

Draft Land Use Plan Steering Committee Proposed Goals, Recommendations, Actions

GOAL 1: Preserve and Protect the Ambiance and Heritage of the County of Moore

Recommendation 1.1

Through the updated UDO, clarify the uses allowed in rural areas of the county (sample language below).

The rural districts are intended to preserve and encourage the continuation of agriculture uses and agriculture land; Rural/Agriculture (RA) are designed to preserve agriculture and rural lifestyle, Agriculture Transition Overlay (ATO) which encourages the continuation of agriculture and rural lifestyle understanding that the area will most likely develop in the future with the extension of public water and or sanitary sewer.

Action 1.1.1: Rural Agriculture District (RA)

The Rural/Agriculture District is intended to preserve and protect areas of Moore County that are presently predominantly in agriculture and rural lifestyle uses and which are not needed to accommodate the county's growth over the next 20 years. This district is designed to protect agricultural and rural lifestyle land not allowing medium or higher density residential development, and isolated commercial uses. This area shall be the last priority for rezoning or residential subdivisions to accommodate future growth. The RA designation also ensures the continuation of the rural character of these areas of the county.

Action 1.1.2: Agriculture Transition Overlay District (ATO)

The Agriculture Transition area is intended to avoid premature subdivision of areas within the ATO District or not contiguous to RA-20, RA-40, RA-USB zoning districts, or the growing towns and villages. The ultimate development of the area involves extension of urban services consistent with the county's Master Utilities Plan and possible annexation. It anticipates that most of the rural transition areas will not be annexed and developed at urban densities during the next 10 years. However, many of these areas will be served with public water and sanitary sewer within the next 20 years and the rural transition district is needed to prevent leap-frog development and premature annexation.

Recommendation 1.2

Identify locations and create overlay districts for Small Towns. The Small-Town model is a development pattern intended to cause the development of desirable places to live that optimize land use for the county's growth. This will reduce sprawl by the mix of uses allowed, their town-like densities, and the efficient provision of public infrastructure and services. Their benefits include:

1. They guide future development for the County's growth.
2. They are strategically located in recognition of the County's history and heritage.
3. They support sound factors of consideration for utility infrastructure extensions.
4. Their form, location, and design allow for long term organic growth.
5. They allow multiple types and densities of both residential and commercial uses.
6. They can result in additional municipalities in the County.

7. The small-town model describes the approximate size of the Small Town and may be varied by up to 20% based on the location.

The primary town is defined to be approximately one square mile or 640 acres. This area is denser in character and provides a mix of land uses to meet day to day needs. The uses in this area and their percentage of land use are as follows:

Residential: 55%
Retail: 5%
Office: 15%
Open Space: 15%
Other Commercial: 5%
Civic: 5%

The street layout is defined as a variety of blocks that are interconnected providing a sense of connectivity and community.

There is no minimum lot size in the Primary Town area.

The edge of the Town is an area of 3 square miles or 1920 acres. This area is less dense and provides the edge to the rural landscape.

The street layout is connected but is more informal in design.

The Rural Edge is defined as located along all edges of the primary town. It is approximately three square miles in area (1920 acres)

The uses in this area and percentage of land uses are as follows:

Residential: 70%
Retail: 2%
Open Space: 15%
Civic: 5%

The minimum lot size shall be two acres.

Recommendation 1.3

Continue the present use value program (farm deferred) for agriculture, forestry and horticulture and encourage the conservation of farmland as defined in G.S. 106-581.1 and forestland as defined in G.S. 160D-921, to preserve and maintain the rural character of Moore County and ensure farming remains a viable part of the local economy.

Action 1.3.1: Utilize existing policies, such as the Green Growth Toolbox to guide Zoning map updates, updates to the Unified Development Ordinance, re-zoning decisions, and other policies and procedures that promote conservation of rural lands.

Action 1.3.2: Continue to utilize the voluntary agricultural district (VAD) program.

