Topic Areas

- Demographics and Housing
- Economic Conditions
- Land Use
- Environment and Natural Resources
- Parks, Recreation, Greenways and Open Space
- Historic Resources
- Transportation
- Infrastructure
- Community Facilities
- Community Character

Building the Framework

- Considering Choices



URBAN DESIGN VARIETY (Cousbeck?)

- OPEN SP. - MUSIC OLD HOTEL SITE (AMPA)
- MORE FAMILY-FRIENDLY
 - COLOR DECOR
 - BENCHES (shade!!)
 - DIVERSITY
- LESS CONCRETE (HOT)
- LIGHTING - LACK OF INT. TO BLDGS. IS PROB (DARK) PROB CLOSED BLDG TO HAVE LIGHT, ETC.
- RAISED PED X-WALKS
- CROWN OF RDS. HIGH
- BLANDSC. COLD... MORE TREES

Planning Workshop (Charrette)

April 22

April 23

April 24

Morning

Early
Concepts /
Alternatives

Refine
Concepts

12:30

Afternoon

Refine
Concepts

CDI

Implement
Ideas

3:30

Afternoon

Advisory
Committee

Summary

CDI

CDI

6:30

Evening

CDI

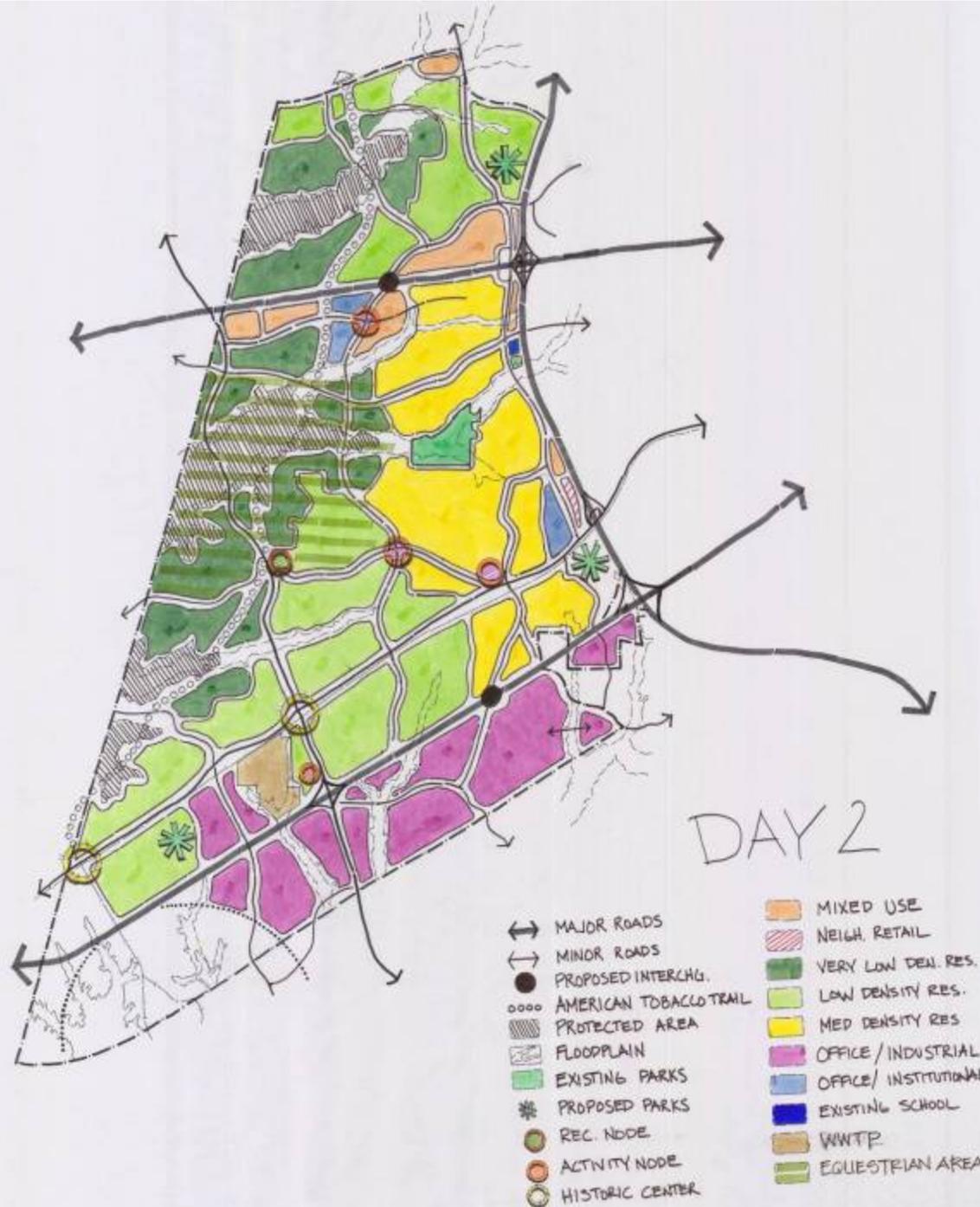
Community
Meeting 2

Community
Meeting 2



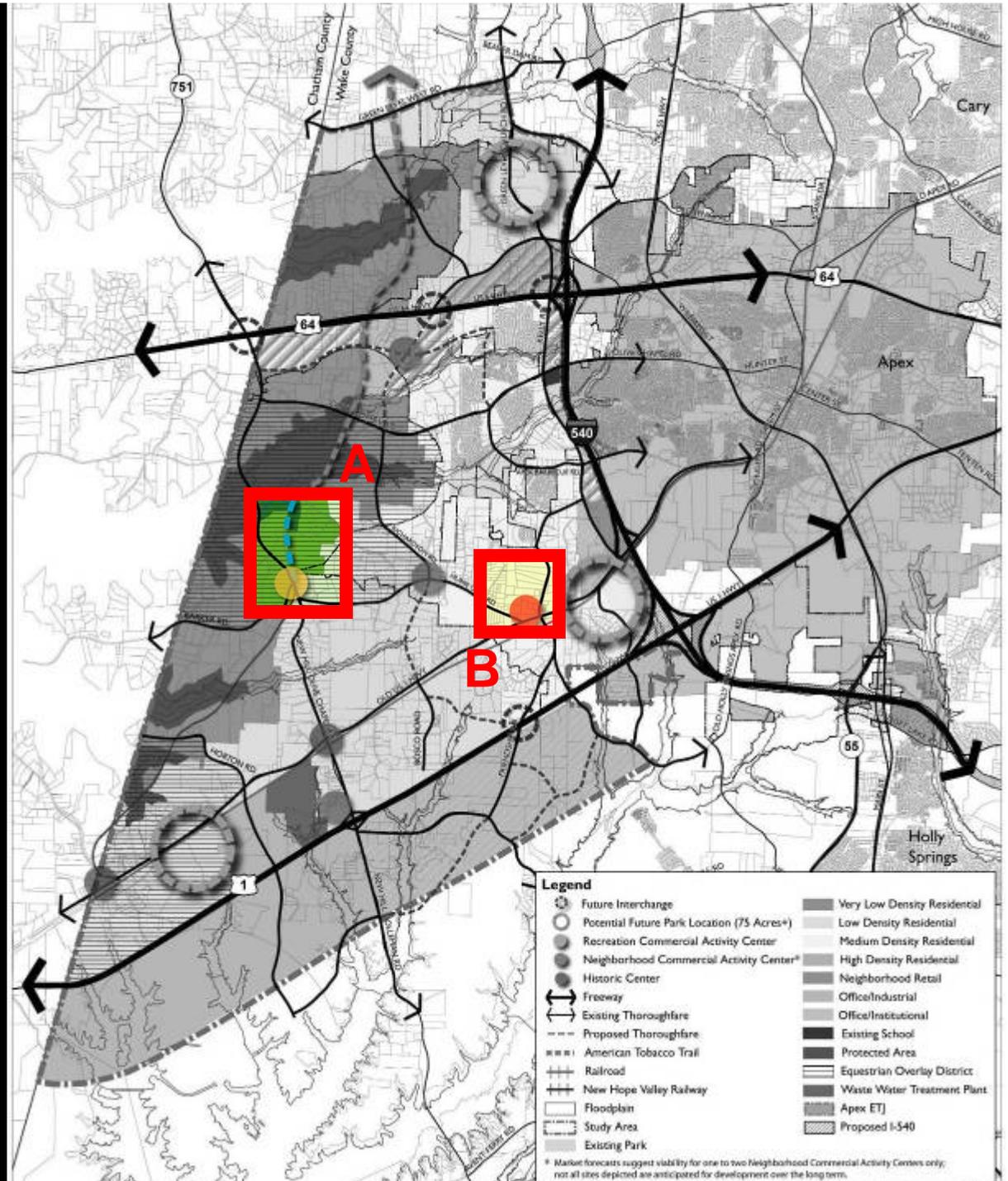








Focus Areas



Focus Areas and Small Area Plans

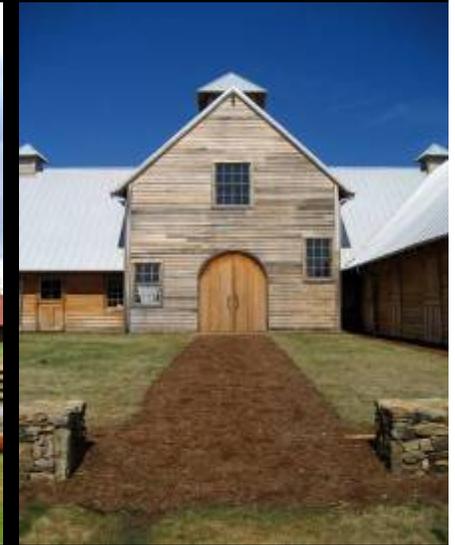
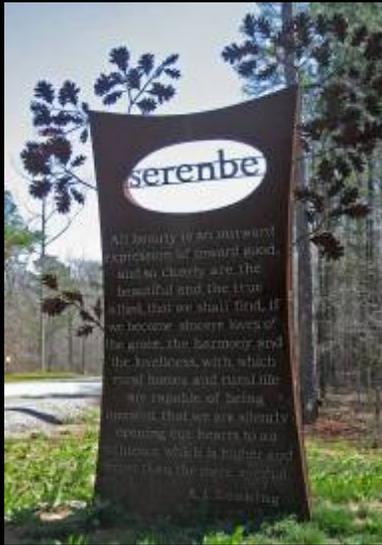
A



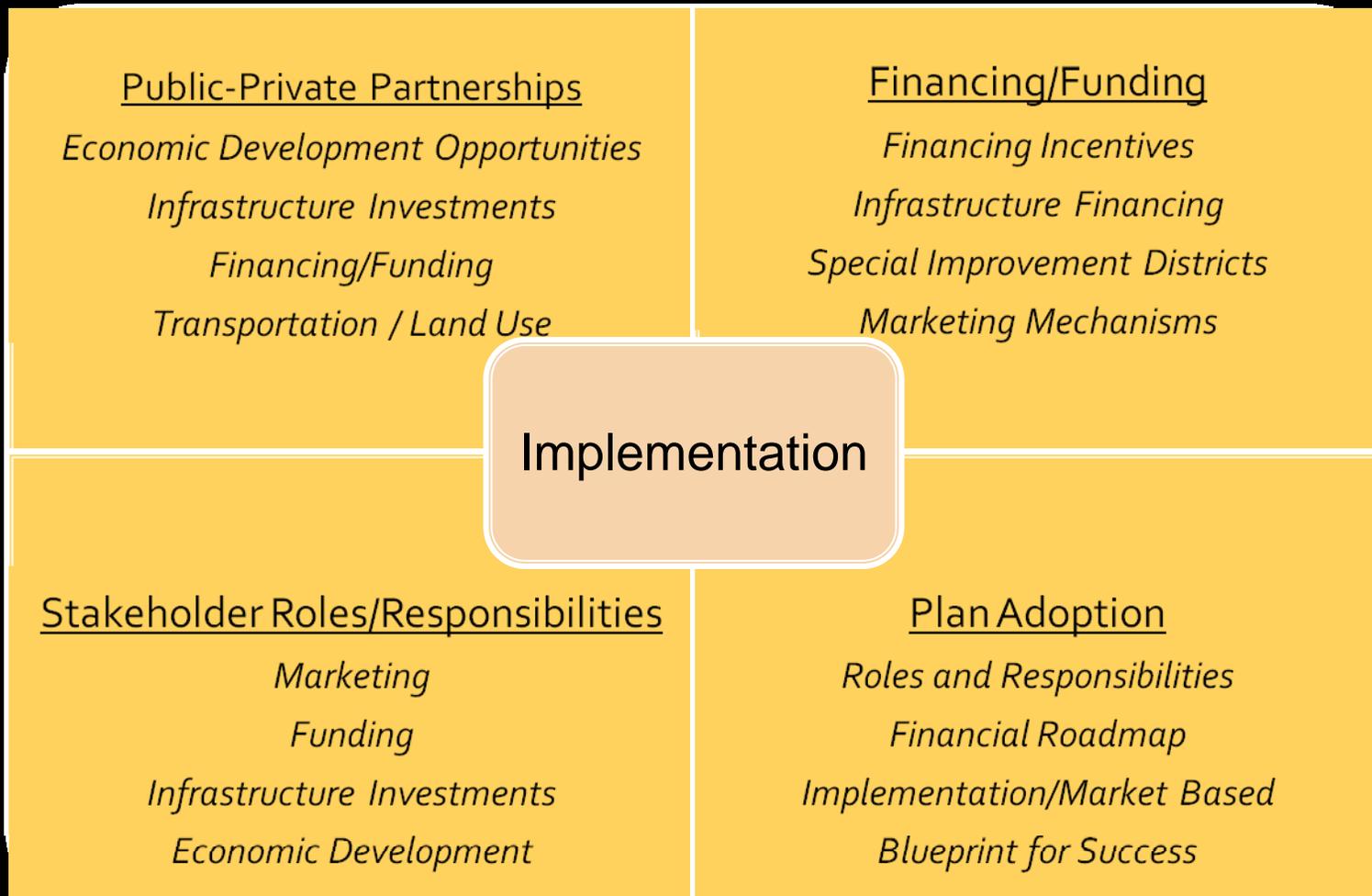
B



Equestrian/Rural Hamlet (Area A)

