

Land Use – Boundaries for discussion – Day 2, May 6, 2003

Ecosystem Management
Biodiversity Protection
Built Environment
Natural Environment

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Ecosystem Management

- difficult to find void of human influence; sufficient representation of natural communities endemic to this area that transcends political boundaries, incorporate best available science, at landscape level rather than micro-environment (ex. Sandhills environment as whole is what is needed)
- various systems, ex. Human systems, natural systems; seeking balance among them; consider interaction as well as balance as well as inter-relationships
- compatible in addition to balance
- considers the interactions and affects each system has on the other to promote compatible development
- system integrity
- in order to perpetuate, must consider what its disturbance is – ex. Fire is part of Sandhills ecosystem management –long term changes vs. short term disturbances
- may result in some conflict between natural and human environment

Biodiversity Protection

- use Natural Heritage information to understand most diverse and unique areas of landscape. Study what is there first. Be flexible to protect resources. Consider who owns land, buffers; these affect larger area. What happens off property affects on property.
- Make sure viable population to sustain the species
- Interaction with flora and fauna
- Habitat, more than species

Built Environment (infrastructure, transportation, man-made)

- Cultural/archaeological resources; human intervention

Natural Environment

- air, water
- Open Space
- greenways/recreational; wildlife corridors; riparian buffer
- what's left after you consider the built environment

Consider following discussion

Smart Growth

- is this an outcome of good land use?

Land use -- Current state Condensed – Day 2, May 6, 2003

- Uneven distribution and lack of adequate resources for regional planning and local implementation
- No cohesive vision for region, lack of regional plans that integrate protection of land, air, water (floodplains, public open space, stormwater, wetlands, soil, groundwater)
- No centrally coordinated region-wide framework for decision-making
- Wasteful land use practices
- Limited Redevelopment and too much new development -- “urban sprawl”
- Too much dependency on vehicles that leads to poor air quality, lack of alternatives
- Increasing degradation, fragmentation, or destruction of quality habitat (Loss of farmland, Forests, wetlands)
- Lack of a regionally coordinated infrastructure plan - implementation, maintenance and replacement of phone, cable, electric, sewer, septage, water, natural gas, transportation system
- Lack of public awareness and appreciation for land use options and sustainability (to include cultural values)

Land use -- Current state – Day 2, May 6, 2003

- Lack of adequate funding for planning and implementation
- Wasteful land use practices
- Increasing vehicle miles traveled
- Degrading air quality
- Decrease in quality habitat
- Decision-making isn't centrally controlled
- Fragmented decision-making
- Forest depletion and fragmentation
- No region-wide framework for decision-making
- No cohesive vision for region
- Lack of consideration for cultural ties to the land
- Lack of legislative authority from state to counties
- Limited Redevelopment and too much new development -- "urban sprawl"
- Lack of regional plans that integrate protection of land, air, water
- Lack of uniform standards for floodplain development
- Loss of farmland
- Lack of integrated water management plan including stormwater, too much impervious surface
- Lack of a good mass transportation system
- Development does not follow infrastructure (water and sewer)
- Too much reliability to septic tanks and wells
- Trojan horse septic systems (inefficient, expensive)
- Inappropriate, inefficient, Extension of water and sewer lines into rural areas
- Lack of plans for public open space and open space protection
- Lack of public awareness about land use options and sustainability
- Lack of coordinated utility implementation (phone, cable, electric)
- Too much wetlands destruction
- Too much contaminated soil and groundwater
- Uneven distribution of resources across Sandhills

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Group Objectives – land use – Day 3, Wed. May 7, 2003

STRATEGY ONE

Establish a program to analyze and report the current and future land use conditions, policies, laws, and practices that affect sustainability in the Sandhills.

1. Develop a baseline database of archive that benchmarks sustainability indicators and tracks current patterns and trends in land use.
2. Develop and maintain a database and indicators to measure land use sustainability progress in the Sandhills region.
3. Develop and identify appropriate indicators and other tools for current and future sustainable land use relevant to the Sandhills.
4. Develop or expand a database that contains GIS layers, policies, laws, and attitudes to track trends and practices of current and future sustainable land uses.
5. By 31 Dec. 2005, the SAP will conduct an in-depth study of all land uses in the Sandhills region.
6. Develop a GIS database encompassing natural and build information layers for the region.
7. Define and apply criteria related to indicators in order to determine benchmarks that measure success and guide plans towards sustainable land use.
- 8.

STRATEGY TWO

Guiding plan/compass

- Develop a regional land use plan that supports a (balance) **harmony** between the built and natural environment while incorporating the needs of the community.

Organizing

- Convene a diverse group of stakeholders to create a vision of a sustainable land use in the Sandhills.
- By 30 Sept. 2003, the core SAP will engage stakeholders and identify the vision and mission of the sustainable Sandhills Initiative.
- Identify all stakeholders (private land owners, local government, businesses, citizens, etc.) to create an equitable organizational structure.
- Form a steering committee to organize (charter, by-laws, mission, funding, decision-making) the Sandhills Area Partnership (SAP).

Resourcing

- Develop the resources to increase, educate, and support a network of leadership that in turn creates a permanent management structure to coordinate actions and provide resources and services.
- Establish an operating framework for SSRG to secure funding by 2005.

STRATEGY THREE

Tool kits for local developers

- Build a media-based tool kits for local developers showing best sustainability land-use practices.

