

RURAL AREA PLAN – OVERVIEW

TOPICS COVERED

1. Process Overview: Small Area Plan/Charrette Process
2. Takeaways
3. Connectivity
4. Master Plan
5. Planning Area Standards/Revisions
6. Public Comment Period Highlights
7. Recommendation(s)



RURAL AREA PLAN – PROCESS OVERVIEW

2015

- Oct. 5-29: Pre-Charrette Prep.
- Nov. 4-5: Stakeholder Interviews
- Nov. 16-19: Design Charrette
- Dec. 9: Charrette Closing Pres.

2016

- Jan. 22: Initial Report Drafted
- Jan.-April: Report Editing & Review
- May 2016: Complete Draft/PB Pres.
- May-June: Public Comment Period
- Jun. 6: BOC Work Session
- Jul. 8, 29: Public Comment Reports
- Aug. 22: Final Draft
- Aug. 29: PB Recommendation
- Sept. 13: BOC Decision



RURAL AREA PLAN – TAKEAWAYS

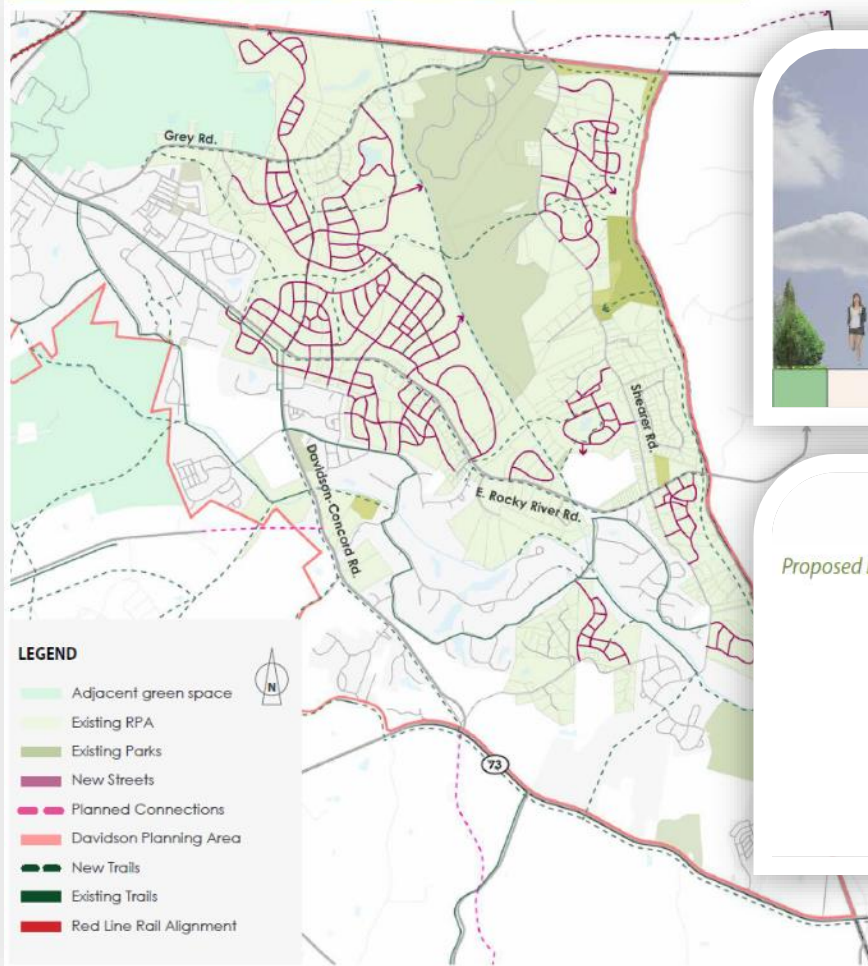
HIGHLIGHTS

- Development Has Come/Will Be Coming
- Open Space Goal: 50%. Remaining 50%?
- Precedents/Models: Few or None
 - *Using Development to Preserve Open Space*
- Priorities:
 1. Preserve Open Space
 2. Provide Connectivity
 3. Modify Standards/Planning Ordinance
 4. Permit Development/Growth in a Deliberative Manner