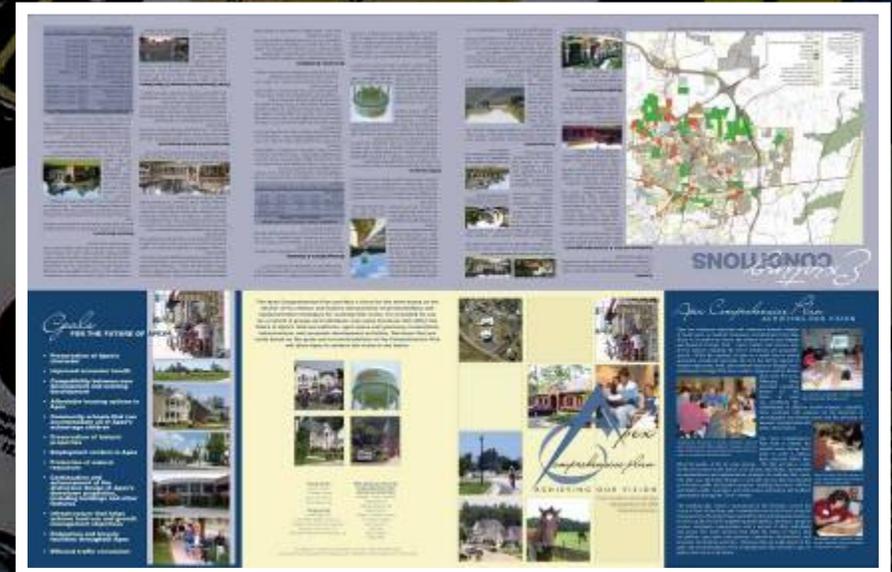
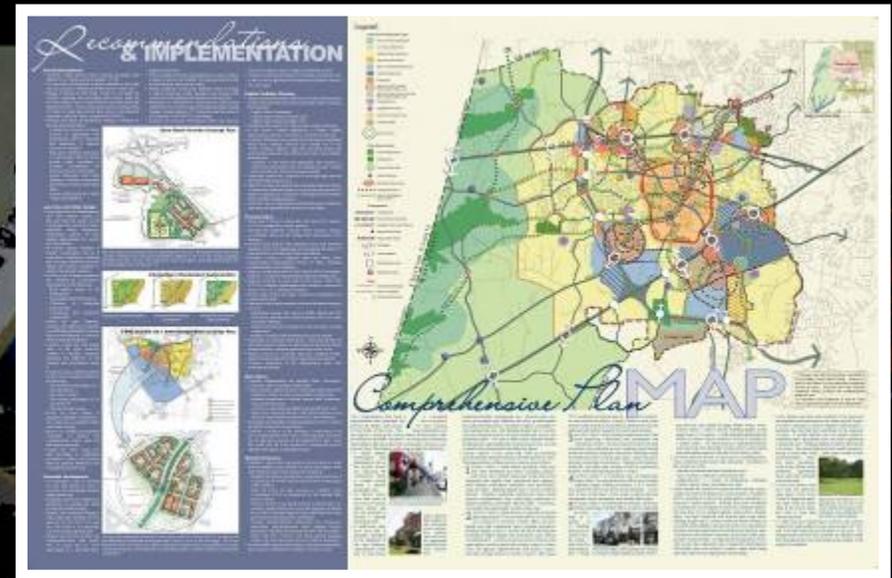


Making it Useful Moving Forward



Making it Useful Moving Forward

- User friendly, highly visual final documents and online resources



Executive Summary Posters

General Timeline

Task 1	Mid March to Early April
Task 2	April
Task 3	Early May
Task 4	Mid to End of May
Task 5	End of May

Plan Process and Public Outreach

We are here

Task 1	Advisory Committee Meeting #1 Community Meeting #1 (N / S)
Task 2	Advisory Committee Meeting #2 and #3 Community Meeting #2 (N / S)
Task 3	Advisory Committee Meeting #4
Task 4	Advisory Committee Meeting #5 Community Meeting #3
Task 5	Joint Meeting of Elected Officials Plan Adoption Hearings

Key Community Meeting Dates

We are here

Group	Meetings Venue	Date	Time
Advisory Committee #1	BOC meeting Room	4/1/2008	6:00-8:00 PM
Stakeholder Meetings*	Multi-Purpose Room (3/31) BOC meeting Room (4/1)	3/31 to 4/1/2008	9:00-5:00 PM
Community Meeting #1 - N	Cabarrus Arena and Events Center	4/9/2008	6:30-8:30 PM
Community Meeting #1 - S	Cabarrus Arena and Events Center	4/10/2008	6:30-8:30 PM
Planning Charrette	Cabarrus Arena and Events Center	4/22 to 4/23/2008	9:00-5:00 PM
Advisory Committee #2**	Cabarrus Arena and Events Center	4/22/2008	3:00-5:00 PM
Community Meeting #2 - N**	Cabarrus Arena and Events Center	4/23/2008	6:30-8:30 PM
Community Meeting #2 - S**	Cabarrus Arena and Events Center	4/24/2008	6:30-8:30 PM
Advisory Committee #3	Multi-Purpose Room	05/07/08	6:00-8:00 PM
Advisory Committee #4	BOC Meeting Room	5/13/2008	6:00-8:00 PM
Advisory Committee #5	Multi-Purpose Room/BOC	5/22/2008	6:00-8:00 PM
Community Meeting #3	Multi-Purpose Room/BOC	5/22/2008	6:30-8:30 PM
Joint Meeting of Elected Officials	Multi-Purpose Room/BOC	5/29/2008	5:00-7:30 PM

