

Waxhaw 2016 Comprehensive Plan Policy Bridge

Introduction

This Comprehensive Plan Policy Bridge serves to help implement Waxhaw's 2016 Comprehensive Plan. It includes a community vision, a summary of comprehensive plan policy and all other policies from Waxhaw's small area and special-purpose plans, a future land use map with a translation guide to map the comprehensive plan's growth sectors to specific land use designations and zoning, and an implementation guide identifying specific actions for the Town to undertake to implement the comprehensive plan's policy direction.

Where the comprehensive plan is focused on long-range objectives, this policy bridge is focused on tactics and implementation, establishing the broader context within which the Town operates and providing clear direction on how policies can be put into action.

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Vision

The Town of Waxhaw is a friendly, vibrant and prosperous town where history and creativity form an enduring, safe and healthy community for people of all ages to live, learn, work, play or grow a business. Our government is recognized for the efficiency with which it provides high quality services to its residents and business in a cost-effective manner. We collaborate with regional partners to meet the current and future demands of a growing population with complex needs for transportation, infrastructure, recreation and community services. Our town has built a sound and sustainable economic base by welcoming opportunities for growth that build upon and enhance the community's unique sense of place. We are highly regarded for our regulatory environment, which is focused on clear procedures and predictable standards that have fostered growth that contributes to the sustainment of the Town's character, active lifestyle and overall quality of life. Waxhaw is both rustic and refined, a place whose character is defined through its honest connection to its heritage, its people, its traditions, and its aspirations for a prosperous future.

Land Use

Waxhaw manages its growth through a logical policy framework within which development occurs. This helps the community realize a more beneficial and sustainable land use balance, with a variety of uses, intensities and character to suit the community's varied needs. A key consideration is the ways in which uses and development patterns make it easy to live in Waxhaw and conduct business here, providing for convenient, attractive and safe pedestrian, bike and auto access throughout town.

Transportation

Waxhaw's transportation system is designed to complement and enhance the community's character and its potential for economic development and prosperity. This means that it accommodates auto and freight traffic, but that it also maintains as intimate a scale as possible, encouraging pedestrian and bike travel, providing for overall system safety, and minimizing maintenance costs. And the system is interconnected, allowing for multiple routes of travel between destinations. Moving through and within Waxhaw is intuitive and easy, with short-cuts for those who walk and bike.

Economic Development

Waxhaw's business sector is diverse and robust, providing a solid base of manufacturing and light industrial employment that is consistent in character with the town and a varied services sector that meets the full range of local needs. The economy builds on both Waxhaw's proximity to Charlotte's white-collar workforce and its association with the industrious work ethic of Union County. It is a place that encourages entrepreneurship and creativity, understanding that economic risk does not always result in immediate success. Waxhaw is in the game for the long haul, investing strategically to maintain its infrastructure and nurture a spirit of adventure and grass-roots action.

Municipal Services and Infrastructure

Waxhaw realizes that public safety and the community's quality of life are its prime attractions for residents and businesses, and the Town invests as it can to maintain them through its public realm and provision of municipal services. This often involves partnerships with fire districts, utility agencies, schools, the State of North Carolina and homeowner associations, and the Town engages in those partnerships with vigor. For those services the Town provides, it leads by example.

Parks and Recreation

A major component of Waxhaw's quality of life – and a defining element in its overall character – is the community's parks and recreation system. It offers a wide range of facilities to meet the community's diverse demands, including woodlands, sports fields, neighborhood parks and an expansive trails network. Waxhaw recognizes that the community's wellness depends to some degree on how it spends leisure time. The parks and recreation system is up to it.

Natural and Environmental Resources

The community's trails raise local awareness of the rich natural environment in which Waxhaw is set, and the Town further recognizes the importance of the natural features and functions that define Waxhaw's setting. Surrounding woodlands, streams, wetlands and terrain enable the town's very existence, and the community's development patterns are designed to conserve them to the greatest practical extent. Waxhaw has established its position as a town valuing its natural and environmental assets and understands that its natural setting is key to its historic and future identity.

Historic Preservation

Waxhaw experienced rapid growth in the years after 2000, but its roots date back to the middle 19th Century. Elements of that history remain, establishing the community's core identity and differentiating it from other communities that have been more recently settled. Waxhaw is a unique place, rich in character as a result of its heritage. And it works to retain that character, preserving the town's historic downtown fabric and finding creative ways for it to adapt to meet current demand.

Cultural Resources

Many of the Town's important characteristics are found in its range of cultural resources. The Town's treasured heritage is celebrated through festivals and events, museums, historic architecture, a growing arts community and a proud citizenry. The Town's cultural resources are widely appreciated, and many opportunities exist to enhance its existing resources throughout the community, region and the Carolinas.

Future Land Use Plan Zoning Designation Table

This table is a key element to link the land use designations on the Waxhaw Future Land Use Plan with implementing zoning. The allowed uses and densities noted herein are intended as a summary of key provisions to guide implementing zoning codes. Densities are shown either in gross and net totals. Gross, or total density is the number of units of a given land area, including public infrastructure such as roads and open space. Net density refers to the number of units in the land devoted to the private residential lots including private driveways but excluding public infrastructure. Although not expressly stated, government facilities including active and passive parks are foreseen in all land use designations.

<u>Land Use Designation</u>	<u>Implementing Zoning Designation</u>
G1 – Restricted Growth <u>Purpose:</u> This designation provides for rural lands that fall outside of utility service areas and have limited transportation connectivity or capacity. This designation falls within the Waxhaw Creek drainage basin, which currently lacks sewer service (with the exception of a force main serving JAARS), has a legacy rural farm to market road network with limited capacity to support growth, and has a character in which more intensive urban development would be incongruent with its rural land use pattern. <u>Principal uses & density:</u> Single-family detached dwellings are the predominant dwelling type. The permitted density is up to one dwelling unit per 2.3 acres (gross). If and when more intense growth sectors are developed and if and when urban services are extended to the site in a manner similar to those described for the G2 and G3 sectors to include greater roadway network density and incorporation within utility service areas, permitted densities associated with the G2 and G3 Residential designation may be achieved.	RW RM-1 RM-2
G2 – Controlled Growth <u>Purpose:</u> This designation is intended to be applied to lands that can support limited growth, but have some infrastructure impairments that reduce development potential. These lands are situated in a manner where such infrastructure improvements may be reasonably expected to occur. This designation falls within drainage basins that are part of the larger Twelve Mile Creek basin, but which require the extension of additional interceptor lines and/or are not adjacent to a thoroughfare with sufficient capacity to support more intensive development. <u>Allowed uses & density:</u> Single-family detached dwellings are the predominant dwelling type. The permitted density is up to one dwelling unit per 2.3 acre (gross). If and when more intense growth sectors are developed and if and when urban services are extended to the site in a manner similar to those described for the G3 sectors to include greater roadway network density and incorporation within utility service areas, permitted densities associated with the G3 Residential designation may be achieved.	RW RM-1 RM-2
G3 – Intended Growth <u>Purpose:</u> This designation is intended to be applied to areas that have ready access to transportation and utility infrastructure that can support larger scale and more intensive urban development patterns. These lands lie along major transportation routes within the Twelve Mile Creek basin where sewer service is either available or nearby as well as land that is either surrounded by or immediately adjacent to more intensive development where the extension of more intensive development into such areas will allow the town to consolidate its boundary and eliminate isolated pockets of undeveloped land within the town. Sub-designations under G3 include:	
Mixed-Use <u>Purpose:</u> This designation provides for a mixture of commercial and residential uses in areas that are located along major transportation routes or strategically located to function as the center of a neighborhood. <u>Allowed uses & density:</u> A wide range of retail and general service uses and a mixture of housing types, including apartments, townhouses, duplexes, small lot single family, and assisted living facilities. Light industrial uses may be allowed in strategic areas provided uses are conducted entirely indoors and external impacts are minimized. New uses feature densities supportive to future transit use (12 units/acre gross).	TC NMU UN-2 B CM