Action 1.3.3: Notify property owners of the Voluntary Agricultural District and its implications upon purchasing and selling of property.

Action 1.3.4: Promote agri-tourism and cottage industries (including, but not limited to, family farms, small home-based businesses, potteries, etc.) that are consistent with and enhance the County's heritage.

Action 1.3.5: Develop an Open Space Conservation Plan and Policy that should be approved by the appropriate boards.

Recommendation 1.4

Continue to encourage agriculture and agri-business throughout Moore County.

Action 1.4.1: Continue current support of operating environments for agriculture.

Action 1.4.2: Continue to support and promote the present use value program for agriculture, forestry, horticulture and promote the qualified non-profit conservation organizations and wildlife conservation.

Action 1.4.3: Continue to offer opportunities for future generations of farmers through the support of the North Carolina Cooperative Extension.

Action 1.4.4: Continue to promote select cut forest management and the utilization of forest management Best Practices (BMPs) for the harvesting of timber products on all forest lands in Moore County.

Recommendation 1.5

Preserve tracts of agricultural land to ensure that farming, agritourism, and cottage industries remain a viable part of the local economy.

Action 1.5.1: Do not allow major subdivisions in RA zoned properties.

Recommendation 1.6:

Preserve regional agriculture and farmland as a source of healthy, local fruits and vegetables, and other food crops.

Action 1.6.1: Continue the development of local food processing, wholesale, and distribution facilities to connect local agriculture to markets such as retailers, restaurants, schools, hospitals, and other institutions.

Action 1.6.2 Utilize economic development to attract and retain local food processing, wholesale, and distribution firms.

Recommendation 1.7

Encourage and support development and land use principles by ensuring Moore County's cultural, economic, and natural resources are equally considered.

Action 1.7.1: Working with the Moore County GIS department, identify, map, and preserve the County's historical, natural, and cultural assets utilizing all available conservation data.

Action 1.7.2: Support new developments that utilize existing or planned infrastructure that preserves open space and important historical, natural and cultural features.

Recommendation 1.8

Preserve and maintain the rural character of Moore County, including historic sites and structures, crossroad communities, and other physical features that reflect the County's heritage.

Action 1.8.1: Maintain an inventory of historic sites and structures, and other physical landmarks that defines or conveys Moore County's heritage.

Action 1.8.2: Develop land use policies that encourage the conservation and maintenance of significant crossroad communities, historic sites and structures, and other physical landmarks.

Action 1.8.3: Coordinate with existing historic preservation organizations and land trusts to promote the conservation of the County's rural culture and features.

Recommendation 1.9

Support and promote local businesses.

Action 1.9.1: Encourage emerging markets that utilize local agricultural and manufactured products and enhance tourism and the service sectors.

Action 1.9.2: Ensure land use policies that allow a wide variety of home occupations.

Action 1.9.3: Implement land use policies that allow for “commercial and light industrial home occupations” with some reasonable conditions.

Recommendation 1.10

Discourage undesirable or unattractive land uses, especially within high visibility areas.

Action 1.10.1: Expand and enforce Highway Corridor Overlay Districts and related reasonable regulations that maintain the appearance of major highways and gateways.

Action 1.10.2: Control signage along major highway corridors.

Action 1.10.3: Select appropriate locations for industrial development and zone them as such (using factors such as soil suitability, proximity to water and sewer, rail and highways).

Action 1.10.4: Support and promote development in harmony with existing character that will optimize the use of existing infrastructure.

Action 1.10.5: Review and ensure the Highway Corridor Overlay Districts include support for all aspects of the Land Use Plan and maintains a high standard of community appearance along highways and gateways.

Recommendation 1.11

Use reasonable efforts to minimize incompatible land uses that would substantially and negatively impact military training on Fort Bragg and Camp Mackall.

Action 1.11.1: Partner with the Regional Land Use Advisory Commission to identify areas that are Critical to Conserve and Important to Conserve to protect training lands and military aviation flight paths.