Next Steps

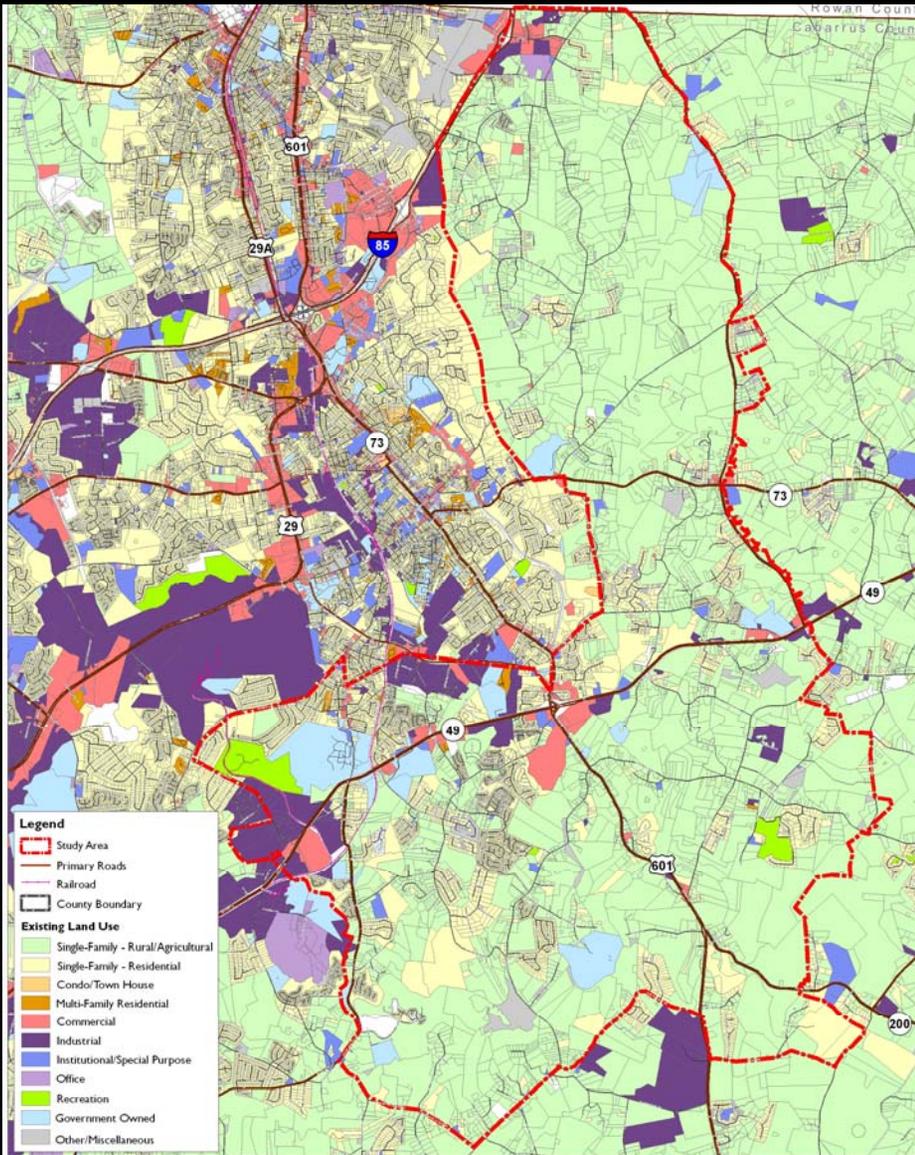
- Continue inventory and analysis phase
- Vision, goals, opportunities and issues assessment
- Prepare for the charrette and Community Meetings, April 23 and 24

The background is a map with a green overlay. The map shows various roads, including 'Proposed I-580', 'U.S. 64', and 'U.S. 101'. There are also several circular and rectangular areas highlighted with dashed lines and numbers 1, 2, 3, 4, and 5. The text 'PART II PROJECT PRIORITIES' is centered in white, bold, sans-serif font. A white horizontal line is positioned below the main title.