Residential

Purpose: This designation provides for a mixture of housing types set in a walkable neighborhood setting.

RM-2

Allowed uses & density: A mixture of housing types, including detached single family, cottage housing, duplexes, townhouses and apartments plus supportive schools, parks and related public facilities. Larger master planned communities may also include centralized neighborhood commercial uses. Permitted densities are 4-8 dwelling units per acre (gross) depending on site characteristics, housing mix, and integration of public benefit features.

Business

Purpose: This designation provides for business park and light industrial activities on sites with good access to transportation corridors.

B

Allowed uses & density: Industrial and business park activities plus winery/brewery/ distillery and other complementary uses that require large footprint warehouse type space and do not impact the integrity of continued industrial and business park activity.

G4 - Downtown

Purpose: This designation is intended to apply to Waxhaw's downtown area.

Sub-designations under G4 include:

Mixed-Use

Purpose: This designation applies to Waxhaw's historical commercial core and other downtown sites intended for a mixture of retail and service uses plus supporting residential uses in a pedestrian oriented setting that reinforces Waxhaw's unique historical character.

MS
TC
NMU

Allowed uses & density: A wide range of retail and general service uses in forms that are complementary to the historical pedestrian-oriented context. Light industrial uses may be allowed in strategic areas provided uses are conducted entirely indoors and external impacts are minimized. This designation also allows residential uses on upper floors on core retail streets and single purpose residential on other streets. This includes a mixture of apartments, townhouses, duplexes, small lot single family, and assisted living facilities. New residential uses feature densities supportive to future transit use (12 units/acre gross).

Residential

Purpose: This designation applies to existing residential areas surrounding the downtown retail core.

UN-1

Allowed uses & density: A mixture of detached single family, cottages, duplexes, and townhouses. Permitted densities are 4-20 dwelling units per acre (net) depending on site characteristics, urban service availability, and housing type mix.

UN-2

X1 – Existing Neighborhood

Purpose: This designation is applied to areas that have been developed in the manner of typical suburban or rural residential neighborhoods utilizing standard zoning regulations as the basis for their development. Since their development patterns do not necessarily fit well within a form based regulatory approach and are generally restricted in their ability to change by virtue of deed restrictions, the intent of this special sector is to identify these areas for preservation in their current form and continued regulation under legacy standards.

RX 1-5

Allowed uses & density: Detached single family homes are the predominant use. Densities vary from 1 dwelling unit per 2 acres to 9 dwelling units per acre (net) depending on level of services and established context.

X2 – Existing Commercial Centers

Purpose: This designation applies to the existing suburban commercial centers around the intersection of NC 16 and Waxhaw Parkway and the intersection of NC 16 and Kensington / Cuthbertson Road. The intent is to allow these uses to continue, but allow the area to evolve into more compact pedestrian-oriented mixed-use centers over time (if and when redevelopment occurs).

CM

Allowed uses & density: A broad mix of commercial and general service uses. Residential uses are allowed on upper floors and on portions of the site away from Highway 16. New residential uses must feature transit-supportive densities (12 units/acre gross).

