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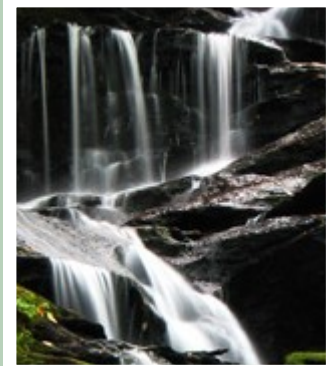
Fort Bragg Region to Consider ‘Regional Growth Management Strategy’

By Donald Belk, AICP

The BRAC Regional Task Force plans to develop a “regional growth planning and management strategy” for the 11-county Fort Bragg Region. This effort, expected to begin in April 2009 according to Donald Belk, AICP, Regional Planner for BRAC RTF, will implement the recommendations of the [Joint Land Use Study \(JLUS\) 2008 Update](#) as well as the land use planning chapter of the [Comprehensive Regional Growth Plan](#). The project will be funded through a grant from the Department of Defense Office of Economic Adjustment in support of the BRAC Regional Task Force.

The project will span approximately 14 months and will build upon the previous efforts of Fort Bragg and surrounding communities to preserve the mission operability of the installation through a concerted regional strategy. The strategy will encompass a range of ‘best practices’ which may include revisions to county or municipal comprehensive plans (several of which have updates underway), ‘traditional’ land use and development controls, e.g., zoning ordinances and subdivision regulations, structural height restrictions, design standards, and the promotion of New Urbanist and transit-oriented concepts. Other actions may include amending local building codes to require increased sound attenuation in existing and new buildings, land exchanges, establishing a transfer of development rights (TDR) pilot project, and real estate disclosure requirements. The [Land-Use Suitability Model](#) developed by Sustainable Sandhills will provide the conceptual framework for the strategy, based upon a ‘[center-corridor-wedge’ regional planning model](#).

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Fort Bragg Growth Management

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The BRAC Regional Task Force will initiate a review of local land use plans and zoning regulations to reflect the findings of the Land Use Suitability Model. Concurrently, the BRAC Regional Task Force will coordinate with local governments to provide training workshops that demonstrate the utility of the model in land-use decision-making. This training will be designed to help landowners, developers, planners and other stakeholders involved in the design and submittal of new development plans to better understand and fully utilize the suitability model prior to plan submittal.

Community involvement in this regional planning effort will be a major emphasis, particularly with owners of properties deemed ‘critical’ as defined in the 2008 Joint Land Use Study (JLUS). BRAC RTF will engage with the Regional Land Use Advisory Commission (RLUAC), Fort Bragg, the [Sandhills Conservation Partnership](#), and other stakeholders to conduct public educational forums and workshops through previously established ‘landowner councils.’ In addition to traditional land management techniques, voluntary, incentive-based measures and economic opportunities arising through existing land protection initiatives will also be leveraged toward acquisition of critical parcels identified in the JLUS.

Optimizing land use to ensure compatible uses around the installation is an essential element of a growth management strategy. Toward this goal, BRAC Regional Task Force will work in collaboration with its member counties, other regional partners, and qualified consultants or teams to inventory and delineate a strategically-planned and managed network of open spaces, working lands, parks, greenways, and conservation easements that help ensure compatible land uses around and near the Installation (the region’s economic engine) and contribute to the health and quality of life for the Fort Bragg region’s communities and people. This inventory of the region’s critical ‘green’ infrastructure around or near the installation will help communities meet the goals and objectives of the JLUS and facilitate the management and/or acquisition of critical ‘compatible use’ areas. Included in this inventory is a regional analysis of land supply. This particular analysis – similar in scope to a ‘Cost of Community Services’ study - is needed to assess the potential nega-

tive economic impact of incompatible development in the ‘critical’ and ‘important’ areas surrounding Fort Bragg.

The BRAC Regional Task Force will coordinate with its regional partners and use the Land Use Suitability Model as a basis for preparing this ‘strategic lands’ inventory. Also, the RTF will develop and coordinate a regional proposal to obtain grants from various NC Trust Funds to help acquire critical lands to ensure the long-term sustainability of Fort Bragg.

As stated previously, a central objective of the CRGP is to advance ‘sustainable development’ in the region. BRAC RTF will leverage its established collaborations, including those of the All-American Center for Workforce Innovation and Sustainable Fort Bragg, to facilitate region-wide efforts to identify the most effective ways of integrating ‘sustainability’ into decision making and practice at state, regional, and local governance scales. The BRAC RTF will expand upon its working relationships with North Carolina State University, Sustainable Fort Bragg, US Army Installations Management Command, and other agencies to formulate a system of measurement, analysis, and implementation of sustainable practices suitable for state, county, and municipal agencies.

The ‘regional growth management strategy’ would ultimately be approved and adopted by regional counties and municipalities as a baseline for infrastructure investment, land development, and resource preservation.



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Cary, NC 919.469.3340
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