




BETHANY AREA LAND USE PLAN

Bethany Area Community
Informational Session
January 28, 2020



AGENDA

- Welcome
- Slideshow Presentation
- Question and Answer Session
- Surveys/ Gather Citizen Contact Information
- Adjournment

CUMBERLAND COUNTY COMPREHENSIVE PLANNING

- *Staff Introduction*
- *Main function is to maintain a Long-Range Comprehensive Plan for the County as well as develop detailed land use plans for all municipalities and unincorporated areas within the County*

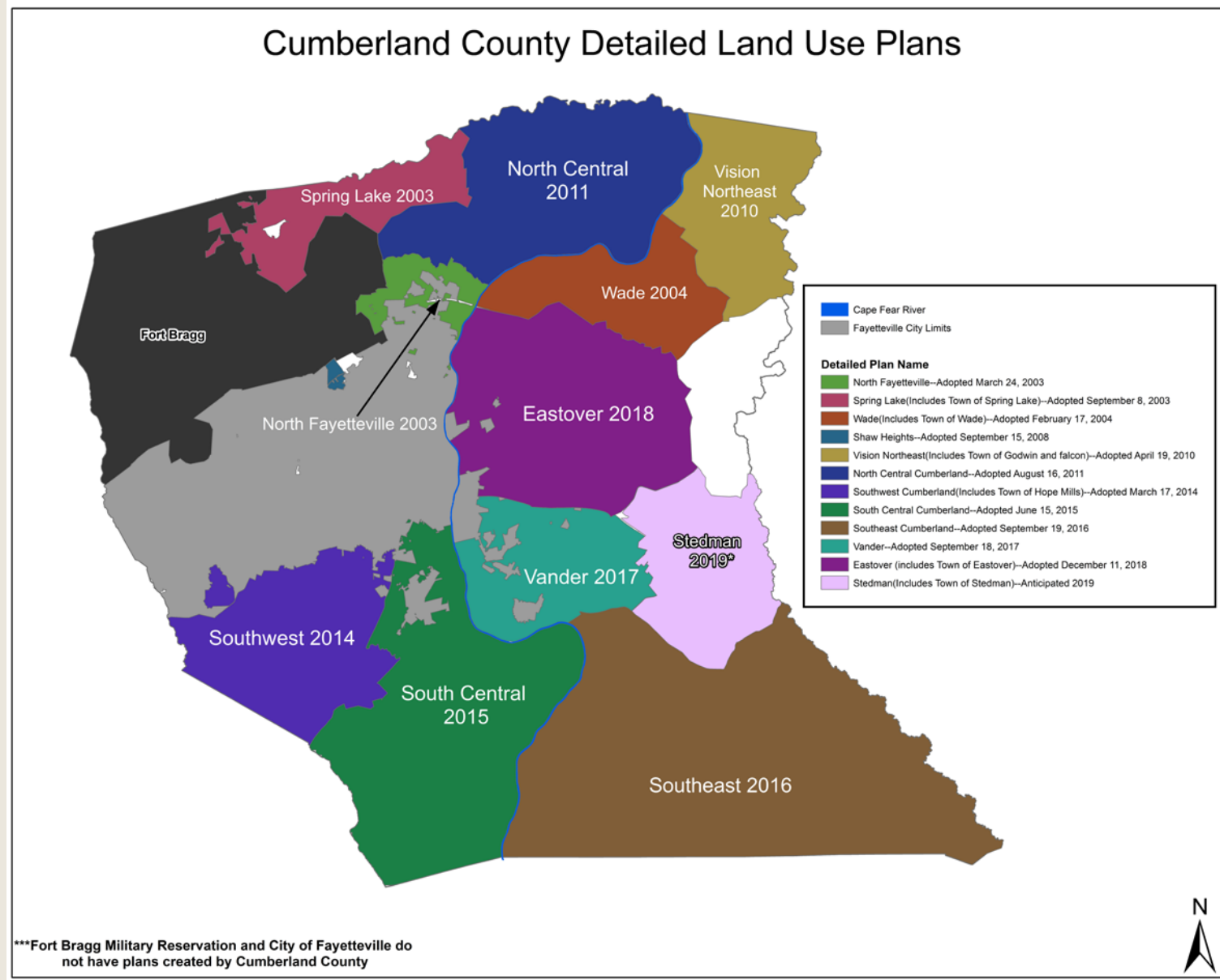
WHAT IS A LAND USE PLAN?