RAP - CONNECTIVITY

MAP 5.2 CONCEPTUAL STREET NETWORK AT BUILD-OUT



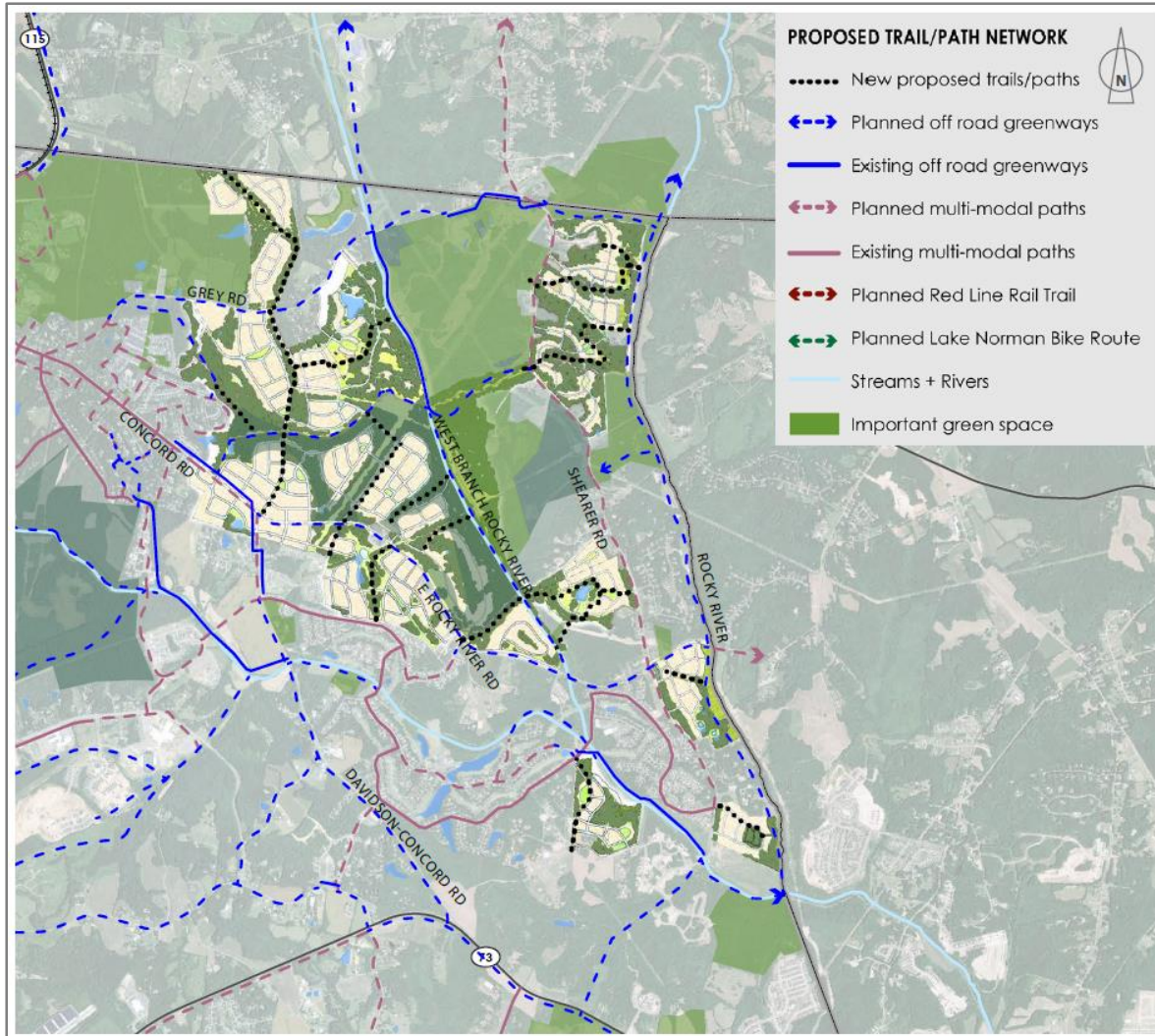
Proposed Davidson-Concord Road extension

