

Person County & City of Roxboro

Joint Comprehensive Land Use Plan



Meeting Agenda

1. Welcome
2. Review Guiding Principles
3. Growth Scenarios
4. Next Steps

Guiding Principles

Guiding Principles

- Celebrating our Rural Character & Lifestyle
- Facilitating Sustainable Economic Growth
- Building a Strong and Vibrant Community
- Strengthening Governmental Coordination

Land Use Scenarios

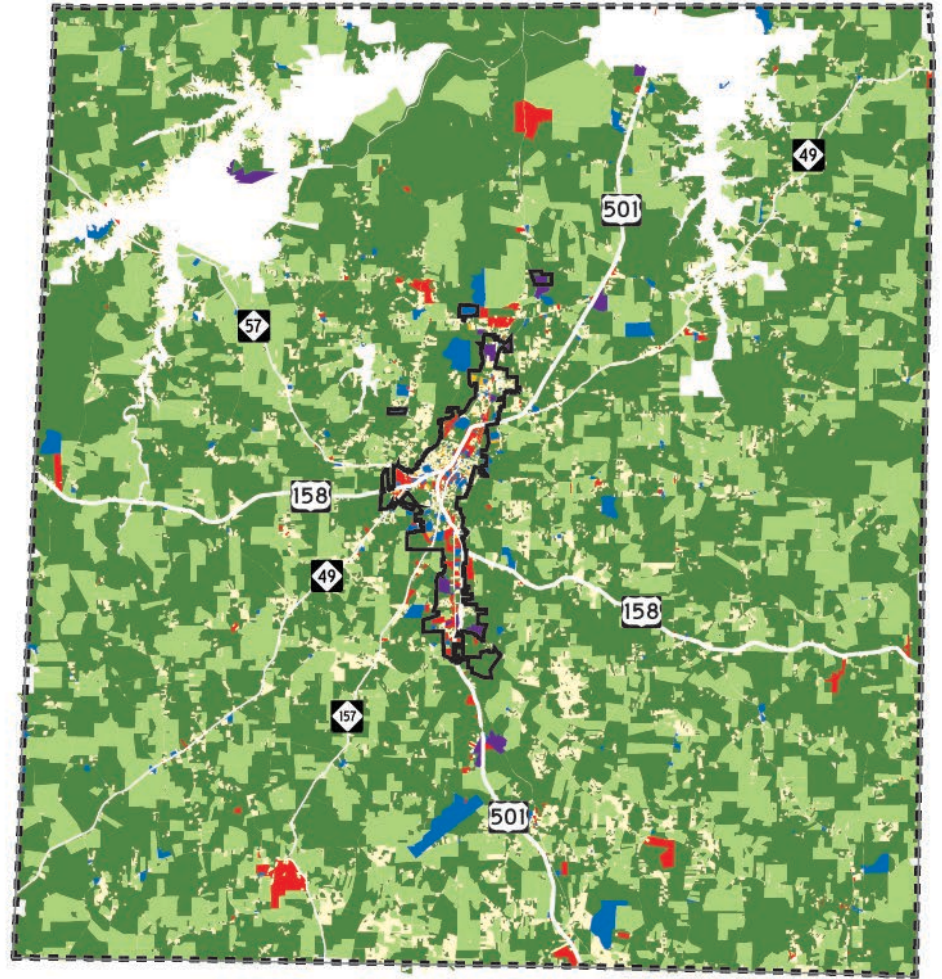
Process

- Broad Growth Scenarios (Today)
- Future Land Use Map (Next Step)
 - Work sessions with City staff & County staff (February)
 - Steering Committee Meeting (March)

Elements Influencing Future Land Use Scenarios

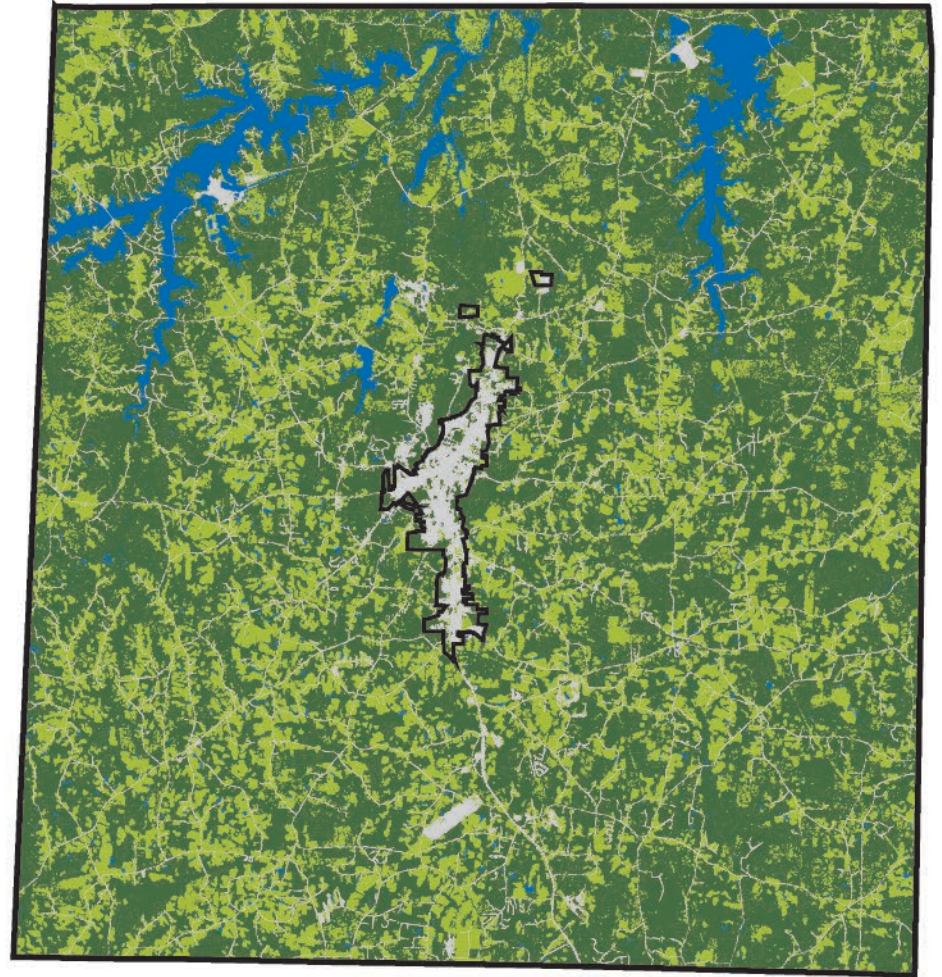
EXISTING LAND USE

-  Agricultural / Undeveloped
-  Rural Residential
-  Residential
-  Government / Exempt
-  Commercial
-  Industrial
-  Person County
-  City of Roxboro