- A Land Use Plan is a document that helps guide the future use of land in an effort to promote more desirable outcomes and a more efficient use of resources.
- A Land Use Plan should take into consideration the health, safety, convenience and efficiency of movement, and also incorporate the desires and vision of the people who live in the area.
- The Bethany Area Land Use Plan will serve as a general guide to assist elected officials and citizens in making future decisions regarding the use of land in the Bethany area.

A LAND USE PLAN DOES NOT...

- ☐ CHANGE THE CURRENT USE OF YOUR PROPERTY
- ☐ CHANGE THE CURRENT ZONING OF YOUR PROPERTY
- ☐ CHANGE THE AMOUNT OF PROPERTY TAX YOU PAY
- ☐ HAVE ANYTHING TO DO WITH ANNEXATION

PAST STUDIES



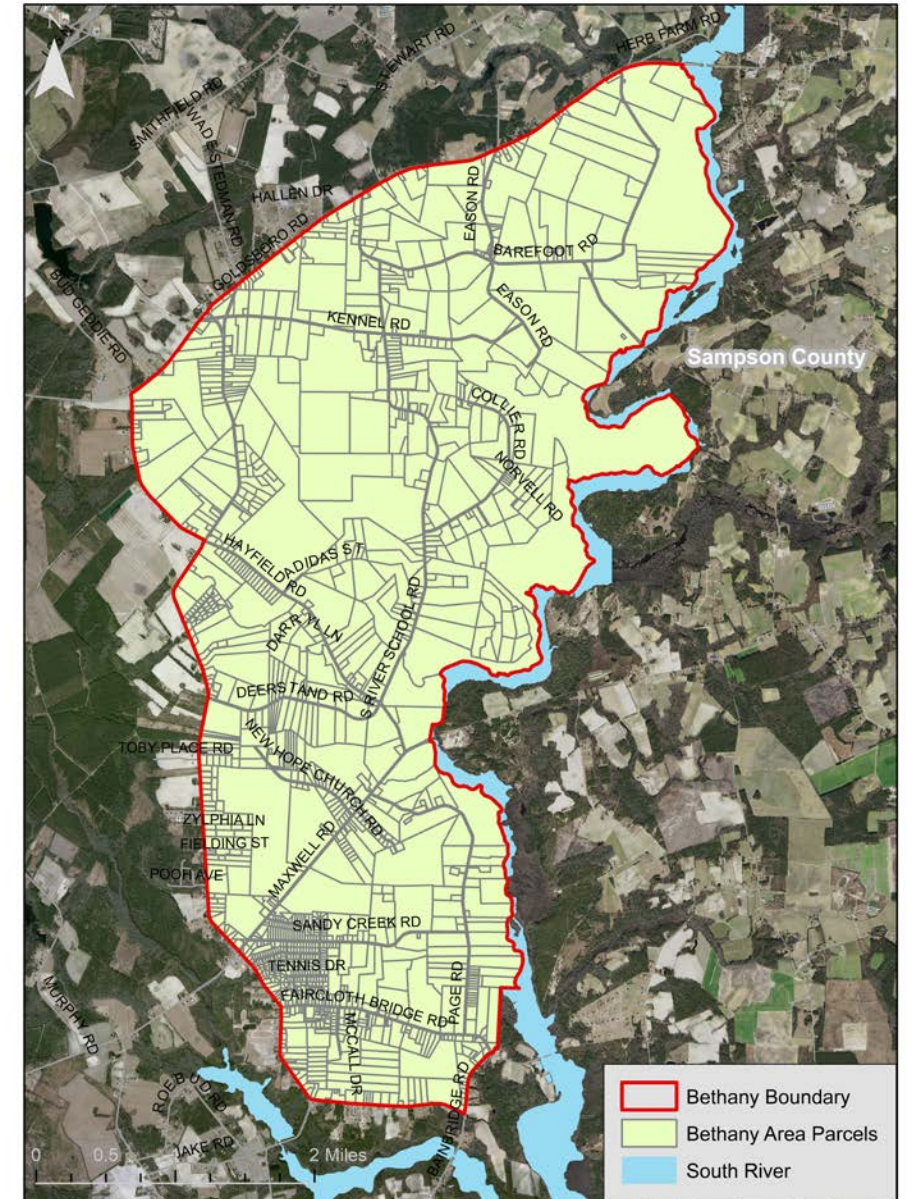
WHY ARE WE CREATING THIS PLAN?