Typical residential street section

Typical mixed-use street section



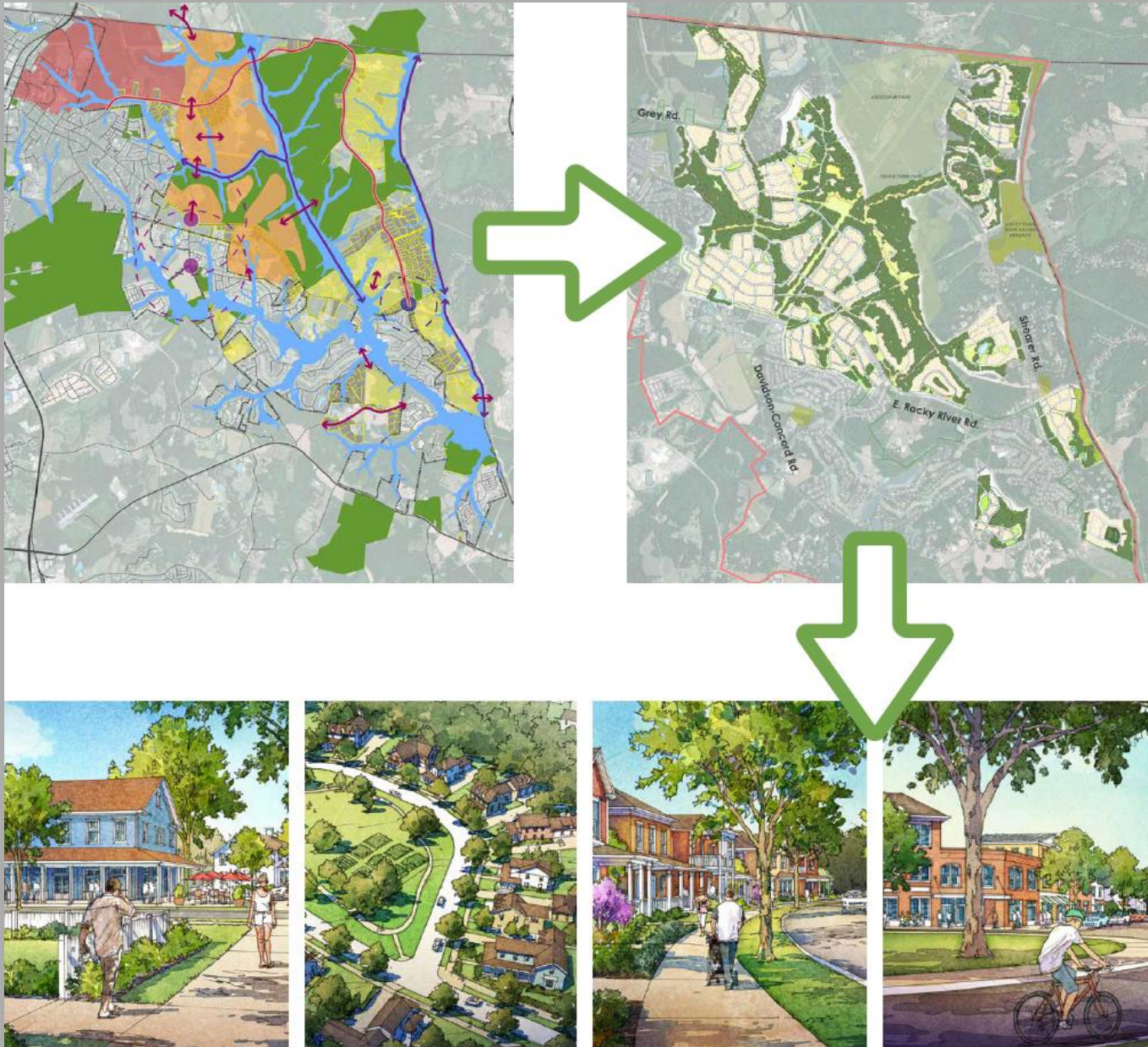
RAP – CONNECTIVITY (PATHS/TRAILS)



