

# Smart Growth Policies, Partners, and Available Planning Resources

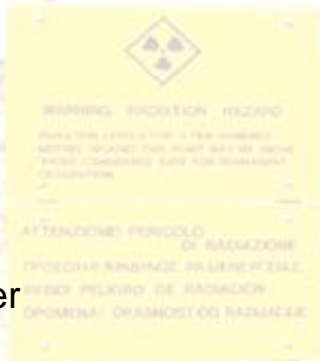
*“Communities: Economically Viable  
Environmentally Sustainable”*

**NORTH  
CAROLINA**

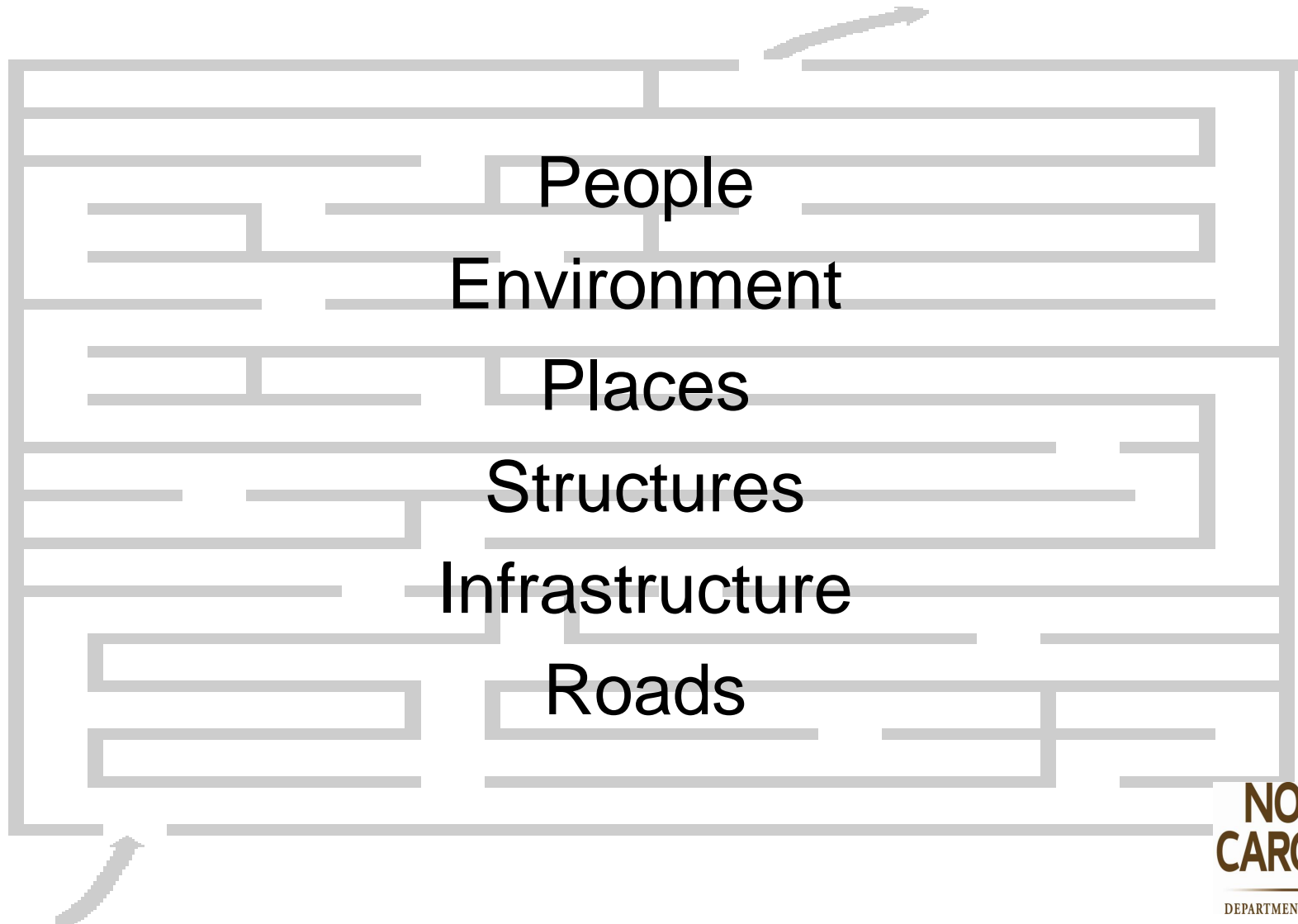
DEPARTMENT OF COMMERCE

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Division of Community Planning

May 25, 2011



# Planner's Dilemma



# Successful Planning Process Involves Integration

- Identify the issues throughout the community
- Find the key players to assist in rectifying the problems
- Determine the resources needed
- Partner with key agencies to access the resources
- Determine timeframe (long/short term)
- Develop a workable plan to resolve the issues

# Poor Planning = Unhealthy Communities

- No centralized planning of land use
- Zoning that segregates land uses into isolated categories
- Sprawl or sporadic “leapfrog” developments with large spaces of vacant land between
- Less safety for pedestrians, bicycles, and automobile riders
- Disappearance of farm and natural woodlands as city limits expand outward to consume natural area
- Low density of residential and commercial areas
- Primary transportation is an automobile
- Extensive road construction ignores or eliminates social integrity of neighborhoods



# End Results of Poor Planning

- Lack of capacity building
- Poor design of road systems
- Poorly maintained scattered site housing
- Insufficient infrastructure and hook ups
- No economic development for businesses or residents
- Shortage of public facilities
- Increase in urgent needs housing

# CDBG Funding Used To Resolve Some Existing Issues

- In 2009, Commerce awarded 32 County scattered site housing funds via CDBG
- County governments can receive up to \$400,000 every 3 years with funds targeted to very low income homeowners for rehabilitation or relocation purposes
- Other funding provided for capacity building, economic development, infrastructure, public facilities, small business entrepreneurial assistance, and housing development

