

## **7.0 APPENDIX**

### **A1 Joint Work Session Results Summary – February 2006**

County Commissioners and Planning Board members participating in the Rockingham County Land Use Plan joint work session in February 2006 provided the following answers to three initial questions concerning current land development occurring in the County:

#### **What do you *like* about current land development in the County?**

- *Farmland preservation*
- *Rural character / integrity*
- *Tourism / use of our natural resources (e.g. river corridors)*
- *Cluster developments / affordable homes*
- *Economic development*

#### **What do you *dislike* about current land development in the County?**

- *Low-end housing that feels and looks cheap - like a "rural slum"*
- *We need better enforcement of home owners associations*
- *We need better protection of our major arterials (e.g. US220)*
- *We need clearer designations for specific uses (e.g. economic development areas)*
- *We need to do a better job of addressing junk (e.g. junk cars and mobile homes)*

#### **What are your *dreams* for future land development in the County?**

- *More parkland and public recreation areas*
- *Establish land development guidelines with clear expectations*
- *Make it easier / more flexible for land developers within clear guidelines*
- *Rural preservation*

Following the presentation of the draft Land Use Plan, joint work session participants provided the following answers to several questions:

#### **What did you see or hear this evening?**

- *A good start & a willingness to go forward with the plan*
- *A proposed plan for controlled growth and development*
- *Possibilities for Rockingham County's future.*

#### **What interested you? What surprised you? What concerned you?**

- *I liked seeing a clear map of existing land use patterns throughout the County*
- *I was concerned about several references to affordable housing – we need to do a better job of providing affordable housing – we don't need another Breckenridge*
- *Affordable housing needs to be properly sited*

What is most significant about the plan?

- *The County is in good shape in terms of water and sewer services*
- *I liked the land class designations – but we need greater specificity defined within each land class, including the type and density of residential uses*

What did you like about the draft plan?

- *The mixed-use concept is a good idea – especially in certain areas of the County*
- *Though we need to set limits to the co-mingling of some uses*
- *I liked seeing the existing land use patterns of the County*
- *The plan is not extreme and addresses a wide range of issues*
- *I really like the flexibility built into the draft plan – and the flexibility it encourages*

What would you like to change about the draft plan? What would you add or delete?

- *The County should explore the possibility of alternative septic systems for cluster developments (e.g. neighborhood septic fields, created wetland septic systems)*
- *Does the encouragement of pedestrian-friendly development mean the requirement of sidewalks in the County?*
- *The Land Class system needs to be more specific – with target residential densities*
- *The County should explore how to help land owners with poor soils – perhaps a tax credit or reduced tax assessment?*
- *The County should consider expanding buffer requirements along streams and rivers to improve water quality, habitat and recreational benefits.*
- *The County should consider designating scenic corridors along major gateway roads*
- *The County should consider the provision of water into key communities (e.g. Ruffin).*

Would you support the draft plan? Why?

- *A very high level of support for the draft plan was expressed by most members*
- *The draft plan provides an excellent foundation*
- *The draft plan seems very fair*
- *The general consensus of participants was that the draft plan needs more specificity within the land classes but also needs to maintain a sense of flexibility*
- *The draft plan is a very good outline and working document*

## A2 Community Meetings Results Summary – April 2006

During April 2006 a series of community meetings was held in the western (Madison & Mayodan), central (Wentworth) and eastern (Reidsville) portions of the Rockingham County. These public involvement meetings provided multiple opportunities for citizens from throughout the County to review the analysis and recommendations outlined in the draft plan, to ask questions and to provide input on refining the plan. Participants provided the following answers to three initial questions concerning current land development occurring in the County:

### What do you **like** about current land development in the County?

- *Lots of open space – would like to keep it*
- *Agricultural uses and rural character – would like to preserve it*
- *Land Use Plan may help us manage growth to ensure compatible uses*

### What do you **dislike** about current land development in the County?

- *Loss of open space and farmland*
- *Spot zoning*
- *Incompatible land uses with inadequate buffers provided*
- *Lack of adequate buffers along rivers and creeks*
- *Too many incompatible urban uses within rural areas (i.e. outside municipalities)*
- *Schools being built outside of projected growth areas*
- *The potential of eminent domain & condemnation for public purposes*
- *Impact of residential development on schools (We need more realistic projections)*