- Last area without a detailed plan
- Increase in residential development over the past several years

Why Update a plan?

- The needs of citizens can change
- Factors that determine the best use of land may change over time
 - *Utilities, Transportation, Natural Events, etc.*

Bethany Area Boundary




LAND USE PLAN PROCESS

Review Existing Conditions and Plans



Receive Public Input and Form Citizen's Committee



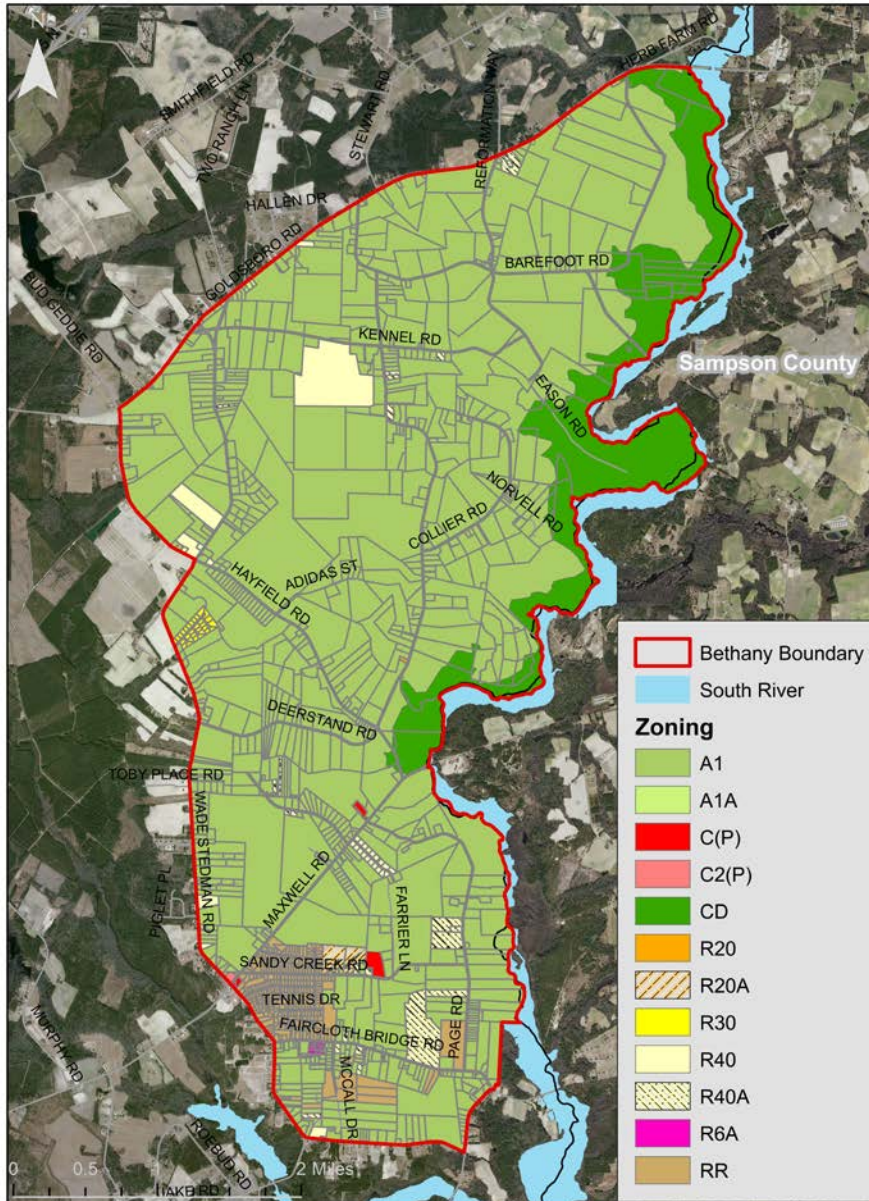
Create Plan Using Public Input, Citizen's Committee Contributions, and Staff Analysis