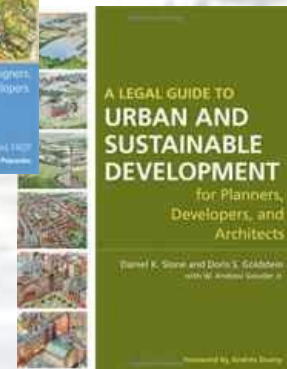


# Healthy & Sustainable Planning Practices for People and Environment

- Green Growth Practice – preserve priority habitats, species, and promote safe, natural environments
  - Green Tool Box
  - Green Planning
- Planning at local levels emphasizes importance of integrating active and healthy living components into current process
  - Multimodal transportation plans
  - Developments that include usable open space for activities
  - Mixed use developments
  - Community gardens
- Local governments incorporate healthy sustainable practices into existing land planning tools
  - Land use plans, ordinances, subdivision ordinances, park & recreational plans, interconnected multimodal transportation plans, UDO, PUD, etc.
  - Agricultural practices that support local food systems
  - Annexation with “true” urban services
  - Incorporate NC DOT Comprehensive Transportation Plan

# Considering Form-Based Codes

- Regulating developments to achieve a specific urban form and connects the relationship between buildings, people, public spaces, and a network of road systems
- City-Wide Plan Adopted
  - Leander, TX 2007
  - St. Lucie County, FL 2006
  - Gulfport, MS 2005
  - Montgomery, AL 2005
  - “Miami 21” in Florida originally visited over 25 years ago and recently highlighted in Architect Magazine’s *Brave New Codes*
- Area Plans (Smart Codes)
  - Peoria, IL 2007
  - Knoxville, TN 2007
  - Arlington, VA 2006
- North Carolina Locations
  - Durham, NC 2008 (area)
  - Trinity, NC 2007 (city-wide)
  - *\*Carolina Shores, NC (UDO)*
  - *\*Faison, NC (UDO)*



*\*DCP currently assisting Towns with UDO projects*



# NC Legislation Enacted Since 2008 in Planning, Development & Land Use Regulations

- 2010
  - NC Sustainable Communities Task Force (HB 1701) - An interagency collaboration between Commerce, DENR, DOT, DHHS, and Housing & Finance Agency focused on developing and sustaining healthy, safe, and walkable communities accessible to all North Carolinians
- 2009
  - Make overgrown vegetation law statewide – SB 452
  - Sustainable Local Foods Policy Council – SB 1067
  - Congestion Relief/Intermodal Transportation Fund – HB 148
  - Traffic calming devices in residential subdivisions – HB 182
- 2008
  - Green Business Fund (NC GS 143B 437.07) – designed to award competitive grants to fund small businesses, non-profits, state & local governments to encourage development of green technologies

# Partners for Planning Initiatives

- NC Department of Commerce
  - Division of Community Assistance
    - Community Planning Program
    - Community Development Block Grants
    - Small Town Main Street
- NC Rural Center Community Programs
  - Available Grants:
    - Building Reuse
    - Workforce Development
    - Water/Sewer; Clean Water
    - Community Economic Development (CED) Program
    - Small Town Economic Prosperity (STEP) Program
- NC Department of Environmental and Natural Resources
  - Green Growth Toolbox - One NC Naturally Conservation Planning Tool
  - Environmental Policies and Regulations
    - Sustainable energy, green building practices,
    - Air quality, water, waste, wetlands
    - Environmental health, rivers, dams, mines
- NC Department of Transportation
  - Seamless Interconnected Multimodal Transportation Network (SIMTN)
    - Comprehensive Transportation Plans
    - MPO/RPO
    - Technical Services
- North Carolina Council of Governments (COGS) – 19 across the state provides various planning services
- UNC Chapel Hill Institute of Government – excellent source for education of local governing boards
- Sharing information across jurisdictional and county boundaries



# Resources

- NC Department of Commerce - [www.nccommerce.com](http://www.nccommerce.com)
  - Click on “Community Services” tab
    - Community Planning Assistance – 5 Regional Offices (Asheville, Winston-Salem, Raleigh, Washington, Fayetteville)
    - Community Development Grants
- NC Rural Center - [www.ncruralcenter.org](http://www.ncruralcenter.org)
  - Click on “Community Programs” link
    - Building Reuse
    - CDCs
    - Small Towns
    - Water & Sewer
    - Workforce
- NC Department of Environment and Natural Resources - [www.enr.state.nc.us](http://www.enr.state.nc.us)
  - Click on “Rules, Policies, and Regulations” link
  - Click on “One NC Naturally Conservation Planning Tool” link
- NC Department of Transportation – [www.ncdot.gov](http://www.ncdot.gov)
  - Transportation Planning Branch for each region – MPO/RPO, Technical Services
  - <http://www.ncdot.gov/doh/preconstruct/tpb/planning/mooreco.html>
- North Carolina Council of Governments – (Google.com)
- Form-Based Code Institute - <http://www.formbasedcodes.org>
  - FBCI has developed a 3-course educational programs. Course #1 provides an overview, Course #2 & #3 give more depth about creating and administering the codes. AIA CES and APA AICP credits are available for the these courses.
- UNC Chapel Hill School of Government - [www.sog.unc.edu](http://www.sog.unc.edu)
  - Click on “Courses and Resources” tab
    - Land Use Planning and Development
    - Leadership and Governance





Questions?



# Planning Assistance in Southeastern Region of NC

**Contact: Fayetteville (Wilmington) Regional Office**  
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- Anson
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- Lee
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- New Hanover
- Pender
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- Sampson
- Scotland