### What are your **dreams** for future land development in the County?

- *Require development to provide parks and maintenance funding*
- *Establish measures to sustain agricultural uses*
- *Expand the state park and increase support*
- *Provide a leadership role in protecting waterways (buffers)*

Following the presentation of the draft Land Use Plan, joint work session participants provided the following answers to several questions:

### What did you see or hear this evening?

- *A Land Use Plan (Not a comprehensive plan)*
- *Seems very general – not a clear sense of what the plan actually does or does*
- *Seems vague – needs to be more specific about recommendations*
- *Provide plan updates at least every 5 years*
- *The plan should challenge the County to increase its efforts at managing growth*

### What is most significant about the plan?

- *When will the plan be completed?*

- *Will the plan and maps be available on the County's website?*
- *More citizens need to be informed of the process (e.g. the elderly)*

*What did you like about the draft plan?*

- *The plan addresses the appearance of development along key entranceways*

*What would you like to change about the draft plan? What would you add or delete?*

- *Need to define what low / moderate / high density residential development means*
- *Would like to see all of the NC220 corridor designated for economic development – not just the southern half*
- *Would like to see more specificity in the plan – especially in southern tier of County*
- *Consider use of overlay districts to provide greater protection to southern tier*
- *Concerned about low turn-out at community meetings*
- *Consider additional community meetings in unincorporated portions of the County*
- *Where are specific commercial development locations*
- *Where are commercial activity centers located along key corridors (NC158, NC704, NC65, NC135)*
- *How will the County pay for services along the southern tier of the County (schools, police and fire services, etc.)*

*Would you support the draft plan? Why?*

- *It's a good start for the timeframe given*
- *Get it adopted before the next big wave of development in the County*
- *Luke warm – but also hopeful*
- *It might be good to broaden the number of interests represented on the Panning Board – to get a wider scope of input on land development proposals*
- *Concerned about special interest groups*
- *Would like to see more contact and involvement with the public*
- *Would like to have elected officials attend community meetings*
- *The plan needs to weigh out and balance multiple interests including farmers, developers, residents, business owners and residents.*

## A3 Growth Continuum Development Options

### ***OPTION A: Less Active Approach to Planning and Land Use Management***

Under this option, the County would take a step back by reducing its role in planning and land use management and assuming a less active approach than is currently the case (Example: Rockingham County 1995)

#### **Policies**

- County enforces basic land use regulations but does not actively seek goals beyond basic management of development
- Limited provision of water/sewer or other key public infrastructure beyond municipalities
- Erosion of traditional manufacturing/agricultural base occurs with little pro-active intervention
- Perception of County as a “low-end” residential environment, resulting in in-migration of population which places heavy demands on public services
- Out-commuting to jobs to surrounding areas
- Limited availability of services, retail, etc. within the County; outflow of consumer dollars to surrounding areas

#### **Potential Results**

- Relative freedom of individual landowner to make choices regarding land development
- Rapid proliferation of manufactured housing
- Declining tax base, resulting in added strain for public schools, etc. and pressure to raise tax rates to maintain status quo
- Public schools challenged by demands of educating non-traditional students who migrate to the County
- Conversion of farmland to low-end residential uses due to lack of market demand for mid- or higher-end residential
- Agriculture continues to operate as it currently does, consistent with market forces; intensive livestock operations would not be addressed in regulations
- Likelihood of future land uses that detract from rural environment

**OPTION B: Status Quo/Continue Current System of Planning and Land Use Management**

Under this option, the County would essentially continue the current system of planning and land use management with no significant changes. (Example: Rockingham County 2005)

**Policies**

- More active role of County government in planning and economic development than in Option A
- County enforces basic land use regulations and begins to actively seek some limited goals beyond basic management of development
- Some economic goals beyond stabilizing traditional manufacturing/agricultural base are sought
- Discontinue perception of County as a “low-end” residential environment; limit rapid proliferation of manufactured housing
- Heavy out-commuting to jobs in surrounding areas