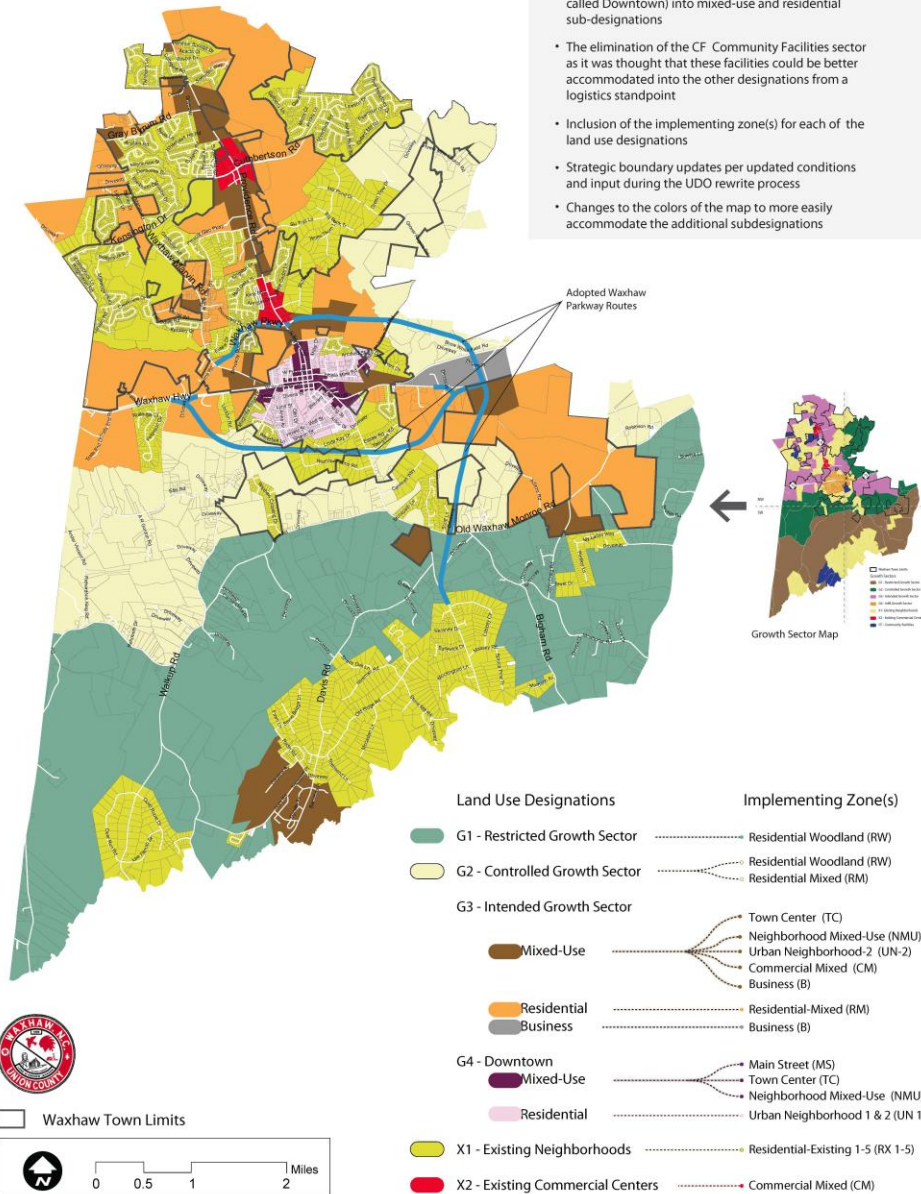
Future Land Use Plan

WAXHAW FUTURE LAND USE PLAN

ADOPTED, October 25, 2016

The map below uses the elements of the Growth Sector Map (copied below) in the latest Comprehensive Plan update and adds a finer level of detail to help guide the City's zoning map decisions. Key updates from the Growth Sector Map include:

- Division of the G3 Intended Growth sector into mixed-use, residential, and business sub-designations
- Division of the G4 Infill Growth sector (now simply called Downtown) into mixed-use and residential sub-designations
- The elimination of the CF Community Facilities sector as it was thought that these facilities could be better accommodated into the other designations from a logistics standpoint
- Inclusion of the implementing zone(s) for each of the land use designations
- Strategic boundary updates per updated conditions and input during the UDO rewrite process
- Changes to the colors of the map to more easily accommodate the additional subdesignations



MAKERS
architecture - planning - urban design

Policy Action Implementation Guide

The purpose of this policy action implementation guide is to:

- Consolidate implementation action recommendations from the comprehensive plan and applicable small area plans
- Ensure consistency in action and policy direction
- Tie individual implementation actions directly to applicable policies

This framework is intended to serve as an interpretation and implementation guide, adding specificity to the goals and policies incorporated in the comprehensive plan and ensuring that direction in the various small area plans prepared by the Town is considered within the context of the comprehensive plan.

How to use this guide

The action guide is divided into two parts. The first indicates those action items that will be addressed through the UDO rewrite process. These items, unlike those that follow, are not categorized by comprehensive plan topic.

The second is for all that remain, providing a prioritized listing divided by comprehensive plan topic. **Timeframe indicators are estimates, with actual implementation depending on availability of resources, Town Board action, and community priority.**

Many of the action items have notes, as well. For some, there is “no distinct policy reference,” meaning that the action item does not relate directly to comprehensive plan policy. For others, comprehensive plan “policy may apply,” meaning that the action item can reasonably relate to comprehensive plan policies with some level of interpretation or inference.

All implementation items, whether identified as part of the current UDO update or otherwise, identify those Town departments responsible for their implementation. They also include topical references that illustrate how individual action items advance land use, economic development, streets/connectivity, pedestrian/bicycle, recreation, downtown, coordination and public services/utilities objectives. In many cases, a single action item can help satisfy multiple objectives.

Action Items – UDO Rewrite (not categorized by planning topic)

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Pub Services	Parks	Manager	Notes
3	Adopt a new UDO to apply appropriate provisions for Waxhaw's districts and implement small area plan recommendations.	LU A.4									•								Part of current UDO rewrite
6	Establish clear, illustrated, architectural guidelines for nonresidential and multi-family structures	LU D.4 LU D.5									•								Part of current UDO rewrite
7	Zone mixed use nodes at strategic intersections (NC-16)	LU A.4									•								Part of current UDO rewrite
9	Repair the base zoning districts and eliminate conditional use districts (NC-16)	LU A.4 LU B.1 LU B.3 LU D.2									•								Part of current UDO rewrite
10	Simplify the development review process (NC-16)	LU D.2									•								Part of current UDO rewrite
11	Permit and locate new retail at key intersections (NC-16)	LU A.1									•								Part of current UDO rewrite
14	Locate new office development in mixed-use nodes (NC-16)	LU A.1									•								Part of current UDO rewrite
15	Create guidelines to cater to residents building or remodeling homes (NC-16); create district designs for mobile homes, mobile home overlays and the national historic registry boundary (those areas still exempted by the aesthetics bill)	LU D.4 LU D.5									•								Part of current UDO rewrite
20	Create a regional center at Byrum Village (NC-16)	LU A.1									•								Part of current UDO rewrite
25	Establish clear guidelines to expedite the approval of multi-family development (NC-16)	LU D.5									•								Part of current UDO rewrite

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Pub Services	Parks	Manager	Notes
26	Establish standards to mitigate the impact of large-format national retailers (NC-16)	LU D.5									•								Part of current UDO rewrite
27	Revise open space policies to ensure new residents are proximate to parks and greenways (NC-16)	PR A.3									•								Part of current UDO rewrite
32	Expand the Downtown Code to regulate the downtown neighborhoods (DN)	LU A.1 LU D.5									•								Part of current UDO rewrite
33	Incentivize the production of affordable housing options (DN)	LU D.5									•								Part of current UDO rewrite
34	Allow multiple houses on a site through “cottage housing” or other zoning approach (DN)	LU D.5									•								Part of current UDO rewrite
35	Broaden allowable residential development types to allow greater pedestrian activity within residential and mixed-use areas (CPP)	LU A.1 LU D.5									•								Part of current UDO rewrite
36	Review the intent of primary zoning districts similar to C-4 that allow a limited mix of uses, such as the Neighborhood Business District (C-1) and consider amending those zones to allow compatible residential uses (CPP)	LU A.1 LU A.3									•								Part of current UDO rewrite

