June 1, 2017 – Topsail Planning Area Meeting : CFCC Surf City

PENDER COUNTY PLANNING & COMMUNITY DEVELOPMENT

CAPE FEAR COUNCIL OF GOVERNMENTS
Agenda

Introductions and Project Purpose
- Introductions and Project Purpose
- What is a Comprehensive Plan?
- Planning Area Demographics

Group Exercise
- Brainstorm
- Develop Planning Area Assets, Issues, and Desires

Group Reporting
- Report Group Exercise Results

Questions and Answers
- Next Steps
What is a Comprehensive Land Use Plan?

- An official document containing goals, policies, analyses and maps that serves as a community’s blueprint for growth
- An analysis of existing development trends in the community
- An opportunity for the community to formulate a desired future growth pattern
- Formal guidance (in the form of adopted goals and policies) in the decision making process for use by both present and future elected officials and staff
Comprehensive Land Use Plan

Components

- Community Concerns and Aspirations – Public Input
- Analysis, maps and reports on:
  - Growth and development trends
  - Environmental quality of the area
  - Natural hazard threats
  - Adequacy of infrastructure
  - Community facilities and services – including schools and transportation
- Goals and Policies
- Future Land Use Map
- Tools for Managing Development
The **County planning jurisdiction** (that area outside municipal corporate limits and ETJs) covers 531,682 acres (831 square miles) – 95.5% of total County acreage.
Demographic Overview

- Population Growth and Projections
- Housing Growth and Value
- Commute Times and Place of Employment
- Agriculture Statistics
## Population: 2000 to 2015

<table>
<thead>
<tr>
<th>Population Estimates</th>
<th>Union Planning Area #1</th>
<th>Holly Shelter Planning Area #2</th>
<th>Burgaw Planning Area #3</th>
<th>Caswell Planning Area #4</th>
<th>Long Creek Planning Area #5</th>
<th>Topsail Planning Area #6</th>
<th>Pender County</th>
<th>Brunswick County</th>
<th>New Hanover County</th>
<th>Duplin County</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>6,608</td>
<td>2,388</td>
<td>8,939</td>
<td>4,474</td>
<td>9,917</td>
<td>24,243</td>
<td>57,941</td>
<td>115,926</td>
<td>213,091</td>
<td>59,453</td>
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<tr>
<td>2010</td>
<td>6,391</td>
<td>2,298</td>
<td>8,540</td>
<td>4,233</td>
<td>9,441</td>
<td>21,303</td>
<td>52,205</td>
<td>107,431</td>
<td>202,667</td>
<td>58,505</td>
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### Growth

<table>
<thead>
<tr>
<th></th>
<th>Growth 2010-2015 (%)</th>
<th>Growth 2000-2010 (%)</th>
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</thead>
<tbody>
<tr>
<td>2015</td>
<td>3.40%</td>
<td>7.14%</td>
</tr>
<tr>
<td>2010</td>
<td>3.92%</td>
<td>5.98%</td>
</tr>
<tr>
<td>2000</td>
<td>4.67%</td>
<td>12.53%</td>
</tr>
</tbody>
</table>

Source: US Census Bureau/2015 American Community Survey, PCensus, & NCOSBM
More than 1,000 new residents a year and about three a day for the next 30 years!

2045 Unincorporated County Population Projection: 83,578

Population Projections 2015 – 2045:

- Duplin County – 0.7%
- Brunswick County – 86.92%
- New Hanover County – 49.26%
- Pender County – 61.97%
- Unincorporated Pender County – 64.6%

Source: NCOSBM & Cape Fear Council of Governments

Source: Pender County Planning & Community Development
Housing Values:

North Carolina – $154,900
Duplin County – $87,900
Brunswick County – $182,500
New Hanover County – $214,300
Pender County – $153,400

Topsail Planning Area – $222,225

Travel to Work:

North Carolina – 23.9 minutes
Duplin County – 25.3 minutes
Brunswick County – 23.7 minutes
New Hanover County – 20.4 minutes
Pender County – 28.1 minutes
Topsail Planning Area – 29.7 minutes

Worked outside County of Residence:

New Hanover County – 9.12%

Pender County – 62.1%

Source: US Census Bureau (2015)
Agriculture Economy – State Rank:

# 22 of 100

$162,922,290 in Cash Receipts

Source: NC Department of Agriculture (2015)
In Summary....

- Pender County is currently experiencing tremendous growth and development pressures along the coast and the US 17 corridor.

- The more rural areas of the County north and west of US 17 are experiencing much less development.

- County staff and officials are forced to manage growth in one area of the County while simultaneously supporting efforts to bolster economic development in the other.

- Most similar comparable depiction of the County, from a demographic standpoint, is the state of North Carolina as a whole.

- Similar to North Carolina, the County has both urban and rural areas that suffer from entirely different issues related to population growth and economic development.
Your Input: Assets, Issues, & Desires

Label & Brainstorm: 30-45 minutes

- **Assets** – What do you like?
- **Issues** – What are your concerns?
- **Desires** – What do you want to see in the future?

Pin Up Results and Report: 20 minutes
Assets, Issues, & Desires

**Assets: Blue Marker**
- Amenities
- Favorite Places

**Issues: Red Marker**
- Problem areas
- Things that you don’t like

**Desires: Green Marker**
- What you want
- Think big picture
Thank YOU!

Questions?

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