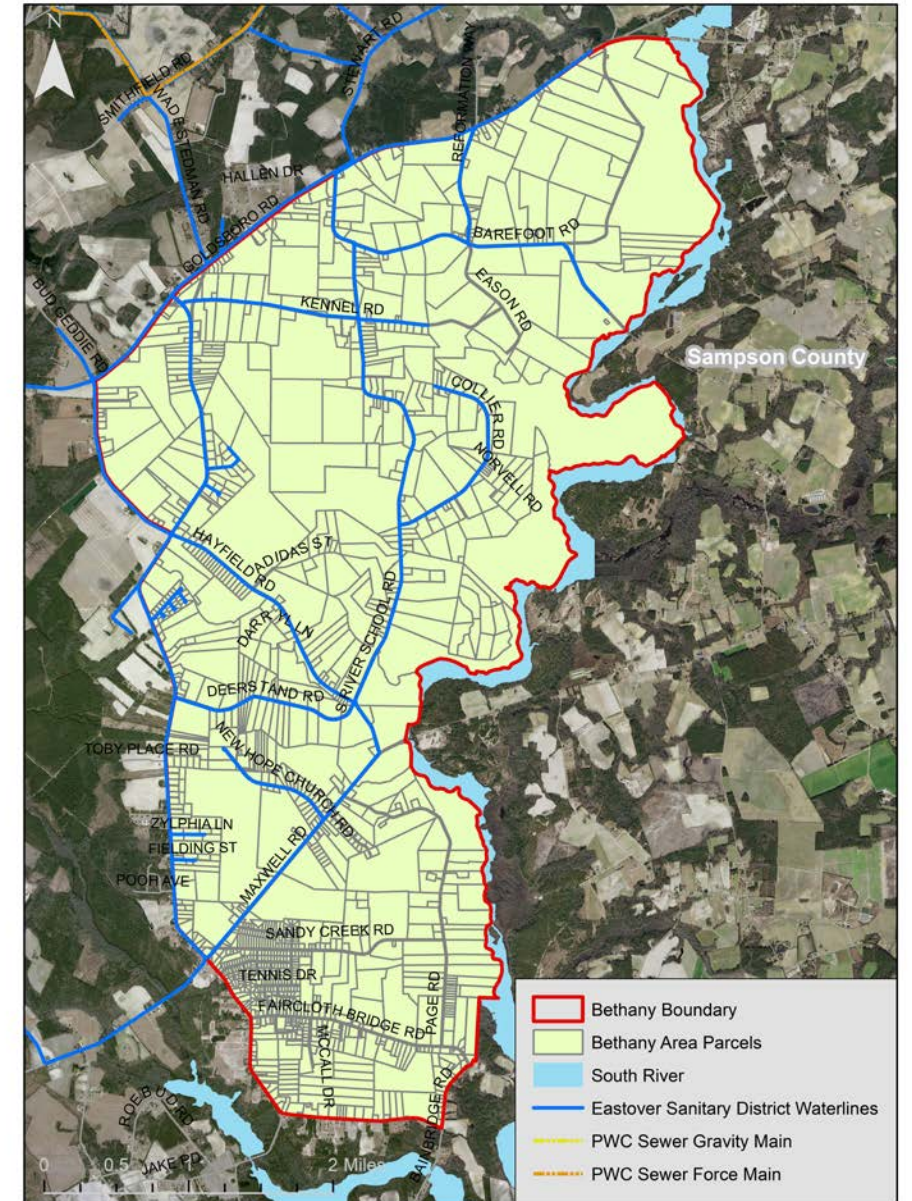
Present Final Plan to Public, Planning Board, and County Commissioners