College Town. Lake Town. *Your Town.*

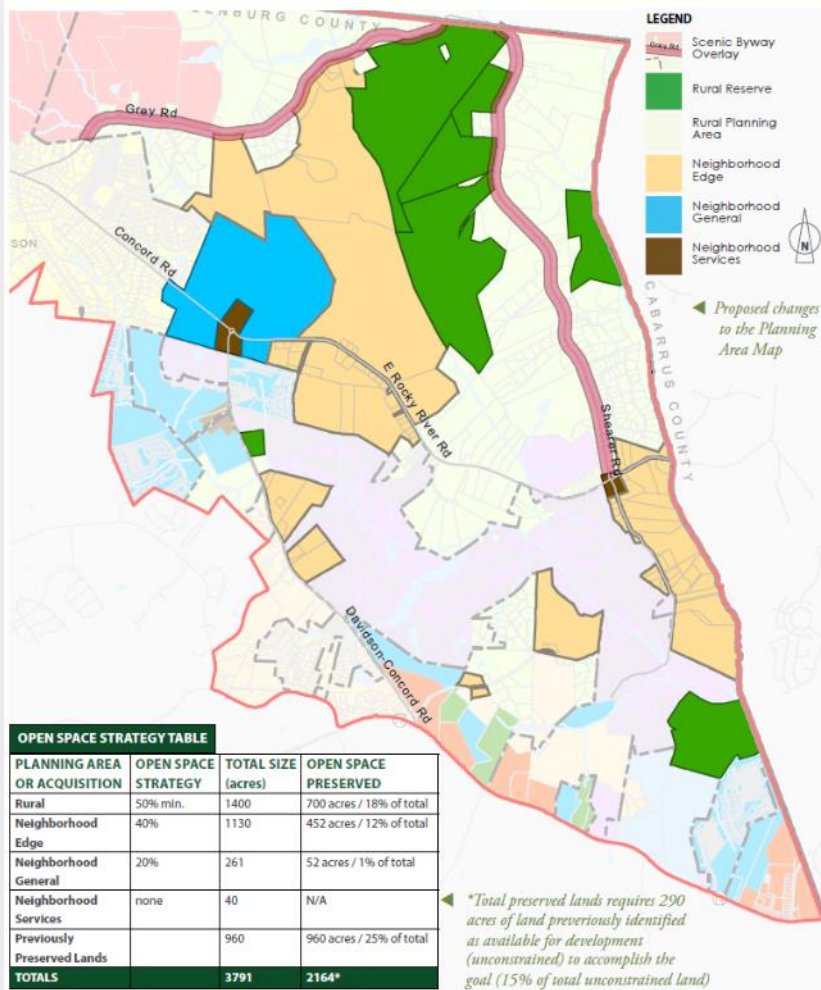
Board of Commissioners
September 13, 2016

RAP – CONCEPTUAL MASTER PLAN



RAP – PLANNING AREAS

MAP 7.1 PROPOSED PLANNING AREA CHANGES



Action Item 7.4: Create a Scenic Byway Overlay District for the Grey and Shearer Road corridors.

In an effort to preserve some of the rural and natural features of Grey Road from the current town limits to Fisher Farm and along Shearer Road to just short of East Rocky River Road, an overlay district is recommended. The overlay should include the following elements:

- Street detail (narrow pavement – 10 foot travel lanes)
- Landscape elements (e.g., fence rows, split rail fences)
- Multi-use pathway
- Building setback (for existing lots) – 80 foot minimum
- Development setback (if the land is subdivided) – 150 foot minimum

RURAL AREA PLAN: PUBLIC COMMENT PERIOD

HIGHLIGHTS

- **Designated Conservation Areas:** Incorporate Additional Lang.
- **Scenic Overlay District:** Extend Designation?
- **Agricultural Uses/Local Food:** Actively Promote
- **Greenway Easement/Acquisition:** Devise Contribution Mechanism
- **Fisher Farm Connection:** Focus on Shearer/Allison Farm
- **Growth:** Feathering In vs. Feathering Out
- **Neighborhood Services:** Right-sizing, Emphasizing Character
- **Viewsheds:** Integrate into Site Review
- **Historic Resources:** Codify Review of Rural Study Area Inventory



RURAL AREA PLAN – PLANNING BOARD RECOMMEND.

APPROVE

- **Public Process:** Affirmed Approach Taken
- **Development vs. Conservation:** Framework to Guide Growth
- **Specific Tools:**
 - Agricultural Land Preservation/Encouragement
 - Greenway Network Expansion
- **Affordable Housing:** Must Ensure Implementation Throughout Town
- **Vote (8-0):** Approval Recommended



APPROVAL RECOMMENDED



College Town. Lake Town. *Your Town.*

Board of Commissioners
September 13, 2016