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Pub Services	Parks	Manager	Notes
37	Provide an objective standard or goal for internal and peripheral connectivity. This could be accomplished by: a.) Limiting the percentage of streets within a subdivision that can be cul-de-sacs; b.) Institute a connectivity ratio for all subdivisions which uses an established mathematical standard for street connections both within the subdivision and connections to other streets and properties at the subdivision periphery (CPP)	TR A.5 TR A.6																	Part of current UDO rewrite
38	Require additional pedestrian connections to public roads along each exterior frontage of a subdivision when that frontage on a particular public road is more than 750 feet (see Block Length); or when the subdivision contains more than 100 lots (CPP)	TR B.1																	Part of current UDO rewrite
39	State that additional points of ingress/egress may be required when the Planning Board determines that physical characteristics (such as the location of opposing driveways) would render the additional entrance practical for vehicles and pedestrian use (CPP)	TR A.5																	Part of current UDO rewrite
40	Reduce the maximum allowable length of cul-de-sacs to 400 feet (CPP)	LU D.5 TR A.6																	Part of current UDO rewrite
41	Apply the TND block length ordinance to all zoning districts, but allow an increase in the maximum to 600 feet (CPP)	LU D.4																	Part of current UDO rewrite, Policy may apply

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Pub Services	Parks	Manager	Notes
42	Include objective guidelines in the UDO for determining "unusual topography". Recommended standards: slopes exceeding 15% for a sustained length (fifty feet), or stream valley widths in excess of 20 feet (CPP)	NR A.6									•								Part of current UDO rewrite
43	Amend the UDO to require that schools (which typically encourage increased pedestrian traffic) be subject to a conditional use. (contrary to current text amendment) (CPP)	LU D.4 TR B.8									•								Part of current UDO rewrite
44	Amend UDO to require midblock crosswalks along collector streets within subdivisions for block lengths of greater than 500 feet (CPP)	TR A.6 TR B.8									•								Part of current UDO rewrite
46	Amend the UDO to include a condition on schools for the installation of an internal sidewalk system connecting to sidewalks along major streets that abut or join school facilities (CPP)	TR B.8									•								Part of current UDO rewrite
47	Include objective guidelines by which the Zoning Administrator can base a determination of conditions being not feasible for sidewalk or multi-use trail connections due to safety constructability, impacts to the natural environment and allow natural trail in those instances (CPP)	TR B.3 PR B.2 PR C.3									•								Part of current UDO rewrite, Policy may apply
48	Incorporate a municipal tree ordinance into the UDO to provide standards for public and private tree installation and maintenance (CPP)	NR D.2									•								Part of current UDO rewrite
49	Revise the UDO to clearly define parking minimums (CPP)	LU A.1 LU A.2									•								Part of current UDO rewrite

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Pub Services	Parks	Manager	Notes
50	Remove parking minimums from commercial zoning districts but maintain parking maximums (CPP)	LU A.1									•								Part of current UDO rewrite
51	Include within the UDO, standards for minimum distances between curb cuts based upon the permitted travel speed of the road (CPP)										•								Part of current UDO rewrite, No distinct policy guidance
53	Add more residents to downtown through diversified yet appropriately scaled residential development (DVP)	LU A.1									•								Part of current UDO rewrite
55	Facilitate new mixed-use development in the downtown area that complements the historic, walkable character of the existing development (DVP)	LU A.1									•								Part of current UDO rewrite
56	Encourage the development of a boutique hotel in the downtown core (DVP)	LU A.1									•								Part of current UDO rewrite
57	Permit a diversity of housing options (DVP)	LU D.5									•								Part of current UDO rewrite
58	Allow mixed-use development by-right that meets the objectives of the plan (DVP)	LU D.2									•								Part of current UDO rewrite
60	Use regulations that are context sensitive (DVP)	LU A.2 LU A.3									•								Part of current UDO rewrite
61	Implement a coding strategy focused on form, not on use (DVP)	LU A.1									•								Part of current UDO rewrite
66	Adopt development standards that require a greater degree of connectivity between development tracts, the external road network and adjacent properties.	TR A.3 TR A.4 TR A.5									•								Part of current UDO rewrite
67	Adopt development standards that require internal grid (or modified grid) street networks based on moderate block lengths.	TR A.5 TR A.6									•								Part of current UDO rewrite

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Pub Services	Parks	Manager	Notes
69	Amend UDO and design specifications to require sidewalks and bicycle facilities.	TR B.8									•								Part of current UDO rewrite
82	Select appropriate landscaping and buffering for each Highway 16 street type (NC-16)										•								Part of current UDO rewrite, No distinct policy guidance
93	Require a connectivity index goal for new subdivisions (NC-16)	TR A.5									•								Part of current UDO rewrite
95	Use appropriate street types for connections through residential and commercial areas (NC-16)	TR A.4 TR A.9									•								Part of current UDO rewrite
98	Connect the street network to immediately decrease emergency response time (DN)	TR A.1 TR A.2 TR A.3 TR A.6									•								Part of current UDO rewrite
104	Implement existing development policy (PP)	LU A.1									•								Part of current UDO rewrite
112	Increase mobility options through new pedestrian and vehicular connections within the downtown (DVP)	TR A.5 TR B.1 TR B.2									•								Part of current UDO rewrite
128	Review ordinances, policies and regulations on a regular basis.	LU A.3 ED B.2									•								Part of current UDO rewrite
129	Review the permitted uses in all nonresidential zoning districts	LU A.2 ED B.3									•								Part of current UDO rewrite
138	Encourage outdoor dining on North Main Street through streetscape improvements and regulatory changes. Incorporate ROW management policy that clearly spells out how and what to do (DVP)	LU D.4 ED C.2 ED D.7									•								Part of current UDO rewrite

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Pub Services	Parks	Manager	Notes
183	Adopt Subdivision Greenway and Park Standards requiring new developments to be consistent with publicly approved and adopted plans and policies, including parks, greenways and open space (PP)	PR A.1 PR A.8 PR B.3 PR C.3 PR C.4 NR C.2																	Part of current UDO rewrite

Action Items

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
Land Use																			
1	Monitor the Future Land Use Map annually.	LU A.2 LU A.3									•	•	•	•					
2	Proactively prepare and adopt regulating plans and master plans for small areas within the intended growth sector and for annexed properties within the controlled growth sector that establish the location and extent of contextually appropriate development types (such as traditional neighborhoods and regional centers) with accompanying recommendations for the appropriate mixture, type and scale of districts within each defined development area.	LU A.1 LU A.3 LU A.4 LU B.1										•	•	•					
4	Develop a formal coordination strategy to share information between the Town and Union County, between the Town and NCDOT, and between the Town and Lancaster County including a formal liaison to the Union County Planning Board between the Town regular staff level coordination and joint notification of development proposals within the town and surrounding planning area.	LU C.1 TR C.2									•								
5	Develop a joint wastewater master plan with Union County, with a particular emphasis on extending major water and sewer lines within the intended growth sector, long term planning for extending service into the controlled growth sector, and limiting utility extensions into the restricted growth sector (Waxhaw Creek Basin).	LU C.3 LU C.4 MS B.1 MS B.4										•							