Action 1.11.2: Encourage coordination towards the purchase by the United States Army and conservation organizations of easements to limit incompatible land uses that would substantially and negatively impact military training on Fort Bragg and Camp Mackall.

Recommendation 1.12

Consider the effects of land uses that would substantially and negatively impact general aviation operations at the Moore County Airport.

Action 1.12.1: Encourage coordination towards the purchase by the Moore County Airport Authority of easements to limit land uses that would substantially and negatively impact general aviation operations.

GOAL 2: Conserve Open Space and Protect Vital Natural Resources to Enhance the Health and Wellness of the Community

Recommendation 2.1

Support and participate in conservation easement programs that protect public water supply watersheds and important open space areas.

Action 2.1.1: Encourage conservation easements through qualified non-profit conservation organizations, or other land trusts promotion by private organizations of conservation tools to property owners.

Action 2.1.2: Promote the use of existing and proposed utility rights-of-way for public open space and greenway access.

Action 2.1.3: Implement zoning policies that require vegetated or forested buffers for new subdivisions and to prevent the clear cutting in advance of development which severely impacts storm water run-off to neighboring areas.

Action 2.1.4: Promote sustainable development by encouraging the preservation of existing trees in major developments to maintain natural ecosystems, enhance community aesthetics, and support environmental resilience.

Action 2.1.5: Implement zoning policies under which conservation subdivisions guarantee at least 40% open space of the development parcel, 10% of which is for trails, greenways, and active recreation.

Recommendation 2.2

Promote the County's Parks & Recreation programs through collaborative planning efforts between the County and municipalities.

Action 2.2.1: Develop a Parks, Recreation and Open Space Master Plan that emphasizes interconnectivity of county and municipal resources and provides uniformity.

Action 2.2.2: Utilize available natural resources conservation data in making planning decisions.

Action 2.2.3: Require new developments to provide open space and neighborhood parks that are interconnected via an off-road pedestrian and bicycle network.

Action 2.2.4: Enhance community recreation by requiring developers of major subdivisions to make a financial contribution to the County for recreation in lieu of providing parks and recreation within the development.

Recommendation 2.3

Provide both passive and active recreational opportunities for County residents by protecting natural resources that have recreational, environmental, or aesthetic value.

Action 2.3.1: Preserve natural resources, sensitive environmental areas, and scenic features of the landscape that have recreational, environmental, or aesthetic value.

Action 2.3.2: Encourage the location of recreational facilities close to residential areas and transportation nodes to increase public awareness and accessibility to these facilities, consistent with the Moore County Master Park Plan.

GOAL 3: Optimize the Uses of Land Within the County of Moore and Assure Adequate Infrastructure is Available to Support the Desired Growth of the County

Recommendation 3.1

Maximize accessibility among living, working, and shopping areas.

Action 3.1.1: Adopt policies that encourage development of small towns and mixed land uses, as appropriate, to provide easy access, reduce travel time, and improve convenience among uses surrounding the County's established towns and villages.

Action 3.1.2: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.

Action 3.1.3: Implement zoning policies to provide that (a) Major Subdivisions are allowed in the Agricultural Transition Overlay Districts (ATO). Major Subdivisions are also allowed by right in the RA-40, RA-20, and RA-USB zoning districts, (b) all Major Subdivisions are only allowed in these districts served by public water services adequate for fire protection and domestic use, and (c) any Major Subdivision located within one mile of a publicly owned and operated sanitary sewer system is required to connect to that system provided it has adequate capacity.

Action 3.1.4: Select appropriate locations for business parks and zone them for industrial development.

Action 3.1.5: Identify lands suitable to accommodate the expansion and growth of commercial and industrial uses that provide jobs and tax base.

Action 3.1.6: Identify and designate Economic Development Districts to support job creation for residents.

Recommendation 3.2

Assure an adequate quality & quantity of water is available to support the desired growth of the County.