**Potential Results**

- Freedom of individual landowner to make choices regarding land development is somewhat less than under Option A
- Rapid proliferation of manufactured housing is stemmed
- Less pressure on public services and tax rates
- More opportunities to develop stable residential areas due to less threat of conflicting land uses
- Emergence of potential for higher quality ‘spillover’ development from neighboring urban counties due to Rockingham as a rural alternative
- Agriculture would continue to operate as it currently does, consistent with market forces; intensive livestock operations would be discouraged
- Potential for development of former tobacco growing lands
- Property more protected from land uses that detract from rural environment

**OPTION C: *Promote Higher-Quality Development/Emphasis on Moderate Population Growth/Stabilize and Strengthen Traditional Economic Base***

Under this option, the County would more actively seek higher quality development while not significantly accelerating the overall pace of development. The economic base would consist primarily of a “strengthened” version of that which exists currently (Example: Randolph County)

**Policies**

- More active role of County government in planning and economic development than in Options A and B.
- Provide limited water/sewer or other key public infrastructure beyond municipalities, especially to key sites having development potential; be “strategic” in extending infrastructure by seeking to maximize return on public investment
- County enforces basic land use regulations and actively seek some clear goals beyond basic management of development, especially those that generate higher quality development
- Stabilize traditional manufacturing/agricultural base with selective recruitment of industries that fit this basic traditional model
- Consciously seek higher quality residential development; encourage moderate population growth of somewhat higher income residents
- Out-commuting to jobs in surrounding areas will continue to occur, but seek to contain more jobs within Rockingham County as well as to capitalize on rather than be victimized by this phenomenon. For example: (see next item)
- Provide broad range of services, retail, etc. within the County to stem outflow of consumer dollars to surrounding areas

**Potential Results**

- Freedom of individual landowner to make choices regarding land development is somewhat less than under Options A and B.
- Tax base begins to improve and less pressure on public services and tax rates is generated
- A broader range of jobs and consumer choices is made available within Rockingham County
- Public schools receive a broader cross-section of students through in-migration and retention of existing residents
- Demand for housing is increased

- Conversion of farmland to higher-end residential uses with greater profit potential due to increased market demand for mid- or higher-end residential
- Greater opportunity for developer to profitably build affordable “stick-built” or modular housing due to availability of public water, which allows for greater residential densities
- Agriculture would continue to operate as it currently does, consistent with market forces; intensive livestock operations would be discouraged
- Property more protected from land uses that detract from rural environment

**OPTION E: Promote Higher-Quality Development/Emphasis on Stimulating Population and Economic Growth/Significantly Accelerate the Pace of Growth and Development**

Under this option, the County would seek to rapidly upgrade its industrial base from traditional industries to new economy industries, and would also seek to become a higher-value residential area to house the higher income workers associated with technology-based industries. A conscious goal would be to significantly accelerate the overall pace of development (Example: Wake or Mecklenburg County)

**Policies**

- Very active role of County government in planning and economic development
- County actively provides infrastructure such as water and sewer, although the needs for high-tech industries will be somewhat less than for traditional industries
- Concept of public infrastructure will also need to change to encompass very high quality schools, computer centers, libraries, recreation, etc., which will require major investments of public resources in order to be competitive in attracting high-tech industry
- Advanced land use planning, with land use regulations such as complex zoning that specifically promotes higher-end residential, provides protected “campuses” for high tech industries, provides open space, protected farmland, etc.
- Lower-end residential development strongly discouraged, although provisions are made for affordable housing
- County provides water/sewer near municipalities to enable residential development to occur at higher densities than currently possible in order to provide a wide range of housing choice including condominiums, luxury apartments, etc.
- Some out-commuting to jobs in surrounding areas, but seek to capitalize on rather than be victimized by this phenomenon. For example: (see next item)
- Provide broad range of services, retail, etc. within the County to stem outflow of consumer dollars to surrounding areas

**Potential Results**

- Freedom of individual landowner to make choices regarding land development is considerably less than in Options A-D, although development regulations provide many options and provide flexible choices
- Overall tax base is increased as a result of gain of new economy industry
- A broader range of jobs and consumer choices is made available within Rockingham County
- Residential tax base is increased, and pressure on public services is somewhat reduced