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8	Build open space amenities within walking distance to neighborhoods (NC-16)	PR B.1 NR C.2																	In response to development
12	Include pocket parks and open space in new retail/mixed-use developments (NC-16)	PR A.3 PR A.4																	In response to development
13	Incentivize small businesses to locate on the Highway 16 corridor (NC-16)	ED B.1 ED B.6 ED C.4																	Tied to economic development strategy
16	Build a variety of new for-sale housing products (NC-16)	LU D.5									•	•	•	•					
17	Build new multi-family rental residential in mixed-use nodes on the corridor (NC-16)	LU A.4									•	•	•	•					
18	Build new assisted-living facilities in mixed-use nodes on the corridor (NC-16)	LU A.1 LU D.5									•	•	•	•					
19	Create a gateway to Waxhaw at the intersection of Bonds Grove Church Road and Highway 16 (NC-16)											•							No distinct policy guidance
21	Leverage the CMC-Waxhaw Campus with complementary development (NC-16)										•	•							No distinct policy guidance
23	Redevelop over-sized parking lots incrementally (NC-16)	LU A.2 LU A.4									•	•	•	•					
24	Site civic buildings and amenities including parks, schools, communities and civic services along the Highway 16 corridor (NC-16)										•	•	•	•					No distinct policy guidance

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28	Build a neighborhood center with a variety of uses (including civic, recreation, residential and commercial uses) that will become the heart of the Eastside neighborhood (DN)	LU A.1 LU D.4 LU D.5																	
30	Develop a program for land owners to improve non-historic structures with Community Development Block Grant funds (DN)																		No distinct policy guidance
31	Expand incentives for land owners to upfit existing structures; and improve existing historic structures and property with the facade grant improvement program. (Combined with action item 29) (DN)	HP B.6 HP C.1																	
45	Utilize the Town's Comprehensive Pedestrian Plan as an additional reference for the location of required sidewalks (CPP)	TR B.2																	
52	Incentivize large-scale development on the Historic Ventures Redevelopment Sites (DVP)	ED B.2 HP B.2																	Policy may apply
Transportation																			
62a	Fund and complete planned capacity improvements on the NC-16 corridor	TR A.1																	Contingent on RTPPO and regional plans
62b	Fund and complete planned construction of Waxhaw Parkway from NC-16 to NC-75	TR A.1																	Contingent on RTPPO and regional plans
63	Develop a coordinated transportation plan for the town's planning area.	TR A.1																	Policy may apply
64	Update the Comprehensive Plan to reflect the results and recommendations of the plan when completed.	TR A.1																	Policy may apply

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
65	Identify opportunities to improve the function of major roadways through the implementation of targeted upgrades, such as intersection signalization, turn lane installation, access management changes and similar projects that can be funded more easily than major widening projects.	TR A.1 TR A.2 TR A.5 TR B.6									•	•	•						
68	Study the feasibility of constructing a grade separated street connection (overpass) between the north and south sides of the railroad downtown	TR A.7 TR B.4										•							
70	Develop a long-range transit feasibility plan, including potential route identification, required ridership levels, destinations and facilities.	TR B.9											•						Policy may apply
72	Build a roundabout at the intersection of Waxhaw Parkway and Highway 16 (NC-16)	TR A.1											•						
73	Consolidate driveways on Highway 16 in conjunction with development (NC-16)	TR A.2										•	•						
74	Construct a frontage road between Country Oaks Drive and Old Hickory Shopping Center (NC-16)	TR A.3 TR A.6											•						
75	Continue to pursue road connections to connect Highway 16 to neighborhoods adjacent to it (NC-16)	TR A.5 TR A.6									•								
76	Extend Waxhaw Parkway to NC-75 at intersections to connect to the southern connector	TR A.1 TR A.5											•						
77	Construct a southern connector downtown by-pass parallel with NC-75 south of the Hillcrest Neighborhood	TR A.3 TR A.6											•						

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
78	Realign the intersection of Pine Oak Road and Waxhaw-Marvin Road	TR A.6										•							
81	Provide a separated bicycle facility on Highway 16 (NC-16)	TR B.7											•						
83	Use the center median on Highway 16 to manage stormwater runoff (NC-16)	NR A.5												•					
84	Plant street trees on Highway 16 to provide separation and frame the street (NC-16)													•					No distinct policy guidance
85	Improve intersections to improve safety for drivers, cyclists and pedestrians (NC-16)	TR B.6									•	•	•	•					
87	Build a multi-use path and bike lanes on Waxhaw-Marvin Road to Kensington Drive (DN)	TR B.7											•						
88	Create pedestrian connections to downtown adjacent to the existing railroad (DN)	TR B.1											•						
89	Create pedestrian connections to future development to the north with walking trails (DN)	PR B.2 PR C.3 PR C.5										•	•	•					
90	Rebuild and expand sidewalks to create a safer, more pedestrian friendly network (DN)	TR B.1											•						
91	Connect old and new neighborhoods with walking trails that tie into the Carolina Thread Trail regional trail network (DN)	PR B.2 PR C.5										•	•	•					
92	Complete the sidewalk network in phases over 15 years (DN)	TR B.2 TR B.5									•	•	•	•					Policy may apply

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
96	Build a new road connection from Givens Street to Rehobeth Road to connect Horton Park to downtown (DN)	TR A.5 TR A.6												•					
97	Build a new road connection through Horton Park that connects Lynn Street to Brevard Street and Jerry Lane (DN)	TR A.5 TR A.6												•					
99	Work with local leaders and county officials to establish a park and ride lot (NC-16)	TR B.9											•						
100	Establish a CATS Express Bus Route connection to Waxhaw (NC-16)	TR B.9											•						
101	Create a local bus circulator that serves significant Waxhaw destinations (NC-16)	TR B.9												•					
102	Construct a multi-use path and bike lanes along Waxhaw- Marvin Road and NC 16 to the intersections with Waxhaw Parkway (DN)	TR B.1 TR B.7											•						
103	Form a PAC (Pedestrian Access Committee) to improve pedestrian safety at street crossings and other locations (PP)	TR B.6										•							
105	Expand, fill gaps, and remove barriers in the current sidewalk and crosswalk system (PP)	TR B.1									•	•	•	•					
106	Initiate recommended programs for the trail and greenway system (PP)	TR B.3 PR B.2									•								
107	Engage in community planning for infill of underdeveloped parcels in and around Town (PP)	LU A.1									•	•	•	•					
108	Highlight Historic and Cultural Landmarks (PP)	CR A.1											•						Policy may apply