Action 3.2.1: Prioritize water and wastewater infrastructure in areas that increase the utilization of existing systems and connections that result in more strategic development.

Action 3.2.2: Explore both ground water and surface water sources for future water supply.

Action 3.2.3: Support the development of water and wastewater infrastructure within municipal areas, agriculture transition areas and small-town locations.

Action 3.2.4: Support and facilitate interlocal agreements between water systems both within and outside of Moore County to provide more redundant sources of water to prevent loss of quality and quantity to citizens, businesses and industry.

Action 3.2.5: Explore, in conjunction with municipalities, consolidation of County and municipal water and wastewater systems as appropriate and necessary.

Action 3.2.6: Develop a Master Utilities Plan or long-range water and wastewater plan for the County, exploring both conventional and alternative systems that are consistent with the Moore County Comprehensive Land Use Plan.

Action 3.2.7: Encourage the County commissioners to conduct a review of the Utilities Master Plan every five-years to maintain consistency with the Land Use Plan.

Action 3.2.8: Continue to monitor development in Public Water Supply Watershed areas through the Watershed Protection Ordinance.

Action 3.2.9: Explore opportunities for a new regional wastewater treatment plant.

Action 3.2.10: Develop a water conservation plan that includes incentives and/or regulations to reduce non-essential water use and reduce waste such as ineffective irrigation and leaks from aging infrastructure.

Action 3.2.11: Ensure Stormwater Control Measures (SCMs) are followed to reduce runoff and establish a third-party stormwater and erosion control engineering firm to ensure compliance with State and local requirements.

Action 3.2.12: Limit impervious surfaces and develop riparian buffers to assist in stormwater management. Utilize buffer width recommendations provided by the NC Wildlife Resources Commission.

Action 3.2.13: At the developer's expense, extend water & wastewater facilities to planned Economic Development Districts, in Small Town overlay districts, and lands zoned as suitable to accommodate the expansion and growth of commercial and industrial uses.

Action 3.2.14: Proactively explore opportunities to upgrade water & wastewater system capacities when systems are installed and extended to new school sites or when State roadway projects are being completed.

Action 3.2.15: Explore special tax districts to facilitate and capitalize infrastructure extensions into high value areas for development.

Action 3.2.16: Assure adequate water & wastewater systems are available to meet existing and desired resident and business needs that are otherwise compatible with this Land Use Plan.

Action 3.2.17: Develop a committee made up of representatives from county agencies and various entities to create a school sites guideline manual for future school facility needs based upon growth projections, and existing and planned infrastructure and areas best suited for residential and non-residential development to compliment and support future schools.

Recommendation 3.3

Encourage a functional railway system.

Action 3.3.1: Encourage new commercial and industrial uses to locate along existing railway systems and focus non-rail dependent land uses away from existing railway systems.

Action 3.3.2: Support safe railway/roadway intersections throughout the county by regulating the adjacent land uses.

Recommendation 3.4

Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.

Action 3.4.1: Direct intensive land uses to areas that have existing or planned infrastructure.

Action 3.4.2: Encourage mixed-use developments along existing and planned infrastructure to reduce transportation needs.

Action 3.4.3: Utilize existing public rights-of-way for utility purposes in an effort to reduce the need for new rights-of-way and easements in the future.

Action 3.4.4: Plan for the development of alternative energy systems that minimize the adverse impacts to agricultural lands and public water supply watersheds.

Recommendation 3.5

Coordinate transportation planning to ensure that adequate transportation options are provided to serve existing, developing, and proposed activity centers and densely populated areas.

Action 3.5.1: Continue to coordinate and monitor driveway issues, especially along strategic highway corridors.

Action 3.5.2: Utilize existing highway corridors to solve transportation needs in the future, where applicable.

Action 3.5.3: Maintain a high level of involvement in the bi-annual preparation of the NCDOT Transportation Improvement Program (TIP).

