



# A Regional Planner's Overview

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# A Regional Planner's Overview

## Background

- Position with the MGTF / ECCOG
- Meetings and Conversations
  - Elected Officials
  - State & Local Government Staff
  - Environmental Organizations
  - Economic Development Organizations
  - University Faculty
- Initial Contacts Lead to More Contacts



# A Regional Planner's Overview

## Varied Geography Across This Region



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# A Regional Planner's Overview

## Observations Regarding Local Government Planners

- Planning Functions, Departments and Professional Experiences Vary
- Hard Working and Committed
- Multiple Issues and Focus
- Many Working in Isolation
  - Intergovernmental
  - Interdepartmental



# A Regional Planner's Overview

## Issues Discussed – Land Use

- Smart Growth
- Smart Annexation Policies
- Zoning / Other Regulations
- Cost of Growth
- Development Design
- Redevelopment / Reuse
- Population Projections



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## Issues Discussed - Agriculture

- Age of Farmers
- Market Expansion
- Value-Added Farm Products Processing
- Working Lands Conservation\*
- Voluntary and Enhanced Agricultural Districts

\* Working Waterfront Conservation Tools Also Needed



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## Issues Discussed – Business Development

- Cluster Industry Strategies
- Marketing to the Military
- Local Hiring Strategies  
(major contractors from “away”)
- Workforce Development and Marketing Existing Specialized Workforce
- Sustainable Tourism



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## Issues Discussed - Conservation

- Land Acquisition Programs
  - Conservation Partnering
- Less Than Fee Programs
  - Conservation Easements
  - Scenic Easements and Overlays
  - Purchase/Transfer of Development Rights
- Sustainability Metric



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## Issues Discussed – Coastal Management

- Erosion
- Building/Development Regulations
- Beach Renourishment
- CAMA Plans
- Land Acquisition Programs  
(See Conservation Issues)



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## Issues Discussed - Housing

- Location Relative to Workplace
- Affordability
  - Metric for Combined Housing and Transportation Costs
  - Employer Assistance
- Aging in Place



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## Issues Discussed - Military

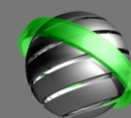
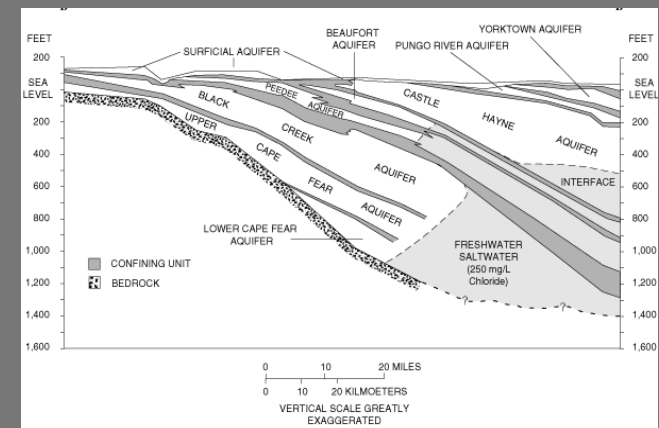
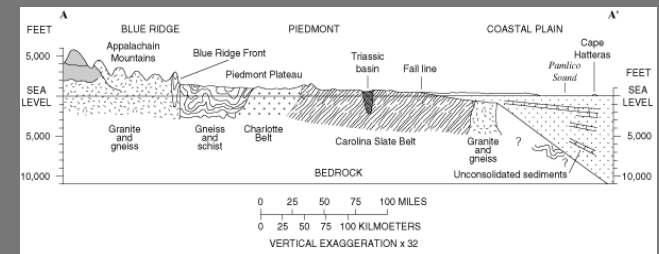
- Impact of the military presence and opportunities
- Changing reaction and “unfortunate disassociation”
- Land Use Compatibility
- Land Acquisition Programs
- Community Coordination  
(Onslow County Example)



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## Issues Discussed – Water Resources

- Increasing Demands with Decreasing Resources
- Saltwater Intrusion
- “Water Wars”
- Conservation (including incentives)
- Water Lines - Coordination



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## Issues Discussed – Community Changes

- Community Character
  - “Not Like It Used to Be...”
  - Desire to preserve assets that contribute to an area's quality of life and make it unique
- Community Leadership
  - Good Ole Boys Network
  - Newbies in Control



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## Issues Discussed – Other Issues

- Public Schools - Military Impact
- Recreation and Open Space
  - Level of Service
  - Cooperative Use  
(Jacksonville/Camp Lejeune Example)
- Transportation
  - Regional Priorities
  - Complete Streets



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## Recommendations

- Establish Regional Priorities
- Increased Intergovernmental Coordination and Cooperation
- Share Solutions
- Be "One Voice" to State
- Increased Use of Volunteers



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## Recommendations for Planners

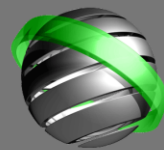
- Increased Exchange – With Safeguards
  - Ideas
  - Templates
  - Studies and Research
  - Informal
- Mentors Needed for a Two Way Exchange





# Comments or Questions?

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