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
109	Construct Waxhaw Parkway to increase transportation network options (DVP)	TR A.5											•						May be redundant
110	Encourage the construction of the Carolina Thread Trail through Main Street (DVP)	PR B.2 PR C.5										•							
111	Construct a multi-use path connecting other areas of the community to downtown (DVP)	NR B.2											•						
114	Realign Church Street to create a more vibrant block and a viable transportation option to Broome Street (DVP)	TR A.5										•							Was found to be infeasible as part of development
115	Transform Broome Street into a pedestrian friendly street with on-street parking, 10-foot wide sidewalks and street trees (DVP)										•	•							No distinct policy guidance
116	Consider consolidating driveways along Broome Street to better manage vehicular access (DVP)	TR A.2									•	•							Transportation plan item
117	Install two new pedestrian crosswalks on Broome Street (DVP)	TR B.6									•								Transportation plan item
119	Consider adding a left turn lane from South Main Street to Broome Street by converting angle parking to parallel parking and reallocating the existing pavement (DVP)												•						No distinct policy guidance Transportation plan item
120	Investigate creating on-street parking on the blocks adjacent to North Main Street and South Main Street (DVP)											•							No distinct policy guidance Transportation plan item
121	Consider converting angle parking to reverse angle parking on North Main Street to allow outdoor dining on the sidewalk (DVP)												•						No distinct policy guidance Transportation plan item

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
122	Consider converting on-street parking on Main Street to a two-hour time limit to encourage turnover (DVP)										•								No distinct policy guidance Transportation plan item
123	Create additional parking opportunities through easements and agreements with property owners to organize the existing parking lots (DVP)										•								No distinct policy guidance
	Create shared parking agreements with property owners of existing surface lots	LU D.4 ED D.6									•								DT Pkg Stdy
	Implement and uphold time limits for certain parking spots	ED D.3									•								DT Pkg Stdy
	Consider parking reconfigurations on South Main Street to address safety concerns	LU D.4 TR B.4 TR B.6									•								DT Pkg Stdy
	Consider charging for events-related parking	ED D.2									•								DT Pkg Stdy
Economic Development																			
125	Identify Union County Economic Development as the chief point of contact for business process and economic development inquiries in Waxhaw to maintain a unified and efficient response to potential investors.	ED A.1									•								
126	Recognize the Town Manager or designee as the key economic development official to serve as the primary liaison with the County EDC, representing Waxhaw during the recruitment and retention process with the County EDC as the lead.	ED A.2									•								

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
130	Develop a long-term strategy for the use, maintenance or sale of town-owned properties.	ED B.4									•								
131	Partner with real estate agents, property owners and economic developers to prepare an inventory of available and underutilized properties in the community that are suitable for commercial development.	ED B.5									•	•	•	•					
133	Maintain and regularly update an existing business database for the town that includes a geospatial (mapping) component.	ED B.7									•								Policy may apply
134	Develop a business recruitment plan.	ED A.3 ED B.1 ED C.1 ED B.6									•								Policy may apply
135	Develop economic plans and strategies.	ED A.3 ED C.2									•		•						
136	Work with downtown property owners to develop an action plan for the installation of fire prevention and suppression equipment in historic structures.	ED D.5										•							
137	Explore the creation of a private preservation and economic development based non-profit organization to further develop incentive packages	ED D.7 HP B.7										•							
139	Create a Business Retention Strategy (DVP)	ED A.3										•							
140	Encourage incremental private development in key locations on Main Street (DVP)	ED C.4 ED D.3									•	•	•	•					

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
141	Consider implementing a Business Improvement District or another similar dedicated funding source for downtown improvements (DVP)	ED D.1									•								
142	Position regularly hosted events such as the weekly Farmers' Market in a high visibility area (DVP)	ED D.2									•	•	•	•					
143	Initiate a "Buy Local" campaign (DVP)											•							No distinct policy guidance
224	Develop an action plan in partnership with Union County to upgrade the downtown water and sewer infrastructure to encourage the continued revitalization of historic properties and business development in downtown.	HP B.4										•							
Municipal Services & Infrastructure																			
144	Continue public outreach meetings with neighborhood and community groups	MS A.3									•	•	•	•					
145	Actively participate in the deliberations and influence results of the Union County Fire Service study to determine the impact of any funding or service changes on public safety.	MS A.4 MS A.5 MS A.8									•								
146	Develop a joint wastewater master plan with Union County to guide infrastructure investments within the planning area, with a particular emphasis on extending major water and sewer lines within the intended growth sector, long term planning for extending service into the controlled growth sector, and limiting utility extensions into the restricted growth sector (Waxhaw Creek Basin).	LU C.4 MS B.1									•								

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
147	Investigate a joint (Waxhaw – Union County) utility service district that would include the Town of Waxhaw and the unincorporated portions of the planning area to guide and manage utility services and infrastructure investments in the area.	LU C.4 MS B.2										•							
148	Partner with Union County Public Works to accelerate the funding of downtown utility infrastructure improvements	MS B.3 MS B.4										•							
149	Adopt a long-range street maintenance plan based on a pavement conditions study to guide resurfacing and repair activities.	MS C.1 MS C.2									•								
150	Identify the gap between state funding for local street maintenance (Powell Bill) and the ongoing annual need as identified in the long-range street maintenance plan. Identify local funding sources to fill the funding gap to ensure the ongoing maintenance of the local street system.	MS C.3										•							
151	Annually budget capital funds for the construction of pedestrian infrastructure in accordance with the adopted Pedestrian Plan.	MS C.4									•	•	•	•					
152	Engage Union Power Cooperative to identify potential electric transmission and distribution upgrades, including identification potential locations for future substations and high voltage transmission corridors.	MS D.2 MS D.3										•							

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
153	Develop a long-range facilities and space needs study for town government operations and fund needed land acquisition, facility construction and expansion through the capital improvement plan.	MS G.1 MS G.2 MS G.4 MS H.1 MS H.2 MS H.3									•								
157	Work with Union County Public Works to upgrade lift stations and access to water and sewer for new development (DN)										•	•	•	•					No distinct policy guidance
158	Provide access to fire hydrants in new and existing developments that do not have hydrant access more frequently than every 500 ft (DN)	MS A.5																	
159	Work with Duke Energy and Union Power to incrementally add street lights for public safety and neighborhood character (DN)										•	•	•	•					No distinct policy guidance
161	Evaluate staffing needs to accommodate increasing services and amenities (DN)	MS A.1									•	•	•	•					Policy may apply
162	Create a rebate and mini-grant program that rewards home owners that improve drainage and filtration on their own lots (DN)												•						No distinct policy guidance
163	Investigate strategies for preventing stormwater overflow (DN)	NR A.5									•								
164	Consider a stormwater utility (DN)										•								No distinct policy guidance
165	Identify locations for neighborhood-scaled sustainable stormwater management (DN)	NR A.3										•							Policy may apply