- due to higher incomes of residents
- Public schools receive additional students through in-migration. Strong emphasis on high-quality education
  - Conversion of farmland to higher-end residential uses with greater profit potential due to increased market demand for mid- or higher-end residential
  - Greater opportunity for developer to profitably build affordable “stick-built” or modular housing due to availability of public water, which allows for greater residential densities
  - Agriculture would continue to operate as it currently does, consistent with market forces; intensive livestock operations would not be permitted
  - Changing values and social structure of community due to in-migration of residents from diversity, for example, would be highly valued
  - Property more protected from land uses that detract from rural environment

## A4 Neo-Traditional Design Principles

One of the most important trends in community planning in recent years has been the return to a more traditional form of community design, similar to that which was widely practiced in this country before World War II. This trend has been referred to as “neo-traditional design” or “new urbanism.” The basic objective of this movement is to build communities that are more cohesive, less dependent on the automobile, and less wasteful of land resources. The general principles of neo-traditional design are:

- 1) Make communities, not zones; encourage a mix of land uses to make walking for some trips more attractive and feasible.
- 2) Reduce lot sizes; traditional neighborhoods typically have lots that are a third to a quarter the size of conventional suburban neighborhoods.
- 3) Reduce building setbacks from the street; minimize distances between building entrances and transit stops.
- 4) Discourage abundant free parking; research has shown that typical requirements of four spaces per one thousand square feet of floor area are excessive and contribute to inefficient use of land.
- 5) Provide generous landscaping, paved walkways, and safe street crossings; build streets that serve pedestrians at least as much as they serve autos.
- 6) Build streets that are narrower than conventional subdivision streets; require sidewalks, trees and other pedestrian amenities.
- 7) Build neighborhoods within a five to ten minute walk (approximately ¼ mile) of activity centers, shopping, etc.
- 8) Plan a density gradient in which higher densities are required near activity centers and transit stops (if available) with densities becoming lower as one moves away from centers; encourage clustering of buildings in centers, shared parking facilities, and pedestrian/bike pathways connecting centers.
- 9) Discourage cul-de-sacs unless pedestrian and bike access across the ends is part of the design; encourage a grid or modified grid street layout that provides alternate routes to destinations.
- 10) Provide connections with neighboring developments to avoid islands of development that depend on collector streets for all travel between them.

(NCAPA Newsletter, June 1998)

## A5 Detailed Land Classification System

(Note: A more detailed land classification system may be used by the County in the future if it so chooses. There are seven classes in this system. The following is a description of this system.)

A land classification system has been devised as a means of assisting in the implementation of local policies. By delineating land classes on a map, local government and its citizens can specify those areas where certain policies (local, state and federal) will apply. The land classification system should be supported by and consistent with zoning, subdivision and other local growth management tools. Although specific areas are outlined on a land classification map, land classification is merely a tool to help implement policies and not, in the strict sense of the term, a regulatory mechanism. The intent of each land classification should be described in the text as clearly as possible. To further clarify its intent, the local government should describe how land classification is linked to policy.

The land classification system provides a framework to be used by local governments to identify the future use of all lands. The designation of land classes allows the local government to illustrate its policy statements as to where and to what intensity they want growth to occur, and where it wants to conserve natural and cultural resources by guiding growth.

The land classification system includes seven classes: **Developed, Urban Transition, Limited Transition, Community, Rural, Rural with Services, and Conservation**. The local government may subdivide these classes into more specific subclasses but any subclass should be able to aggregate back to the original class. Some classes may not apply to each local government; for example, the Community or Rural class may not apply in an incorporated municipality. Local governments may make some distinction between Urban Transition areas, which are intended to reflect intensely developing areas with the full range of urban services to be supplied, and Limited Transition areas that are less intensely developed, may have private services and are frequently located in a rural landscape.

In applying the land classification system the local government should give particular attention to how, where and when development of certain types and intensity will be encouraged or discouraged, based upon the community services analyses. Urban land uses and higher intensity uses which presently require the traditional urban services should be directed to lands classified as Developed. Areas developing or anticipated to develop at urban densities which will eventually require urban services should be directed to lands classified as Transition. Low density development in settlements which will not require sewer services should be directed to areas classified as Community. Agriculture, forestry, mineral extraction and other similar low intensity uses and very low-density residential uses should be directed to lands classified as Rural.