2019 LAND COVER

USDA National Agricultural Statistics Service








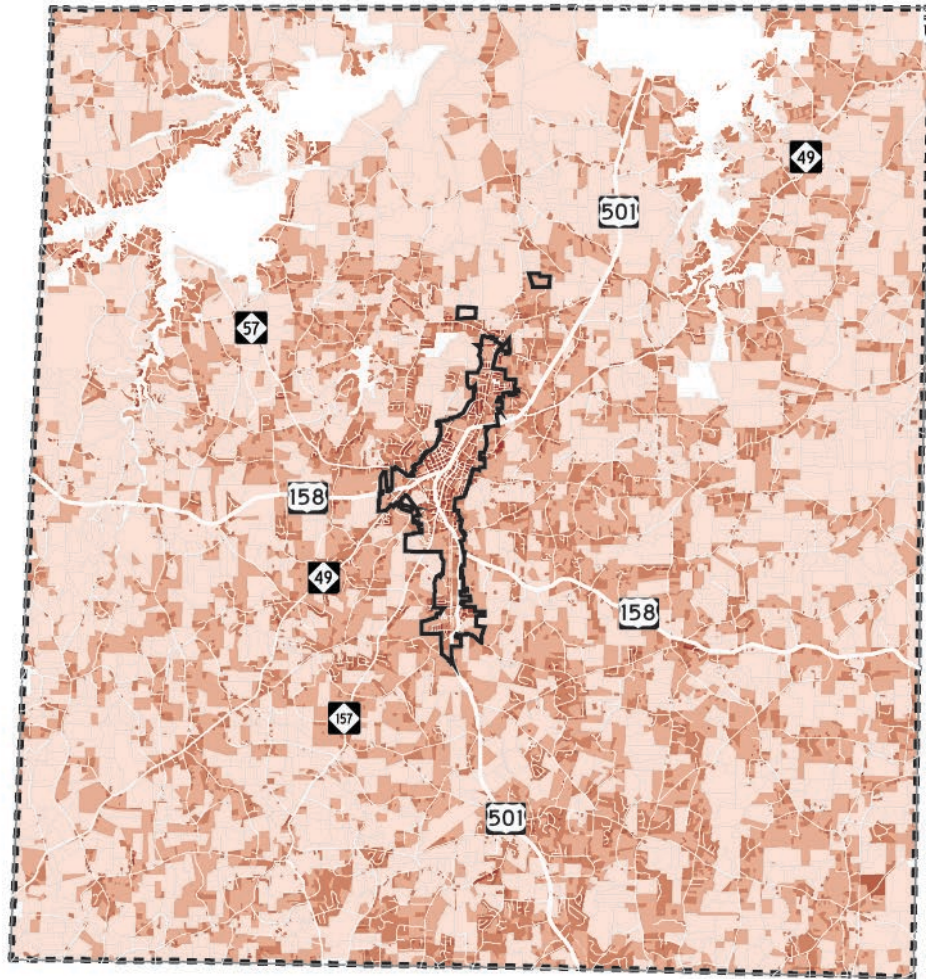
PARCEL SIZE

Source: American Community Survey, 2018





-  Person County
-  City of Roxboro
-  Roads

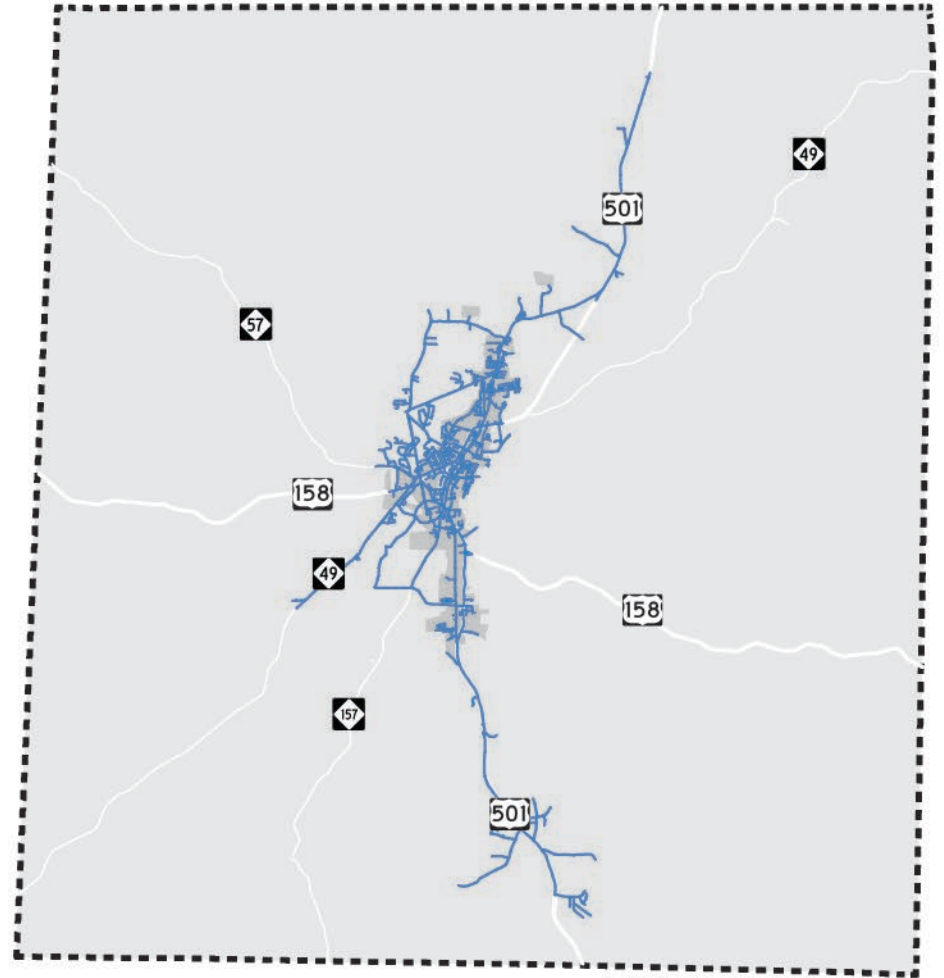
PARCEL SIZE

-  0.0 - 0.5 Acres
-  0.6 - 1.0 Acres
-  1.1 - 10.0 Acres
-  10.1 - 50.0 Acres
-  50.0 Acres or Larger