PART II PROJECT PRIORITIES

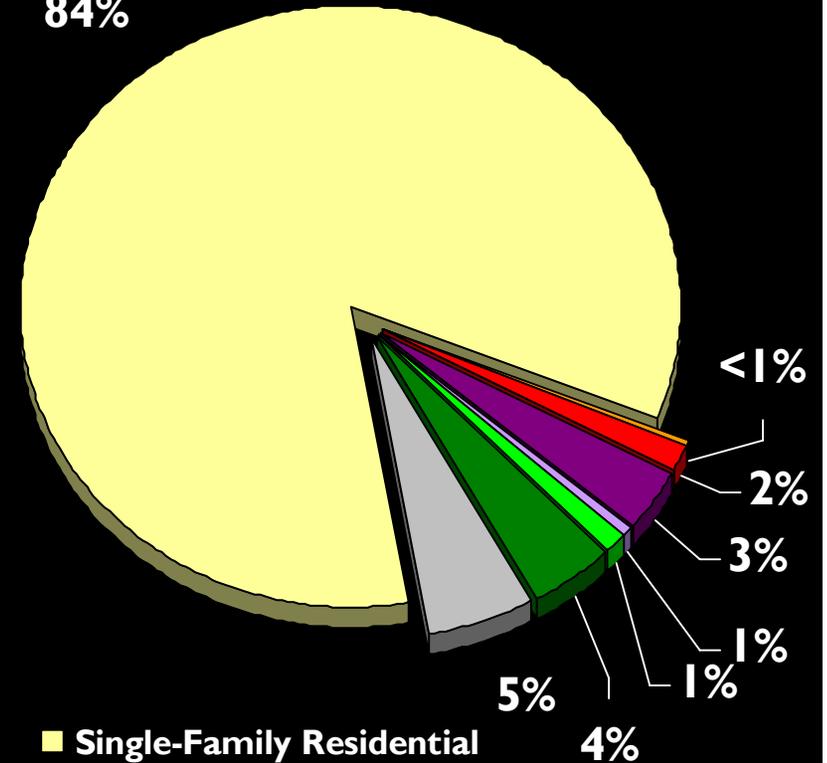
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Land Use