Existing Conditions Samples

Bethany Area Zoning

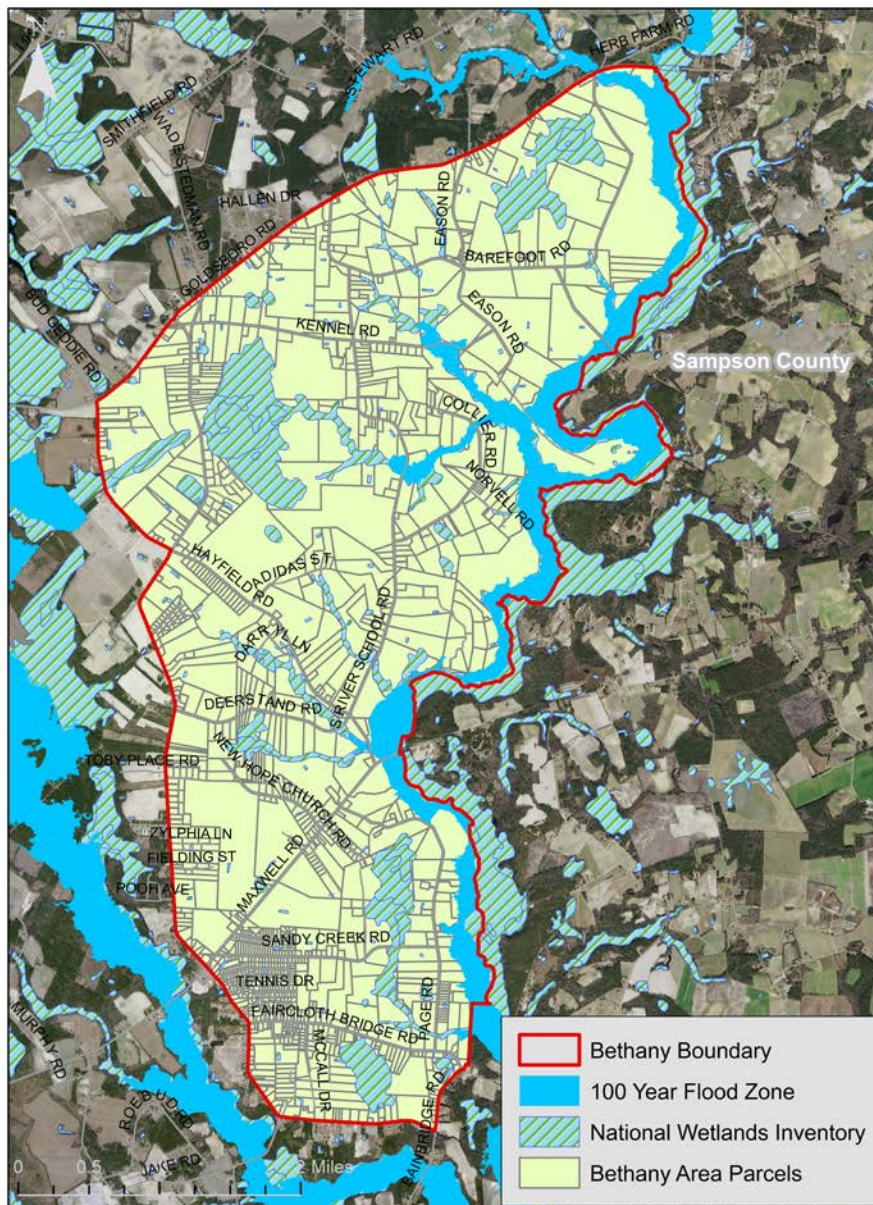


Bethany Area Utilities

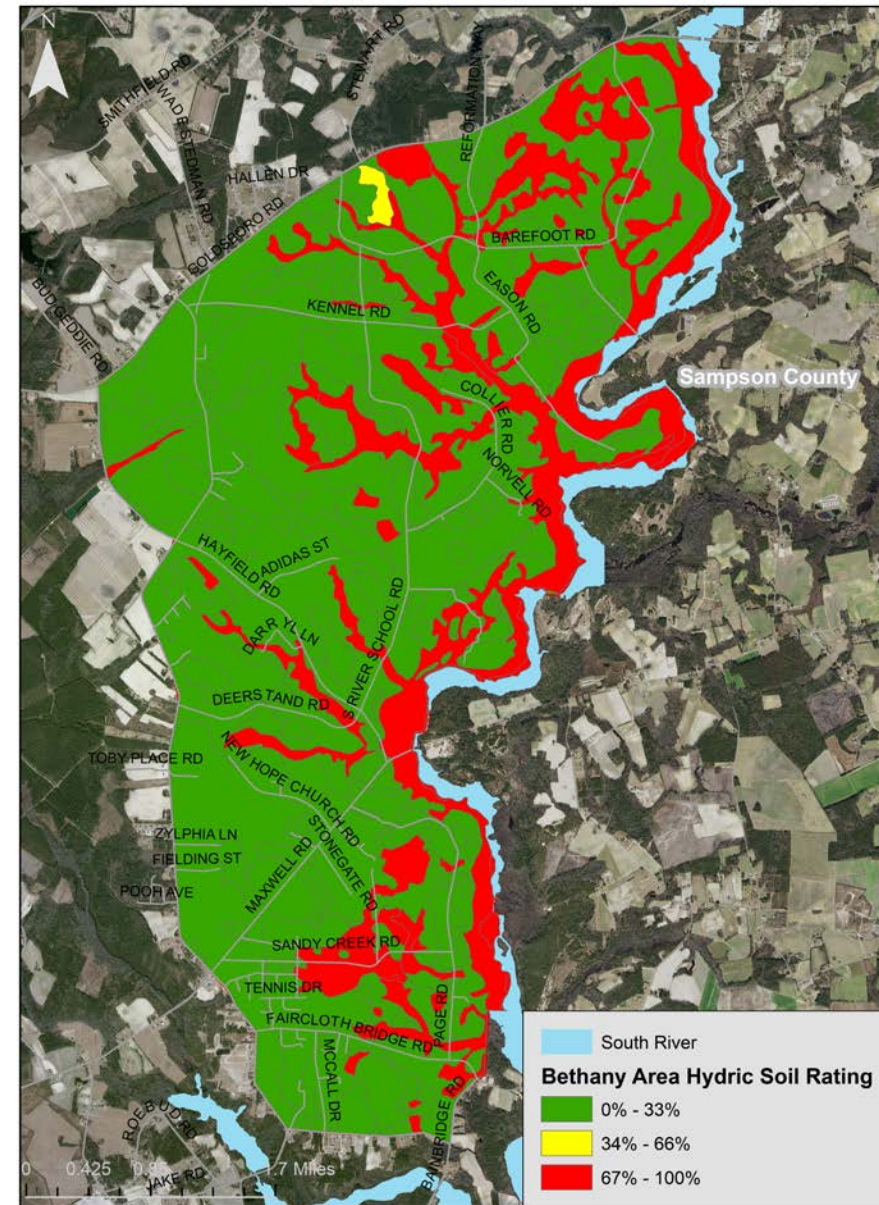


Existing Conditions Samples

Bethany Area Flood Zone and Wetlands



Bethany Area Hydric Soils



BETHANY AREA PLAN TENTATIVE TIMELINE

**Jan.
2020**

- Bethany Area Plan Info Meeting

**March
2020**

- Key Issues, Goals, & Objectives

**May
2020**

- Future Land Use Map Review and Discussion

July 2020

- Present Draft Plan to Joint Planning Board Comprehensive Planning Committee

Sept. 2020

- Present to County Commissioners for Adoption

**Feb.
2020**

- Vision Statement & SWOT Analysis

**April
2020**

- Community Character & Future Land Use

**June
2020**

- Present Draft Plan to Citizen's Committee

August 2020

- Present to Joint Planning Board for Recommendation



HOW CAN I GET INVOLVED?

- Complete and submit surveys.
- Consider becoming a part of the Citizen Land Use Plan Committee.
- Please make sure to give contact info, preferably email

QUESTIONS?

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