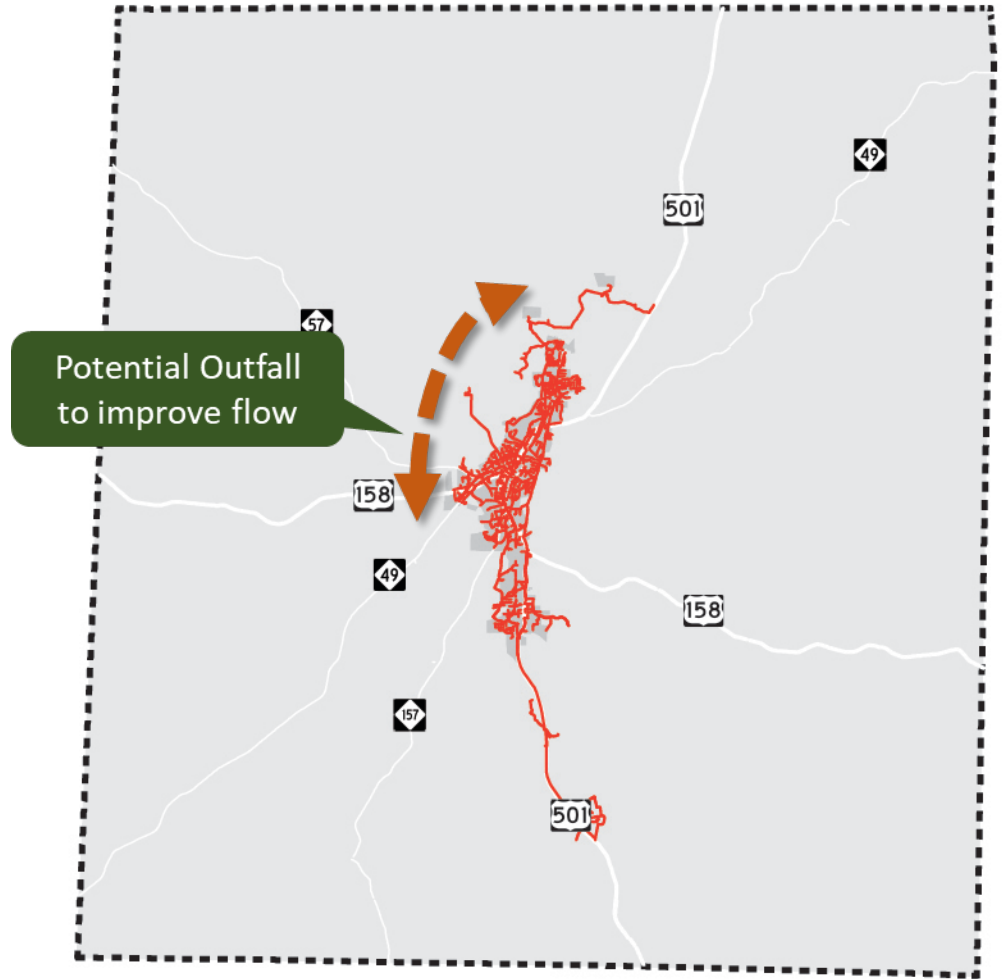
WATER SYSTEM

-  Water System
-  Person County
-  City of Roxboro
-  Roads



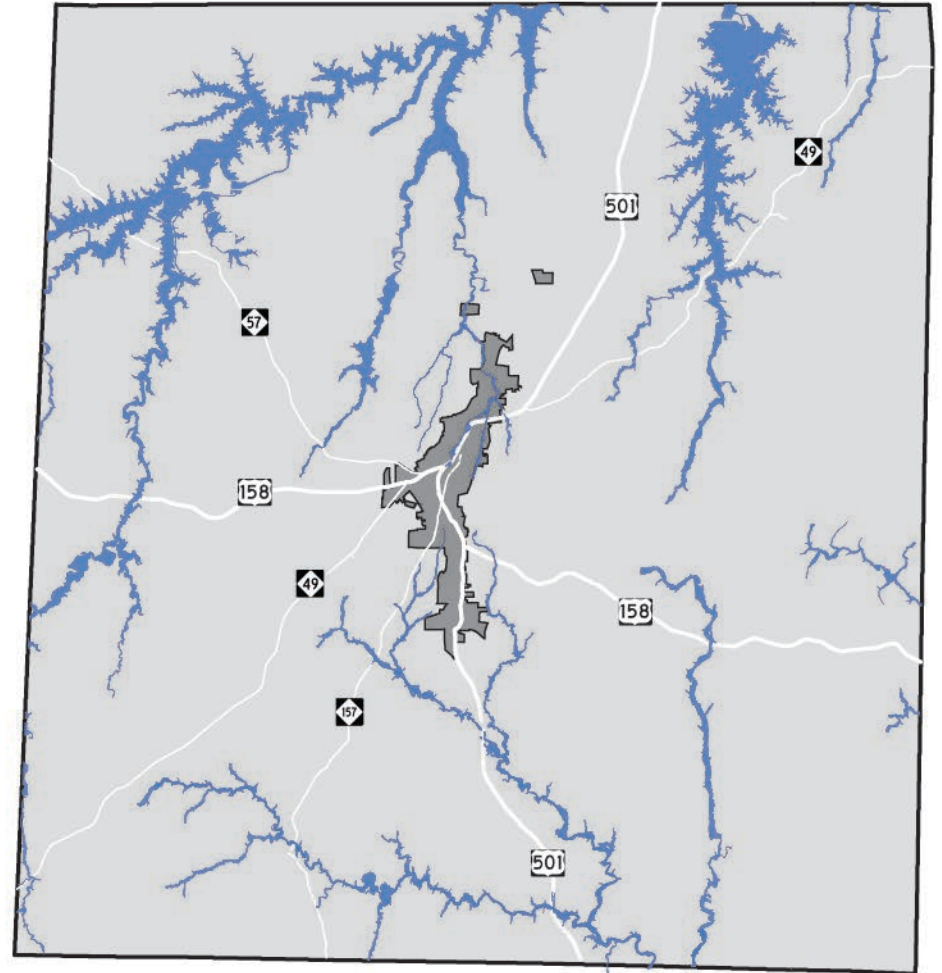
SEWER SYSTEM

-  Sewer System
-  Person County
-  City of Roxboro
-  Roads



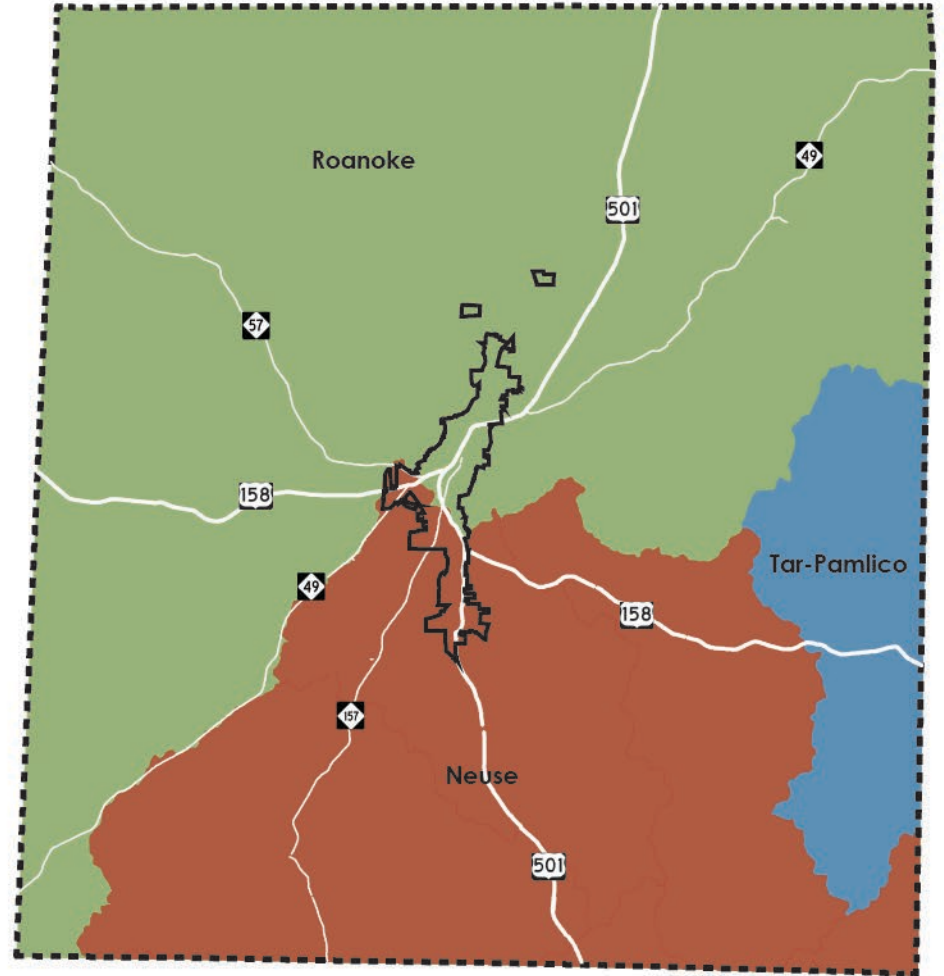
FLOODPLAIN

-  100 - Year Floodplain
-  Person County
-  City of Roxboro
-  Major Roads



WATERSHEDS

-  Roanoke River
-  Neuse River
-  Tar-Pamlico River
-  Person County
-  City of Roxboro
-  Major Roads



Person County, NC

Caswell Co.



Granville Co.

Agriculture Lands Assessment

Soil Score

- Tier I
- Tier II
- Tier III
- Tier IV

Aims to award points to parcels with high quality soils. Parcels in Tier 1 are considered to be the highest priority for conservation of working farmland.



Data Sources:

North Carolina Department of Agriculture and Consumer Services, NC One Map, Person County GIS

Orange Co.

Durham Co.

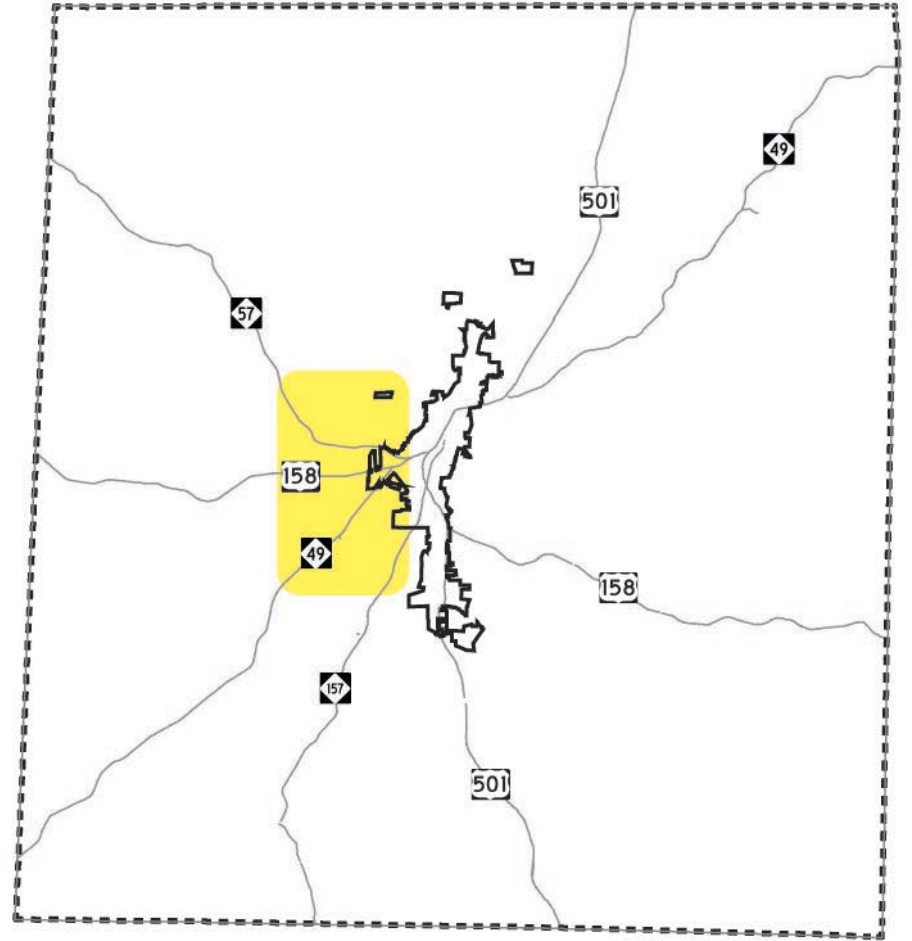
**2016 County
Farmland
Preservation Plan**

Potential/Example Land Use Scenarios

- Residential
- Commercial
- Industrial
- Agriculture

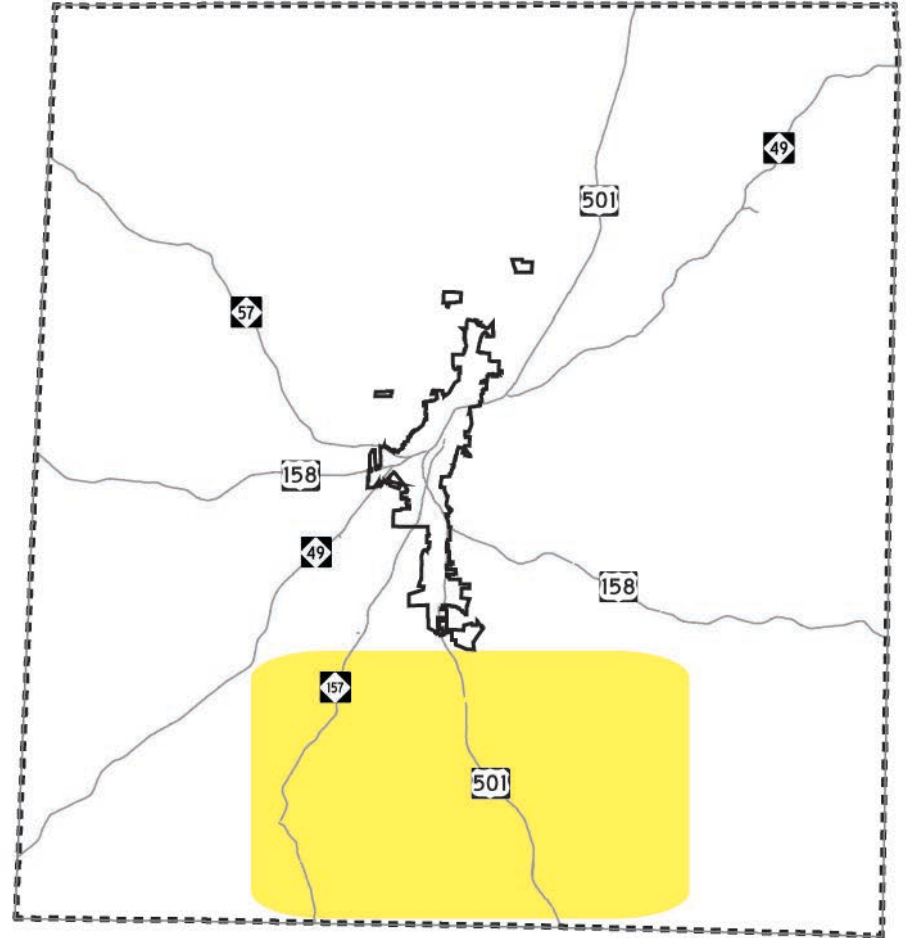
RESIDENTIAL SCENARIO A

Grow residential development along the western boundary of the City



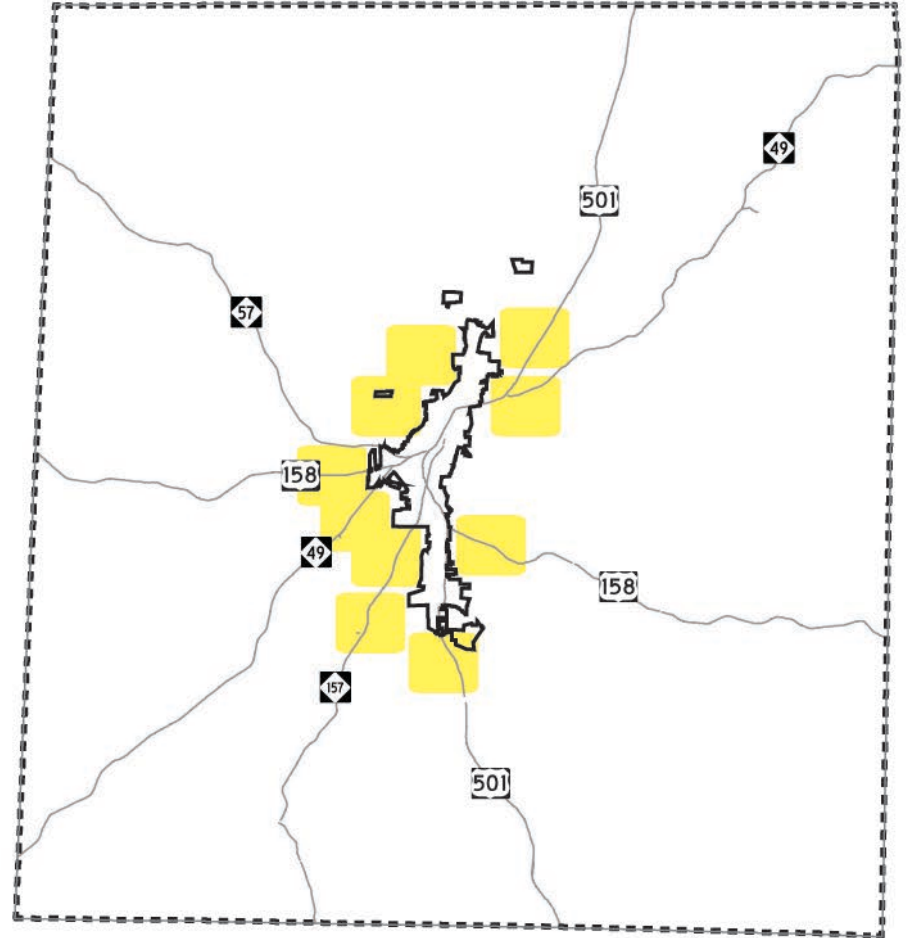
RESIDENTIAL SCENARIO B

Grow residential development in southern Person County



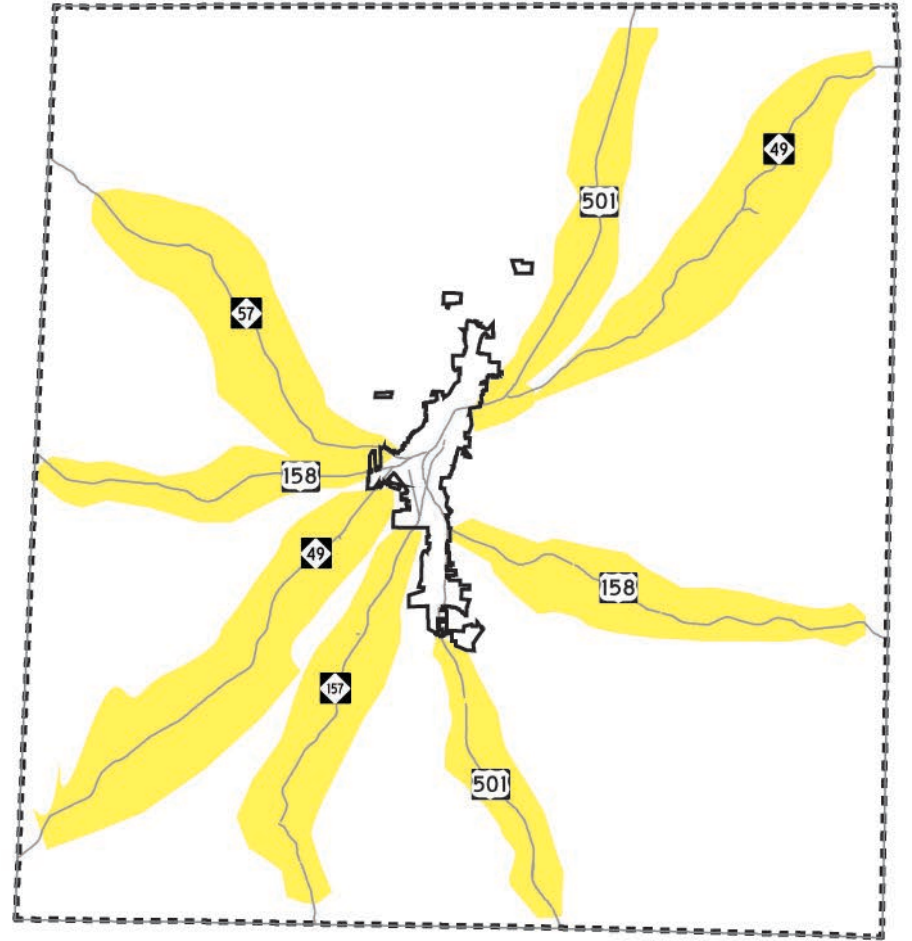
RESIDENTIAL SCENARIO C

Grow residential development surrounding the City of Roxboro



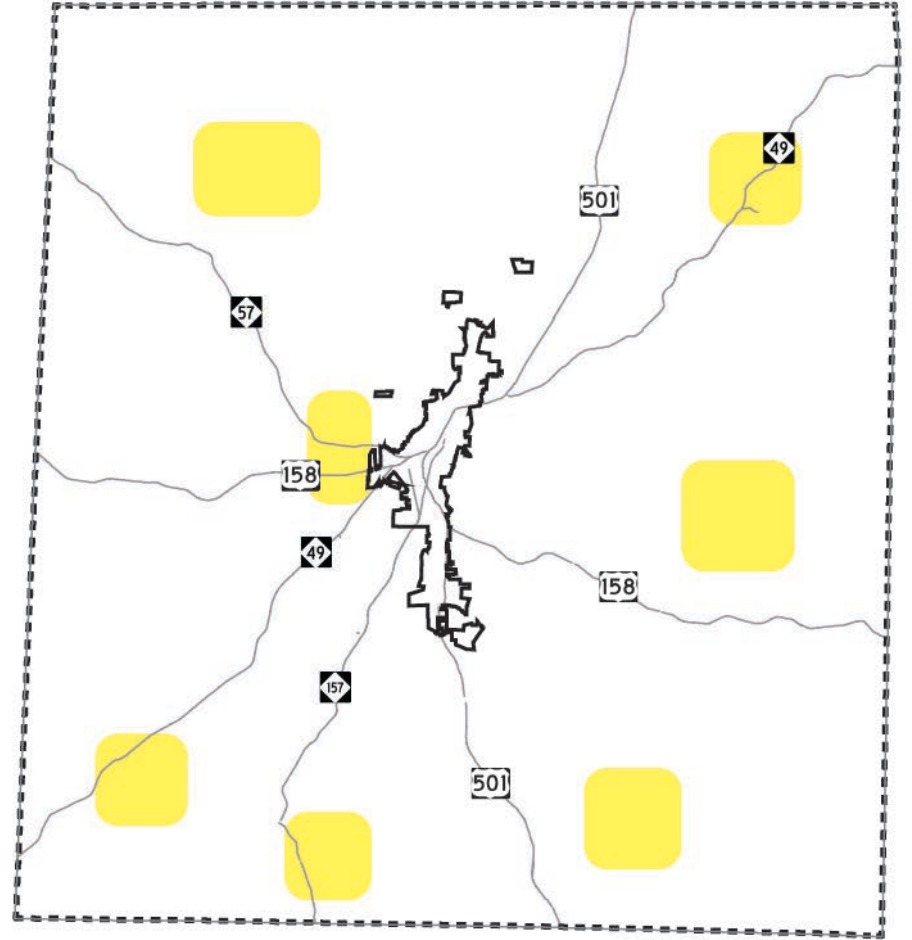
RESIDENTIAL SCENARIO D

Spread residential development along major transportation corridors



RESIDENTIAL SCENARIO E

Opportunistic residential growth



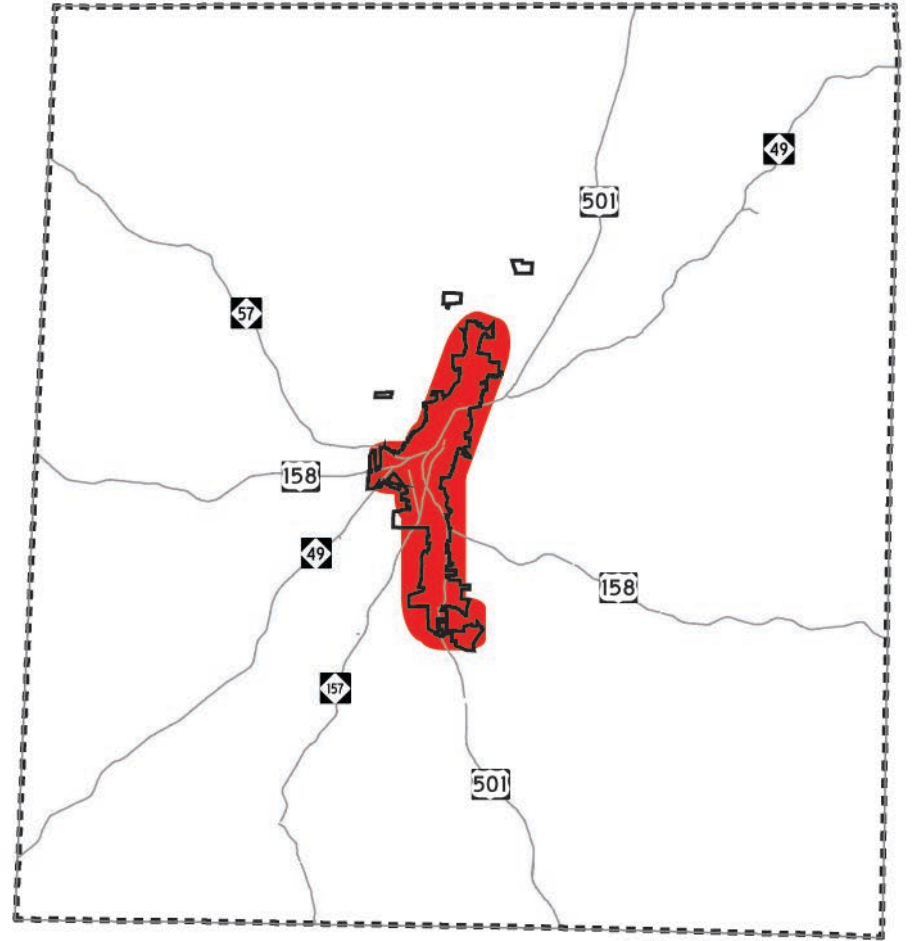
Residential Land Use Strategy

(Based on Guiding Principles)

- In and around the City of Roxboro
- Where sewer exists or can be served by sewer
- In close proximity to public services and amenities
- 501 corridor, close to Durham County
- Away from prime agricultural land

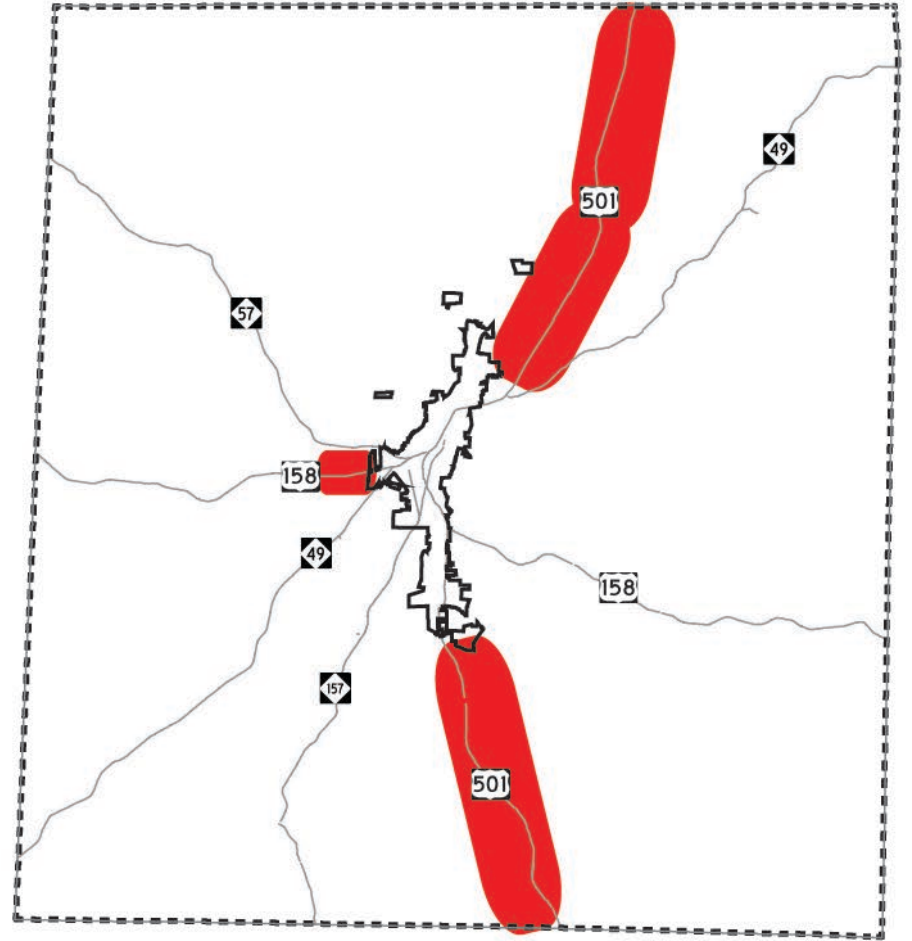
COMMERCIAL SCENARIO A

Focus commercial development in the City



COMMERCIAL SCENARIO B

Strip commercial development along
the 501 and 158 corridors



Commercial Land Use Strategy

(Based on Guiding Principles)

- Reuse /redevelop legacy buildings and sites
- Nothing large scale outside of the City
- Neighborhood/convenience retail in crossroads locations
- Rural business enterprises on large tracts in agricultural areas

INDUSTRIAL SCENARIOS

A: Around Roxboro Power Plant

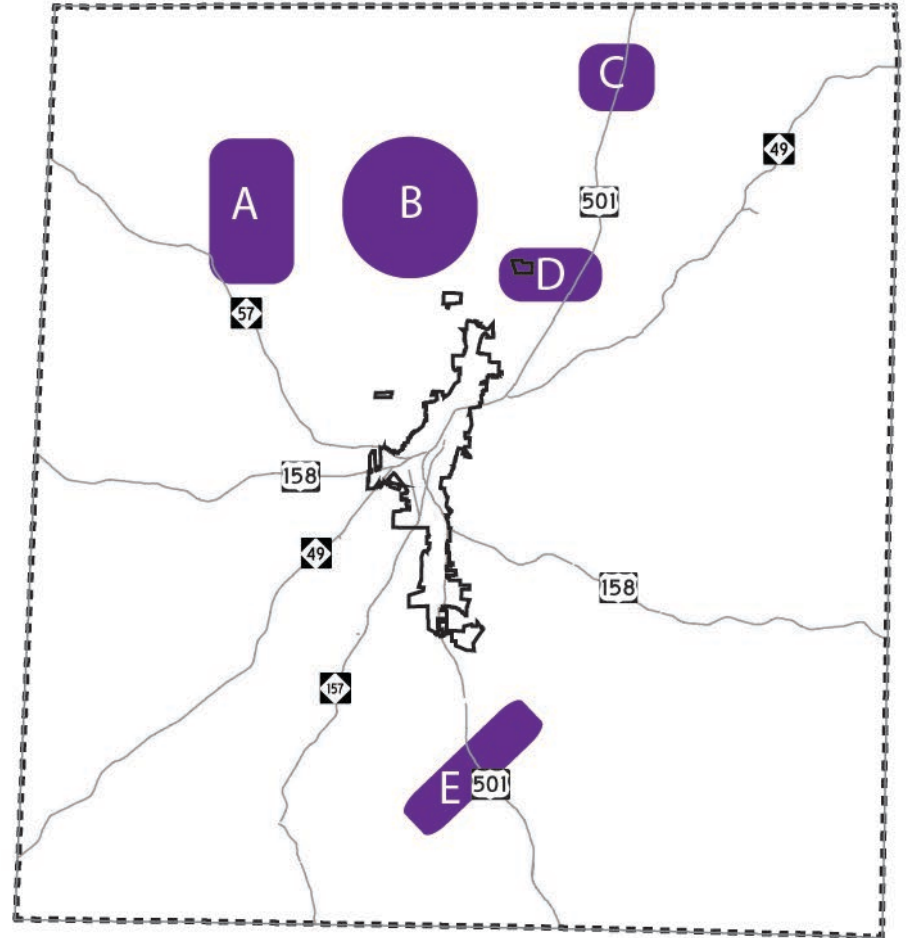
B: Around Person County MegaSite

C: Around Mayo Power Plant

D: Around 501 North

E: Around Airport / Industrial on 501

F: Reuse Existing Sites in City
(Not shown on map)



Industrial Land Use Strategy

(Based on Guiding Principles)

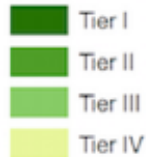
- Reuse and repurpose legacy industrial sites
- Build employment clusters around existing industry
- Utilize existing supportive infrastructure
 - Water, Sewer, Highways, Gas, Rail, Airport
- Ensure compatibility with existing and planned development

AGRICULTURAL SCENARIO

- Areas of Focus
 - Eastern area
 - Western area
 - Southwestern area

Agriculture Lands Assessment

Soil Score



Aims to award points to parcels with high quality soils. Parcels in Tier 1 are considered to be the highest priority for conservation of working farmland.



Next Steps

- Develop Draft Future Land Use Map
 - Work sessions with City staff & County staff (February)
 - Steering Committee Meeting (March)

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Joint Comprehensive Land Use Plan