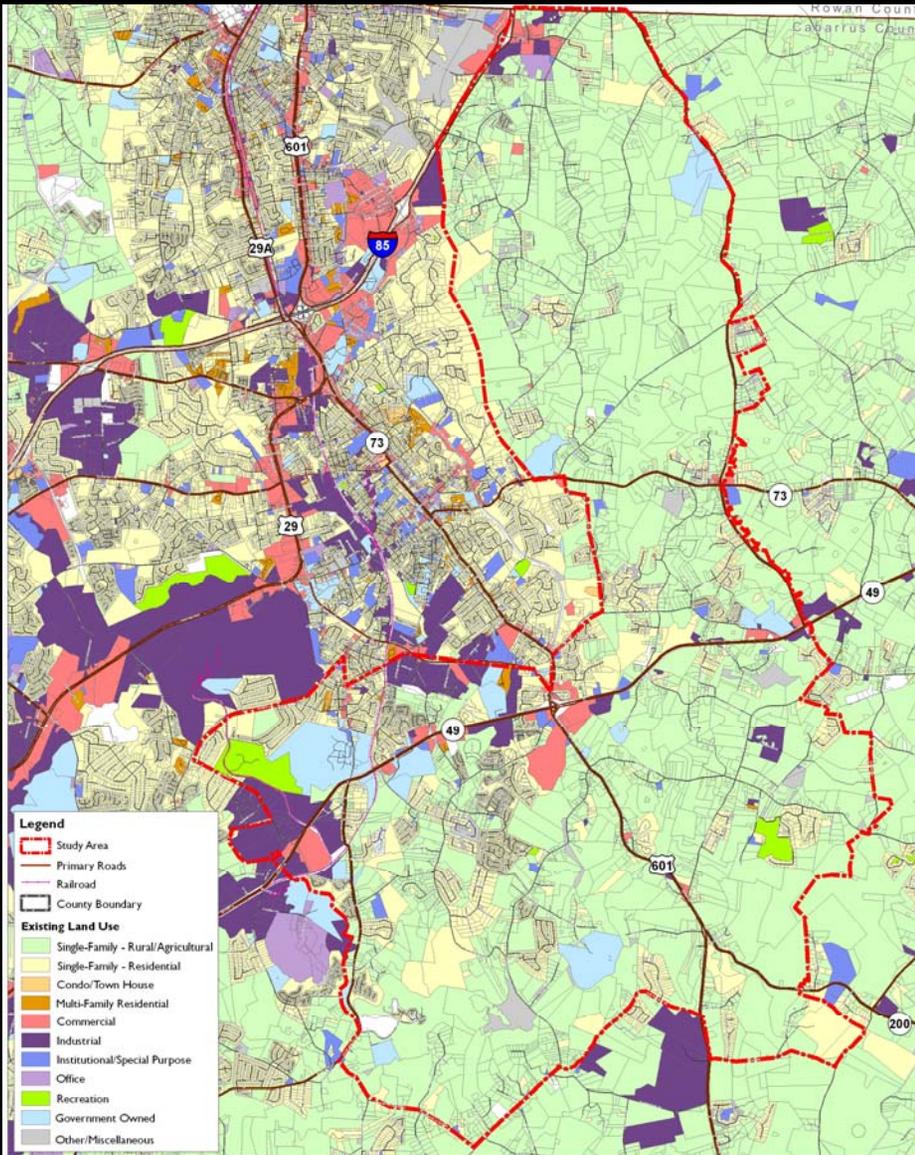
+39,100 Acres

84%



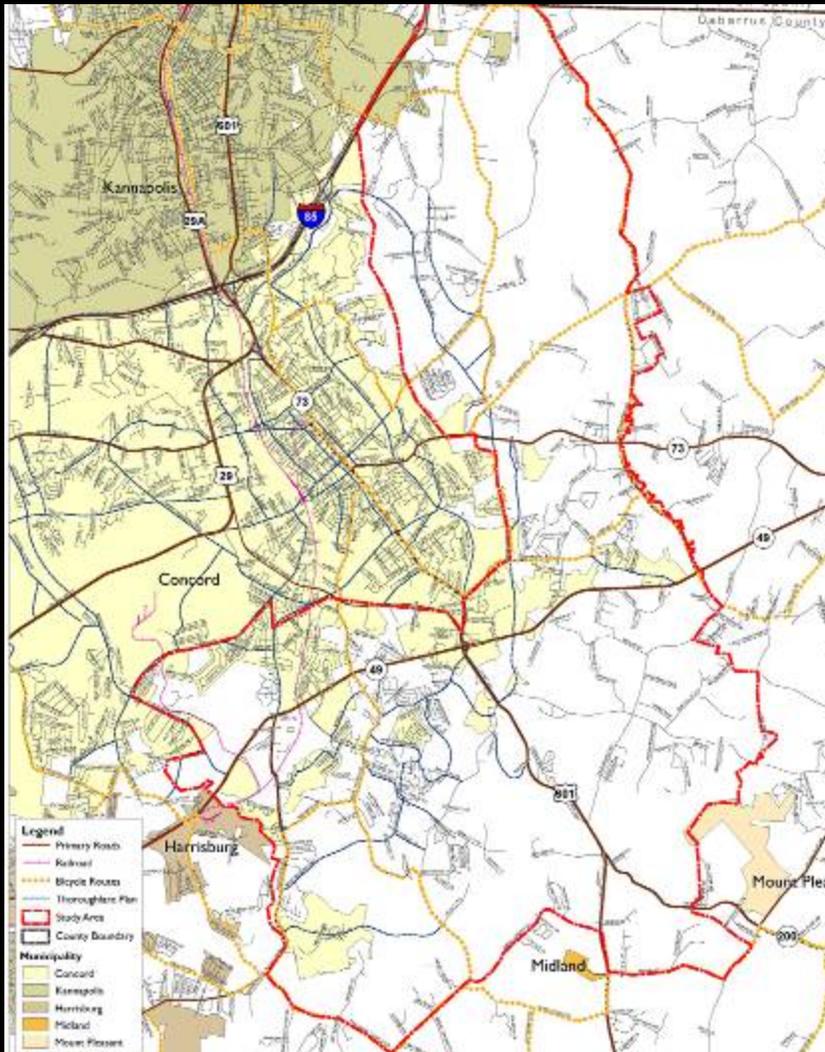
- Single-Family Residential
- Multi-Family Residential
- Commercial
- Industrial / Industrial
- Institutional/Special Purpose
- Park/Recreational
- Government Owned
- Other

Land Use



- Under growth pressure
- Land use – rural residential
 - Many advocates to keep it this way
- Increased acceptance at new ways to organize development
 - Learn from Western Area
- Balance land uses and the tax base overall

Transportation



- Primary access is US 601, NC 73 and NC 49
- West side parkway will provide improved access from I-85 to NC 49
- Limited projects scheduled
- Limited north/south connectivity

Economic



- Proximity to I-85 an important consideration for economic development
- Bolster the arena with supporting development
- Good demand for
 - Quality light industrial
 - Race related industries
 - Supportive commercial along primary corridors
 - Certified sites
- Avoid high water consumers

Utilities



- The process of extending utilities is broken
- Water availability is the primary limiting factor
- Wastewater treatment capacity is not a limiting factor
 - Collector system is limited
 - Portions of area don't percolate
- Major gas line proposed for the southern portion area

Issues of Importance (General Categories)

LAND USE / GROWTH MANAGEMENT

INFRASTRUCTURE

ECONOMIC

RECREATION

TRANSPORTATION

NEIGHBORHOOD

COMMUNITY FACILITIES

ENVIRONMENT

ACM Kick-Off – Issues of Importance

LAND USE / GROWTH MANAGEMENT

- Guide quality growth
- Balance
- Review code effectiveness

INFRASTRUCTURE

- Plan with infrastructure in mind
- Be careful with infrastructure build-out; strike an appropriate balance