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
166	Create an eastern gateway for Waxhaw that includes landscaping, signage and an appropriate entrance feature (DN)										•								No distinct policy guidance
167	Create a gateway to downtown at the future intersection of Waxhaw Parkway and Waxhaw Marvin Road to include landscaping, intersection enhancements, and signage (DN)	NR C.5										•							
168	Work with Union County to reexamine the school district boundaries within Waxhaw (DN)	LU C.5										•							
169	Identify and preserve a walkable school site to serve the new residential development in the Waxhaw-Marvin neighborhood (DN)	MS G.1										•							
170	Prioritize civic building locations to create synergy and new development locations (DVP)											•							No distinct policy guidance
171	Use incremental civic investments to transform civic spaces throughout Downtown Waxhaw (DVP)										•	•	•	•					No distinct policy guidance
172	Locate, acquire and construct a new Town Hall in the walkable core, and incorporate an “outdoor room” as a civic gathering and community meeting place in the Town Hall site design (DVP)												•						No distinct policy guidance
174	Expand downtown park to connect the South Providence School to downtown (DVP)	PR B.1											•						
175	Build a Community and Senior Center connected to the larger parks and trails system (DVP)	PR D.1											•						
176	Facilitate a new Union County Library location-(DVP)	CR B.3											•						

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
Parks & Recreation																			
178	Prepare an update to the Parks, Recreation and Cultural Resources Plan that incorporates revised population growth estimates and corresponding calculations for facility needs based on the town's projected population to better reflect future demand.	PR A.1 PR A.2									•		•						
179	Build new recreation facilities including a basketball court and playground in the Eastside neighborhood (DN)	PR A.3										•							
180	Examine the feasibility of-Rebuilding the historic Rosenwald School as a community center and focal point for the Eastside (DN)	PR D.1										•							
181	Build a community/civic building at the Horton Park site (DN)	PR D.1										•							
182	Build a small park to serve Waxhaw-Marvin Road residents (DN)	PR B.1										•							
184	Budget the replacement cost of parks system assets over their life cycles and fund replacement through the general fund (PP)										•	•	•	•					No distinct policy guidance
185	Consider downtown benefit assessment district to fund downtown park facility replacement/renovation (PP)											•							No distinct policy guidance
186	Fill department staff positions based on the number and types of facilities under its jurisdiction, capital improvement plans for new facilities, programming demands, future needs of the community and annual budgeting (PP)										•	•	•	•					No distinct policy guidance

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187	Continue to work with the Carolina Thread Trail for expansion of the greenway and trail system (PP)	PR B.2									•	•	•	•					
188	Formalize agreements with the Union County School District to ensure public access and shared use of school recreation facilities (PP)	PR D.1									•								
189	Partner with the Public Services Department to develop integrated management approaches and plans for water corridors that meet multiple goals, such as natural resource protection, sustainability, flood control and public recreation use (PP)										•	•	•	•					No distinct policy guidance
190	Commission a Greenway Master Plan to develop a town-wide pedestrian & bicycle network, referencing the Town's Comprehensive Pedestrian Plan and the Union County Carolina Thread Trail Plan (PP)	PR B.3										•							Policy may apply
191	Update the Park, Recreation and Cultural Resources Master Plan every 10 years in order to stay relevant (PP)	PR A.1 PR A.2										•		•					
192	Partner with Union County Public Schools to repair and update facilities at South Providence School site (PP)	PR D.1										•							
193	Acquire additional public sports fields (PP)	PR A.2 PR A.4										•							
194	Formalize relationship with Union County Public Schools to secure a joint-use agreement to alleviate some of the demand for recreational field space (PP)	PR D.1									•								

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
195	Acquire land to accommodate 3 community parks and 8 neighborhood parks (PP)	PR A.4									•	•	•	•					
196	Initiate planning and design studies for new facilities (PP)	PR A.2									•	•	•	•					
197	In partnership with private and/or institutional land owners to build a dog park convenient to Waxhaw residents (PP)	PR D.1											•						
199	Secure easements and initiate a planning study for construction of the greenway on Twelve Mile Creek (PP)	PR C.3									•								
200	Assess existing programming offerings and conduct a needs assessment to identify gaps (PP)	PR A.5									•		•						
201	Survey existing service providers to determine current usage and participation rates of Waxhaw residents (PP)	PR A.5									•								
202	Formalize relationships with local organizations, such as area churches, Council on Aging in Union County, Centralina Council of Governments and others, to develop leisure programs focused on the senior population, including trips and outings, card clubs, social events and historic and cultural programs (PP)	PR A.5 PR B.5									•								
203	Partner with local artists, historians, fitness professionals to provide reduced-fee programs available to residents (PP)	PR A.5 PR D.1									•	•	•	•					
206	Promote historic Waxhaw events (PP)	HP A.1									•	•	•	•					

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
209	Survey existing service providers, including Waxhaw Athletic Association and area YMCAs to determine current usage and participation rates of Waxhaw residents (PP)	PR A.5																	
210	Identify the type and level of program to be provided by the Department (PP)	PR A.2																	To be done in combination with plan updates
211	Explore outlining programming goals for athletic programs including target population, facility needs, costs, funding sources, etc. (PP)	PR A.2																	
212	Host a community clean-up day (PP)																		No distinct policy guidance
213	Host a community tour of existing and planned park facilities (PP)	PR A.3 PR B.5																	Policy may apply
214	Continue to assist community historic walks (PP)	PR B.5																	
215	Explore coordination of a community garden (PP)	PR A.3																	
216	Partner with business to identify needs of non-resident population (PP)																		No distinct policy guidance
218	Increase programming to educate residents about the region's history, including Native American history, and preservation of historic assets (PP)	HP A.3 HP A.4 HP A.6																	
Natural & Environmental Resources																			

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Pub svcs/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
220	Establish a formal process for monitoring construction sites for compliance with erosion and sedimentation control plans and coordinate response to potential violations with DENR.	NR A.6									•								
221	Develop a “greenprint” plan to inventory the community’s natural assets and identify land and associated features that have significant environmental value. Use the plan to establish, either based on characteristics or location, which features should be given priority consideration to be maintained as protected open space as development occurs.	NR C.1 NR C.2										•							
Historic Preservation																			
222	Conduct a survey of historic properties within and around the National Register district boundary to identify if there are any boundary adjustments that may be made to expand opportunities for property owners to receive historic tax credits.	HP A.3									•								
223	Conduct a town-wide survey to identify individual historic properties that may qualify for individual listing on the National Register or be candidates for historic landmark status.	HP A.4										•							
225	Develop a comprehensive public outreach program, materials and resources for owners of historic properties to explain the importance of maintaining historic properties within the district, maintenance techniques, and hold workshops to provide this information on a regular and targeted basis.	HP A.5 HP C.3										•							