Incentives

- Provide incentives and rewards for successful examples of small-scale projects and programs that involve the public in the Sandhills.
- Develop and provide incentives for sustainable land use protection throughout the region.

Awareness and education program

- Develop a public awareness and education program to encourage participation of the private sector, general public, and local governments in applying sustainable land use practices and policies in the Sandhills.
- By 30 Oct. 2003, the SAP will start a public education campaign to encourage involvement of the private sector, general public, local municipalities in the Sandhills initiative.
- Initiate awareness and education programs to encourage involvement of the private sector, citizenry, local governments, and others.

HOW DO WE GET THERE? – STRATEGIES – Day 2, May 6, 2003

- Overseeing framework -- Establish and provide seed money to fund a Sustainable Sandhills regional group to include private and public participation
- Develop public awareness and education program to encourage involvement of the private sector, general public, local municipalities, etc.
- Development of regional data clearinghouse (?)
- Encourage public and private small-scale innovative projects as possible examples for sustainability. More experimental. Create an environment for collaboration (remove barriers ?)
- Identify laws and policies that need to be developed to get you from where you are now to where you want to go. (ex. What you have now, what needs to be added, what need to be changed) (?)

PARKING LOT – HOLD FOR WED.

- Provide incentives to cities and counties to participate in the regional planning process
- Obtain necessary legislative approval
- Encourage development and linking of regional transportation alternatives.
- Create strategies and techniques that aid in assessment of projects to ensure sustainability.
- Promote micro-businesses development such as community-supported agriculture and other small business in support of flourishing economy.
- Empower regional planning organizations to make decisions
- Identify vision, mission. Engage stakeholders.

- Identify decision-makers such as state agencies, local, etc.
- Provide seed money for the Sustainable Sandhills group
- Identify and secure up-front funding needs.
- Support – legislative, state and federal level
- Adequate resources up-front
- Local and regional does the work
- Launch plan, get buy-in, develop implementation plan
- Initiate SAP who is responsible for development and implementation of a regional plan.
- Establish a framework (SAP -Sandhills Area Partnership- regional partnership to oversee pull together) and forum for pulling together existing partnerships in cohesive manner (SAP also is in pine trees!)
- Develop a regional land use plan.
- In-depth study of all the land uses in the region identifying the best land use practices – ex. Zoning practices, subdivisions. Use existing databases such as GIS. Expand to cover sustainability in Sandhills.
- Develop or expand a current sustainable database or archive that tracks trends or patterns towards sustainability. (benchmarking/sustainability indicators – see above)
- Identify community resources to strengthen assets and reduce liabilities.
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STRATEGIES – Day 3, May 7, 2003

1. (science) **Establish a program** to analyze and report the current and future land use conditions, policies, laws, and practices that affect sustainability in the Sandhills.
2. (leadership) **Establish** a multi-stakeholder Sustainable Sandhills Regional **Group** with responsibility for developing and implementing a regional land use plan.
3. (support) **Gain** public and private **support and involvement** for sustainable land use practices.

POSSIBLE OBJECTIVES

1. Educate public and private parties resulting in engagement public and private participation in sustainable land use practices and policies in the Sandhills.
2. Develop public awareness and education program to encourage involvement of the private sector, general public, local municipalities, etc.
3. Identify what sustainability is for the Sandhills.
4. Identify the best of the best – realm of possibilities; indicators
5. Identify laws and policies that need to be developed to get you from where you are now to where you want to go. (ex. What you have now, what needs to be added, what need to be changed) (?)

6. Encourage public and private small-scale innovative projects as possible examples for sustainability. More experimental. Create an environment for collaboration (remove barriers (?))
7. Development of regional data clearinghouse (?)
8. provide seed money for regional group
9. Provide incentives to cities and counties to participate in the regional planning process
10. Obtain necessary legislative approval
11. Encourage development and linking of regional transportation alternatives.
12. Create strategies and techniques that aid in assessment of projects to ensure sustainability.
13. Promote micro-businesses development such as community-supported agriculture and other small business in support of flourishing economy.
14. Empower regional planning organizations to make decisions
15. Identify vision, mission. Engage stakeholders.
16. Identify decision-makers such as state agencies, local, etc.
17. Identify and secure up-front funding needs.
18. Support – legislative, state and federal level
19. Adequate resources up-front
20. Local and regional does the work
21. Launch plan, get buy-in, develop implementation plan
22. Initiate SAP who is responsible for development and implementation of a regional plan.
23. Establish a framework (SAP -Sandhills Area Partnership- regional partnership to oversee pull together) and forum for pulling together existing partnerships in cohesive manner (SAP also is in pine trees!)
24. Develop a regional land use plan.
25. In-depth study of all the land uses in the region identifying the best land use practices – ex. Zoning practices, subdivisions. Use existing databases such as GIS. Expand to cover sustainability in Sandhills.
26. Develop or expand a current sustainable database or archive that tracks trends or patterns towards sustainability. (benchmarking/sustainability indicators – see above)
27. Identify community resources to strengthen assets and reduce liabilities.
28. Develop a Baseline and sustainability indicators
29. Develop a baseline to understand patterns and trends to sustainability

STRATEGY ONE

Establish a program to analyze and report the current and future land use conditions, policies, laws, and practices that affect sustainability in the Sandhills.

Database and current information

9. Develop and maintain a database that contains GIS layers, policies, environmental information, laws, public perceptions and other information pertinent to land use sustainability.

Indicators

10. Develop indicators, tools, and milestones to measure progress towards achieving sustainable land use in the Sandhills region.