ECONOMIC

- MU, Activity Centers at NC73 and NC49
- Bolster the area
- Focus along I-85 corridor first

RECREATION

TRANSPORTATION

NEIGHBORHOOD

- Keep basic residential “pretty”
- Preserve and promote agricultural lands
- Need quality rooftops

COMMUNITY FACILITIES

- Consider public safety in planning
- Planning and school location should work together

ENVIRONMENT

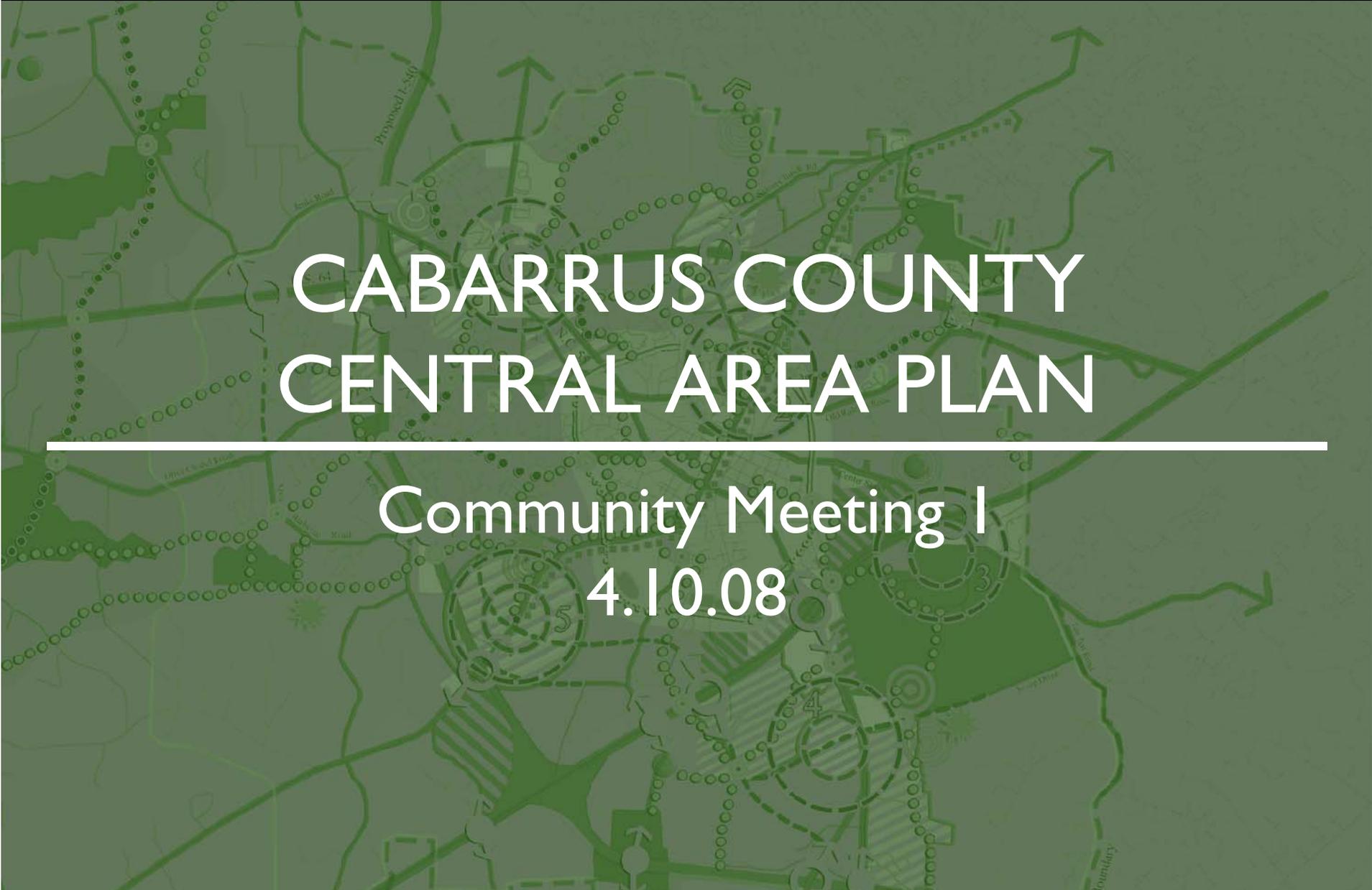
- Increase buffers from 50’ to 100’-plus
- Minimize clear-cutting of trees
- Limit heavy, polluting industries

Open Discussion and Ranking

- What is the most important objective this planning effort will achieve?
- What should this area look like in 30 years?
- What is the greatest strength of the study area?
Weakness?

Open Discussion and Ranking

- Record your comments
 - Plan related
 - Other comments
 - All comments are important and considered in the framework
- Recap your comments
- Prioritize your comments
 - Three votes



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