Action 3.5.4: Continue involvement with the Central Pines Regional Planning Organization (CPRPO), the Fayetteville Area Metropolitan Planning Organization (FAMPO), and the Sandhills Metropolitan Planning Organization (SMPO).

Action 3.5.5: Collaborate with the Moore County Board of Education concerning areas designated for expanded growth in order to facilitate coordination of school expansion and construction projects.

Recommendation 3.6

Provide for the orderly development of major transportation routes such that disruption of free flow of traffic on major arteries is minimized.

Action 3.6.1: Minimize commercial strip development characterized by numerous driveway access points and disconnected uses.

Action 3.6.2: Protect traffic carrying capacities and promote public safety, by adopting an access management plan to limit access along major and minor thoroughfares.

Action 3.6.3: For non-residential development, require use of frontage roads for access along major thoroughfares to minimize numerous driveway access points and disconnected uses.

Recommendation 3.7

Promote the implementation of transportation methods to provide for alternate methods of transportation where appropriate and feasible.

Action 3.7.1: Implement a policy to allow construction of biking and pedestrian paths as part of any new improvement along State or privately maintained roadways.

Action 3.7.2: Require sidewalks or pedestrian paths within residential development.

Recommendation 3.8

Require and support collaborative future planning efforts between the County, municipalities, Board of Education, and the health care community.

Action 3.8.1: Monitor planning activities of local municipalities and adjacent counties to ensure that planning and growth is coordinated between jurisdictions.

Recommendation 3.9

Ensure coordinated planning and growth through collaboration and utilization of Geographic Information Systems (GIS).

Action 3.9.1: Establish a countywide commission to study the impact of growth and to develop a mutually agreeable growth scenario for the County that ensures that all local governments are working toward a coordinated growth pattern that enhances the living environment for all County citizens.

Action 3.9.2: Implement collaboration and inter-governmental agreements of water and sewer providers to develop policies for extending new public facilities in a cost-efficient manner to serve areas identified on the future land use map.

Action 3.9.3: Use the adopted 2014 UDO as the reference document to update and revise the UDO needed to implement and fulfill this CLUP.

GOAL 4: Provide Information and Seek Citizen Participation

Recommendation 4.1

Promote and maintain ongoing efforts that involve and inform citizens throughout various planning and permitting processes.

Action 4.1.1: Continue to support and implement easy to understand guidelines to incorporate throughout governmental departments.

Action 4.1.2: Utilize various forms of media that establish two-way citizen communication and encourage participation in planning efforts. This includes, but is not limited to, social media postings with information and polls for participants to take, also keeping the Moore County website up to date with trending items. Establish a policy that outlines promotion of public hearings and opportunities for citizens to provide input.

GOAL 5: Accommodate for a Variety of Housing Types

Recommendation 5.1

Properly plan for and accommodate a variety of affordable housing types.

Action 5.1.1: Develop a Countywide Comprehensive Affordable Housing Plan that addresses existing and future options, needs and opportunities.

Action 5.1.2: Allow mobile homes and manufactured homes that are more affordable in the RA zoned areas.

Action 5.1.3: Develop areas suitable for mobile homes and manufactured homes in the County.

Action 5.1.4: Collaborate with employers, municipalities, and other organizations to develop a long-range housing plan that can meet the anticipated growth and demand. This plan should identify and implement strategies to meet workforce housing needs including reflection on the future land use plans at the County and municipal levels.

Action 5.1.5: Support development incentives and inclusionary practices to stimulate the production of housing options for all income levels.

Action 5.1.6: Support the location of a variety of housing types near employment and job centers.

Action 5.1.7: Encourage the development of new housing units in desired areas by streamlining the entitlement processes and reducing de-incentivizing policies or practices where appropriate.

Glossary of Needed Definitions

Best Management Practices (Stormwater):

Critical to Conserve (with respect to military operations):

Important to Conserve (with respect to military operations)

Infill Development:

Mixed Land Uses:

Public Realm:

Public Infrastructure:

