



## Questions from the 1/19/2021 Virtual Community Workshop

*Please note that some of the questions have been edited for clarity.*

### Questions about the Community Workshop and Leland 2045 Project

Where are the kids/young folk?

*We want to engage all ages in this project. More efforts targeting different age groups have been initiated after the 1/19/21 community workshop.*

Disappointed that diversity isn't listed as items to improve.

*We hope that the visions of the Leland 2045 plan will create opportunities for people of all ages, demographics, ethnicities, and socioeconomic status, which will increase the diversity of Leland.*

How many residents joined this evening?

*141 people registered for the event and 89 people joined.*

How do you ensure that the community input that is considered covers all demographics?

*Outreach will continue during the public engagement period over several months. As more people become aware of the project and the opportunity to provide input, we hope to have feedback that is representative of a cross section of Leland.*

We are applying for a National Park Service Rivers, Trails and Conservation Technical Assistance program for the Gullah Geechee Greenway/Blueway Corridor. How can we interface with your effort? Our application is due this March.

*Leland 2045 will include elements addressing potential bicycle and pedestrian improvements as well as historic and cultural resources, which would align with the vision of the proposed Gullah Geechee Greenway/Blueway Corridor.*

How is Belville included in the planning and is the Riverwalk area included as part of the project?

*Leland 2045 is a project to create a framework for the future of Leland and does not include planning for Belville or their Riverwalk.*

How does the Leland plan align with the Brunswick County and Wilmington plans?

*Leland 2045 will create the policy framework for future land use patterns for the Town of Leland. Leland 2045 will create a vision that can be used to coordinate with neighboring*

*jurisdictions, particularly in transportation improvements including roadways, bicycle and pedestrian facilities, and transit.*

Has there been any conversation around Leland, Belville, Navassa, & Town Creek all becoming Leland? Or are they working on their own plans and should we consider working together with those towns?

*Leland, Belville, Navassa, Sandy Creek, and other jurisdictions including Brunswick County are all required to perform land use planning, whether independently or in conjunction the county. Leland chose to work independently to create a plan driven by the needs and input of Leland community residents.*

Do you have a preliminary vision for the town?

*Leland has done great work with previous land use and transportation plans and this project will build upon those ideas and efforts. Those plans can be viewed here: <https://www.townofleland.com/planning-inspections/planning-zoning/guiding-plans-and-documents>*

What is our scope and are we able to think beyond that scope, considering the trajectory of 25 years from now?

*The 25-year planning horizon with Leland 2045 is on the long end of the ideal planning timeline and is the most long reaching planning effort undertaken by the Town to date. 25 years was deliberately chosen due to the rapid population growth and development that Leland has seen since the 2000s, and also coincides with the long-range transportation planning horizon of the Wilmington Metropolitan Planning Organization (WMPO).*

## **Questions about Design Workshop (the Consultant Firm)**

Who hired you?

*Design Workshop was contracted by the Town of Leland after a competitive selection process.*

Where have you done work other than Dorchester county? What other communities have you worked in?

*You can learn more about Design Workshop and the projects they have worked on by visiting their website: <https://www.designworkshop.com/>*

How have you facilitated charettes during Covid? Will you do the same for Leland's process?

*Both Design Workshop and Town of Leland have experience in holding public meetings during the COVID-19 pandemic. We are committed to gaining public input while maintaining safety and will utilize a combination of methods including online meetings and in-person events with appropriate safety precautions.*

## Questions about Public Input and Engagement

Where do you need help from us at this point?

*Helping us spread the word about the Leland 2045 project and the need for community input would be very helpful.*

What's the best way to get our thoughts heard throughout the process?

*Participating in the surveys, community meetings, and other public input opportunities as the project progresses are the best way to provide your thoughts during the project. All public input opportunities will be posted on the project website [www.Leland2045.com](http://www.Leland2045.com).*

Please explain how you are engaging us in decisions.

*The public input gathered during workshops, surveys, and other public engagement methods will be used to identify community issues and priorities. These will help shape the framework for future land use patterns and implementation policies that will be used by staff, advisory boards, and Town Council when making decisions pertaining to land use and development in Leland.*

## Questions about the Project Focus Group

Why have we not heard of the advisory board before tonight? How do I join the advisory committee?

*Leland began recruiting applicants for the focus group on September 1, 2020 through social media posts and the Town's website through the end of November. All of the vacancies have been filled with residents that submitted applications during the application period, in addition to liaisons from Leland's Planning Board and Leland's Economic Development Committee.*

Who is currently on the advisory committee? Are communities included in the advisory committee?

*The Leland 2045 Focus Group includes the following people:*

- Abby Lorenzo, Mallory Creek
- Trish Farnham, The Arbors at Westgate
- Trish McDaniel, Brunswick Forest
- Chris Stevenson, Waterberry Plantation
- Jason Gaver, Leland Planning Board Liaison
- Jon Tait, Leland Economic Development Committee Liaison

## Questions about “Downtown” Leland

Where is downtown? What are the plans for the "downtown" area?

*The Village Road corridor and surrounding area is the original area where Leland was incorporated and is sometimes referred to as “downtown” Leland. The Town of Leland refers to this area as the Gateway District and it is envisioned as an area with vibrant mixed-use development in a compact pattern to encourage walkability.*

*You can learn more about Leland’s vision for the Gateway District in the Gateway Infill Plan here:*

*[https://www.townofleland.com/sites/default/files/uploads/planning/lelandreport\\_final.pdf](https://www.townofleland.com/sites/default/files/uploads/planning/lelandreport_final.pdf)*

*This Star News article also discusses the visioned future for the Gateway District:*

*<https://www.starnewsonline.com/news/20200128/three-ways-leland-is-hoping-to-create-downtown>*

## Questions about Growth and Development

How can uncontrolled growth be prevented?

*Uncontrolled growth can be prevented through planning efforts like Leland 2045, which create policies that drive the land use regulations within the Town’s Code of Ordinances. The policies also provide guidance for appropriate zoning designations for properties, which dictate the density, style, and intensity of development that is allowed on properties.*

Does the Town anticipate growth including increasing the industrial tax base?

*Leland continues to work on diversifying the economy in the Town and encouraging development of clean industries and other job-creating businesses. Leland worked with a property owner to have large tracts of land in the Leland Innovation Park annexed into the Town and has an Economic Development Committee set up specifically to strategize on economic growth and job creation.*

Why are so many apartments being built?

*There is a market demand for apartments in the region, not just in Leland.*

Apartments are now at 50% occupancy, 750 apartments are being built, how will section 8 housing be avoided?

*Its our understanding that the occupancy rates for existing apartments is close to fully occupied but would welcome information that demonstrates lower occupancy rates. “Section 8” is a term used to describe properties that allow residents to use federal housing choice vouchers to assist rental payments. There are already apartment complexes in Leland that accept housing choice vouchers to assist limited income*

*households. Housing affordability is a nationwide issue and by providing housing options through a diversified housing stock, Leland can help ensure that there are housing opportunities for limited income households, including teachers, public service workers, seniors, and many other types of individuals and families.*

Will there be tax advantages for small businesses on Village Road?

*Leland continues to strategize for options to help spur redevelopment of the Gateway District including the Village Road corridor but has not specifically discussed tax subsidies or other tax benefits for businesses in these areas.*

What does it take to 'annex' property? Can you describe that? Why is it good to do?

*Annexation can be voluntary or involuntary. There are very specific standards and requirements for involuntary annexation therefore that type of annexation is rare. Voluntary annexation occurs when a property owner petitions to the Town of Leland to become included in the municipal limits of Leland. The process includes a property owner submitting a voluntary annexation petition, Town Council adopting a resolution authorizing the Town Clerk to investigate the petition, Town Council accepting a Certificate of Sufficiency certifying the petition and that the annexation area meets state law requirements, Planning Board recommending initial zoning of the property, Town Council holding a public hearing to decide on the annexation request, and finally Town Council holding a public hearing to apply zoning to the property.*

*Some benefits include that annexation adds land to the Town that increases the ad valorem tax base. If the land is used for residential development, the increase housing supply increases the population which increases the portion of sales tax that the Town receives.*

Why are so many chains being built? Why aren't quality restaurants and shops being encouraged?

*Those chains have identified that the area has a market that can support their business. Land use regulations do not differentiate the owners of businesses but instead allow for certain types of uses to occur in different zoning districts. Restaurants and other businesses face the same regulations and allowances whether they are locally owned or a chain.*

## **Questions about Utilities, Transportation, Infrastructure, Parks, and Schools**

Does this project include a progressive look at expanding the freshwater provisioning and wastewater management to handle the current and expected growth?

*Leland 2045 is focused on land use patterns and how a community physically develops. Specific utility improvements are outside of the scope of this project.*

I assume the transportation modeling is in conjunction with NC DOT plans.

*Correct. We will utilize best available data from other agencies including NC DOT and the Wilmington MPO.*

The most important change for me will be to build overhead cross walks from Brunswick Forest side of Leland to Magnolia Greens/Waterford side. What is the planning looking like for now?

*Leland continues to work towards safe pedestrian crossings in this area and other areas of the Town.*

It seems like the current focus is on increasing the tax base through economic development, but what about commitment to the other infrastructure needs such as parks, sidewalks, green areas, and especially roadways to alleviate traffic on Highway 17?

*Leland 2045 will incorporate all of the elements listed. However, Leland also has plans specific to economic development and parks, recreation, and open space.*

Are there any plans to open another road behind Compass Pointe to allow for another entrance?

*Compass Pointe is outside of the Town of Leland and therefore Leland is not involved in conversations about an additional entrance to Compass Pointe.*

Are there plans to add more cell towers in Leland?

*Leland's Code of Ordinance has regulations pertaining specifically to telecommunications towers and other telecommunications infrastructure. However, Leland is not a telecommunications provider and wouldn't initiate the development of new telecommunications facilities.*

The Leland area schools are already overcrowded. How is the school system being engaged in the growth process so we can insure adequate school capacity?

*Members of the school system will be met with directly as part of the stakeholder engagement for Leland 2045.*

What are the infrastructure plans?

*Once Leland 2045 creates the framework for future development and infill development, the Town will use that framework to layer on plans specific to infrastructure.*

## **Other Questions**

It's my understanding Leland has plans to build a large park. What facilities will be in the park? What is the proposed cost of the park? What is the annual cost for maintenance of the park?

*You can learn more about Leland's proposed parks here:*  
<https://www.townofleland.com/parks-recreation>

Will there be a balance for beautification and cleaning up Ocean Highway and Andrew Jackson Highway?

*Leland continues to partner with public and private organizations to improve community aesthetics, including the highway corridors.*

We are new here and are curious, what exactly are the boundaries of Leland?

*Leland has a host of online maps to provide various information. One map that you can use to view town boundaries is the Land Characteristics map on the Online Maps and GIS page here: <https://www.townofleland.com/planning-inspections/online-maps-and-gis>*