Generally, public or private water or sewer systems will not be provided in areas classified rural as an incentive for intense development. The land use classification should reflect the future water and wastewater service areas assumed in any water supply plan appendix.

## Land Classes and Descriptions

### **Developed**

**Purpose.** The purpose of the Developed class is to provide for continued intensive development and redevelopment of existing cities, towns and their urban environs.

**Description and Characteristics.** Areas meeting the intent of the Developed classification are currently urban in character where minimal undeveloped land remains and have in place, or are scheduled for the timely provision of, the usual municipal or public services. Urban in character includes mixed land uses such as residential, commercial, industrial, institutional and other uses at high to moderate densities. Services include water, sewer, recreational facilities, streets and roads, police and fire protection. In some instances an area may not have all the traditional urban services in place, but if it otherwise has a developed character and is scheduled for the timely provision of these services, it still meets the intent of the developed classification. Areas developed for predominantly residential purposes meet the intent of this classification if they exhibit:

- (i) a density of three or more dwelling units per acre; or
- (ii) a majority of lots of 15,000 square feet or less, which are provided or scheduled to be provided with the traditional urban services; or
- (iii) permanent population densities that are high and seasonal populations that may swell significantly.

**Discussion.** Local governments may subdivide the Developed class into subclasses such as Developed/Multi-family Residential, Developed/Single-family Residential, Developed/Commercial and Developed/Industrial. In applying the Developed class or subclasses, the local government should discuss how, when and where it will provide the services necessary to support the needs of an urban area. This class is designed to illustrate urban intensity development and services necessary to support it and should be applied to existing cities and towns and intense development within the extraterritorial planning jurisdictional area (if any). The Developed class is one of two classes the local government should apply to areas containing intense urban development requiring urban services.

### **Urban Transition**

**Purpose.** The purpose of the Urban Transition class is to provide for future intensive urban development on lands that are suitable and that will be

provided with the necessary urban services to support intense urban development.

**Description and Characteristics.** Areas meeting the intent of the Urban Transition classification are presently being developed for urban purposes or will be developed in the next five to ten years to accommodate anticipated population and urban growth. These areas are in, or will be in a "transition" state of development going from lower intensity uses to higher intensity uses and as such will eventually require urban services. Examples of areas meeting the intent of this class are lands included within municipal extraterritorial planning boundaries and areas being considered for annexation.

- Areas classified Urban Transition will provide lands for intensive urban growth when lands in the Developed class are not available. Urban Transition lands must be able to support urban development by being generally free of physical limitations and be served or readily served by urban services. Urban development includes mixed land uses such as residential, commercial, institutional, industrial and other uses at or approaching high to moderate densities. Urban services include water, sewer, streets and roads, police and fire protection that will be made available at the time development occurs or soon thereafter. Permanent population densities in this class will be high and the seasonal population may swell significantly.
- In choosing land for the Urban Transition class, such land should not include: areas with severe physical limitations which would make the provision of urban services difficult or impossible, lands which meet the definition of conservation, lands of special value (unless no other alternative exists) such as productive and unique agricultural lands, forest lands, potentially valuable mineral deposits, water supply watersheds, scenic and tourist resources including archaeological sites, habitat for important wildlife species, areas subject to frequent flooding, areas important for environmental or scientific values, lands where urban development might destroy or damage natural systems or processes of more than local concern, or lands where intense development might result in undue risk to life and property from natural or existing manmade hazards.
- Areas that are predominantly residential meet the intent of this class if:
  - ⇒ they are approaching three dwelling units per acre, or
  - ⇒ a majority of the lots are 15,000 square feet or less and will be provided with essential urban services to support this high density development, or
  - ⇒ are contiguous to existing developed municipal areas.

### **Limited Transition**

**Purpose.** The purpose of the Limited Transition class is to provide for development in areas that will have some services, but are suitable for lower densities than those associated with the Urban Transition class, or are geographically remote from existing towns and municipalities.

**Description and Characteristics.** Areas meeting the intent of this class will experience increased development during the planning period. They will be in a state of development necessitating some municipal type services. These areas are of modest densities and often suitable for the provision of closed water systems rather than individual wells.

- Areas classified Limited Transition will provide controlled development with services, but may not be on lands that are suitable for traditional high intensity urban development normally associated with sewers or other services. These may be lands with physical limitations or areas near valuable estuarine waters or other fragile natural systems. Sewers and other services may be provided because such services are already in the area or readily available nearby, because the lands are unsuitable for septic tanks or the cumulative impact of septic tanks may negatively impact significant public resources. Self-contained, large, retirement/vacation developments in otherwise rural areas would meet the intent of this class.
- The Limited Transition class is intended for predominantly residential development with densities of three units per acre or less, or where the majority of lots are 15,000 square feet or greater. In many areas, lower densities may be necessary and should be discussed. Clustering or development associated with Planned Unit Developments may be appropriate in the Limited Transition class.
- Areas which meet the definition of the Conservation class should not be classified Limited Transition.
- Due to its very nature, the Limited Transition land classification may be controversial. As such, if a local government chooses to use this class, it shall describe the circumstances making this classification necessary and shall also describe how this class will help the local government achieve both its economic development and natural resources protection policies. This discussion shall include statements as to why lands included in this classification are appropriate for development which necessitates the provision of services.

**Discussion.** As sewer and other services become more widespread, they are frequently extended to areas that are not suitable for high density urban development. The use of such services generally increases environmental protection in these areas if the density of development remains relatively low.

The Limited Transition class is intended to provide for appropriate moderate densities of development with the benefits of services. However, the reliability of services such as sewage treatment systems is critical in these areas. If the local government intends to allow the private provision of urban services such as sewage systems and garbage collection, then the local government should require special assurances that these private services will reliably protect the public resources and avoid unnecessary public expenses. Both the Urban Transition and Limited Transition classes are designed to illustrate emerging and developing areas where some appropriate level of services are required.

## **Community**

**Purpose.** The purpose of the Community class is to provide for clustered, mixed land uses at low densities to help meet the housing, shopping, employment and other needs in rural counties.

**Description and Characteristics.** Areas meeting the intent of the Community class are presently developed at low densities which are suitable for private septic tank use. These areas are clustered residential or commercial land uses which provide both low intensity shopping and housing opportunities and provide a local social sense of a "community". These communities are generally small and some are not incorporated. Very limited municipal type services such as fire protection and community water may be available, but municipal type sewer systems are not to be provided as a catalyst for future development. In some unusual cases sewer systems may be possible, but only to correct an existing or projected public health hazard. Areas developed in a low density fashion in small, dispersed clusters in a larger rural County landscape with very limited or no water and sewer services meet the intent of this class.

**Discussion.** The Community class applies to clustered low intensity development in a rural landscape. This development is usually associated with crossroads in counties. Some "communities" may have or may require municipal type services to avert an existing or anticipated health problem. Even though limited services may be available, these areas should not be shown in the higher intensity land classes, as the major characteristic which distinguishes the Community class from the Developed and Transition classes is that services are: not provided to stimulate intense development in a rural setting, but rather to neutralize or avert health problems. Due to the small size of most communities, they will appear as small areas in a dispersed pattern on the County land classification map. This class illustrates small, dispersed groupings of housing and commercial land uses forming "crossroad" communities in a rural landscape.

## **Rural**

**Purpose.** The Rural class is to provide for agriculture, forestry, mineral extraction and other allied uses traditionally associated with an agrarian region. Other land uses, due to their noxious or hazardous nature and negative impacts on adjacent uses may also be appropriate here if sited in a manner that minimizes their negative effect on surrounding land uses or natural resources. Examples include energy generating plants, refining plants, airports, landfills, sewage treatment facilities, fuel storage tanks and other industrial type uses. Very low density dispersed residential uses on large lots with on site water and sewer are consistent with the intent of the rural class. Development in this class should be as compatible with resource production as possible.

**Description and Characteristics.** Areas meeting the intent of the Rural classification are appropriate for or presently used for agriculture, forestry, mineral extraction and other uses, that due to their hazardous or noxious nature, should be located in a relatively isolated and undeveloped area. Very low density dispersed, single-family residential uses are also appropriate within rural areas where lot sizes are large and where densities do not require the provision of urban type services. Private septic tanks and wells are the primary on site services available to support residential development, but fire, rescue squad and sheriff protection may also be available. Population densities will be very low.

**Discussion.** The Rural class is the broadest of the five classes and will generally constitute the major land class on County land classification maps. Local governments may subdivide the Rural class into subclasses such as Rural/Agriculture, Rural/Forestry etc. in order to illustrate where these basic rural activities will occur.

### **Rural with Services**

**Purpose.** The Rural with Services class is to provide for very low density land uses including residential use where limited water services are provided in order to avert an existing or projected health problem. Development within this class should be low intensity in order to maintain a rural character. Rural water systems, such as those funded by Farmers Home Administration, are or may be available in these areas due to the need to avert poor water quality problems. These systems, however, should be designed to serve a limited number of customers and should not serve as a catalyst for future higher intensity development.

**Description and Characteristics.** Areas meeting the intent of this class are appropriate for very low intensity residential uses, where lot sizes are large, and where the provision of services will not disrupt the primary rural character of the landscape. Private wells and septic tank services may exist, but most development is supported by a closed water system. Other services such as sheriff protection and rural or volunteer fire protection and emergency rescue, etc. may also be available.

**Discussion.** This class is intended to be applied where the local government has provided, or intends to provide very limited water services to avert a known or anticipated health problem in a predominantly larger agrarian region.

### **Conservation**

**Purpose.** The purpose of the Conservation class is to provide for the effective long-term management and protection of significant, limited, or irreplaceable areas. Management is needed due to the natural, cultural, recreational,

scenic or natural productive values of both local and more than local concern.

**Description and Characteristics.** Areas meeting the intent of this classification that should be considered for inclusion include public trust waters and other similar lands, environmentally significant because of their natural role in the integrity of the region, including but not limited to wetlands that have a high probability of providing wildlife habitat, forest lands that are essentially undeveloped and lands which otherwise contain significant productive, natural, scenic, cultural or recreational resources.

**Discussion.** The Conservation class is designed to illustrate the natural, productive, scenic, cultural and recreational features that make the region a desirable place in which to live, work and visit. As such, the Conservation class should be applied to areas that because of their unique, productive, limited, cultural or natural features should be either not developed at all (preserved), or if developed, done so in an extremely limited and cautious fashion. Examples might include wetlands or other unique lands known for their natural, scenic, historical, cultural or hazardous nature. These areas might include areas identified by the Natural Heritage Program, savannas, tracts of native forests, undeveloped shorelines, etc. When these areas are included in the Conservation class the local government should describe the types of uses it deems appropriate, if any, within each area and under what circumstances those uses might be appropriate. Urban services, public or private, should not be provided in these areas as a catalyst to stimulate intense development. In most cases limited on site services will adequately support any limited development within this class and will also protect the very features which justify the area's inclusion in the Conservation class. The primary intent of the Conservation class is to provide protection for the resources included therein. Policy development in the Land Use Plan should acknowledge the intent of this class and policies should be consistent with the function of areas shown in the Conservation class.

## **A6 Land Use Plan Meeting Timeline**

August 19, 2005 – Land Use Stakeholders Meeting #1

December 9, 2005 – Land Use Stakeholders Meeting #2

February 27, 2006 – Commissioners and Planning Board Joint Meeting #1

March 21 – Grange Group Meeting

April 2006 – LUP Community Workshops

- April 6, 6:30-8:30, Governmental Center, Wentworth
- April 11, 6:30-8:30, Reidsville YMCA
- April 19, 4:00-6:00, Madison/Mayodan Recreation Center

April 19 – Rockingham County Economic Partnership Executive Committee Meeting

April 19 – Rockingham County Realtors Association Meeting

May 18 – Home Builders Association Meeting

August 10 – Stoneville Rotary Meeting

August 11 – Land Use Stakeholders Meeting #3

August 28 – Commissioners and Planning Board Joint Meeting #2

August 30 – Rockingham County Economic Partnership Executive Committee Meeting

September 7 – Informal Community “Drop-in” Meeting

September 11 – Reidsville Rotary Meeting

September 14 – Land Use Plan Public Hearing