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226	Adopt a policy that requires the town to assess the impact of its construction projects and other capital investments on historic properties.	HP C.4										•							
227	Update existing historic properties inventory, making it readily available online with a geographic component for quickly identifying the location and basic information regarding contributing structures and properties within the historic district.	HP C.5										•							
219	Adopt evaluation criteria for potential sites and properties to be added to the Waxhaw National Register of Historic Districts (PP)	HP A.1										•							
Cultural Resources																			
228	Develop an inventory and method to inform the community of cultural resources, organizations and events that can be both published and housed as a digital resource on the town's website.	CR A.1										•							
229	Install rotating displays in a convenient location in the downtown to provide JAARS information.	CR A.5											•						
230	Develop a downtown kiosk display that is oriented for pedestrians to learn more about JAARS and other historic sites and properties in and around Waxhaw.	CR A.6											•						

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231	Conduct an inventory and analysis of both public and private facilities that are used for cultural programming, events and support services to determine the current utilization and condition of the spaces and assist with determining future needs.	CR B.1									•	•	•	•					
232	Develop a local public appreciation campaign in support of the local arts community, exploring opportunities for expanded display and gallery space to promote sales and viewing of local artists' work.	CR B.2 CR C.3										•							

Policy Framework

The purpose of this framework is to:

- Consolidate all adopted policy direction into a single source, summarizing direction from the comprehensive plan and small area plans, as appropriate
- Facilitate cross-referencing between implementation action recommendations from the comprehensive plan and applicable small area plans
- Ensure consistency in action and policy direction

This framework is intended to serve as an interpretation and implementation guide, adding specificity to the goals and policies incorporated in the comprehensive plan and ensuring that direction in the various small area plans prepared by the Town is considered within the context of the comprehensive plan.

1. Land Use Element

Goal	Policy
A. Focused Urban Growth The form of future growth in Waxhaw will provide an urban contrast to the suburban and rural character of unincorporated Union County and neighboring municipalities.	A.1 Utilize the growth sector plan as a guide for the implementation of a development framework that facilitates the creation of cohesive network of well-planned, connected and integrated urban scale neighborhoods and commercial centers within the intended growth sector and fosters context sensitive development and redevelopment within the infill growth sector.
	A.2 Reflect changes in development potential and capacity due to infrastructure improvements and other factors that influence the appropriate scale and intensity of development within the planning area.
	A.3 Periodically evaluate and revise adopted regulating plans and master plans, amending as necessary to reflect changing conditions.
	A.4 Facilitate development and redevelopment within the designated growth sectors while retaining legacy zoning regulations to manage existing neighborhoods and commercial centers
B. Orderly Expansion The town will grow in a logical and orderly manner that focuses on expanding the town boundaries within the intended growth sector.	B.1 Prioritize and incentivize annexation within the intended growth sector, with a particular emphasis on strategic annexations that fill gaps in the town limits, connect the core of the town to previously annexed noncontiguous areas and incorporate large tracts along the northern and eastern perimeter of the planning area adjacent to neighboring towns.
	B.2 Consider adopting annexation incentive policies that provide opportunities for shared infrastructure financing, economic incentives (such as holding harmless from town taxes in pre-development years), enhanced service agreements, and the use of the statutory critical infrastructure assessment tool.
	B.3 Guarantee urban scale development density and intensity by-right upon initial application of zoning for annexed property within the intended growth sector for proposed annexations in the controlled growth sector prior to the consideration of an annexation petition.

Goal	Policy
	<p>B.4 Work proactively with property owners to annex properties and neighborhoods that are surrounded by the town’s corporate limits. In the absence of voluntary cooperation, the town should develop an annexation services plan in accordance with statute and coordinate with the town’s legislative delegation to seek a local act incorporating such properties into the town limits while also requiring the town to provide services in accordance with the plan.</p>
<p>C. Coordinated Growth Management</p> <p>The town will seek partnerships with its neighbors to coordinate growth and development both in town and throughout the larger planning area.</p>	<p>C.1 Share information between the Town, Union County and Lancaster County, SC to coordinate growth and development.</p> <hr/> <p>C.2 Work with Union County to jointly plan for and manage land use in the controlled and restricted growth sectors that lie outside of the corporate limits. Such coordination should focus on reducing permitted density in the restricted growth sector (Waxhaw Creek Basin) and ensuring that development that is not rural in character / density occurs only following annexation into the town.</p> <hr/> <p>C.3 Work with Union County to master plan infrastructure investments to serve intended growth sectors.</p> <hr/> <p>C.4 Explore the creation of a joint (Waxhaw – Union county) utility service district that would include the Town of Waxhaw and the unincorporated portions of the planning area to guide and manage utility services and infrastructure investments in the area.</p> <hr/> <p>C.5 Pursue opportunities to collaborate with Union County Schools to plan for the reservation of new school sites that are within close proximity and walking distance of neighborhoods in Waxhaw.</p>
<p>D. Supporting Land Use Strategies</p> <p>The following strategies are intended to provide general support to the town’s overall land use and growth management strategy.</p>	<p>D.1 Foster and maintain a culture of collaboration between staff, elected and appointed officials, the community and developers that encourages a cooperative and facilitative approach to managing growth and development.</p> <hr/> <p>D.2 Streamline the approval process for development proposals through a combination of proactive planning (the development and implementation of regulating plans), delegation of approval authority to administrative staff, and the removal of regulatory barriers and lengthy approval timeframes.</p> <hr/> <p>D.3 Explore options for expanding the availability of quality workforce housing through policies such as density bonuses, regulatory exemptions, mandatory set-asides and fee-in-lieu programs.</p> <hr/> <p>D.4 Promote compatible pedestrian-oriented development that respects Waxhaw’s historic character and small-town scale, while strengthening its unique identity.</p>

Goal	Policy
	D.5 Preserve and enhance the quality, character and function of Waxhaw's residential neighborhoods while also increasing the variety of housing types available.

1a. Related Land Use Policy from Other Plans

Goal	Policy
Achieve a mixed-use, character-rich development pattern along the NC-16 corridor.	Take a strategic approach to development along the NC-16 corridor, concentrating mixed uses on larger development parcels, filling existing office space before building new, integrating open spaces and amenities, and encouraging a mix of residential housing types. (NC16)
Stimulate investment in facilities, homes and businesses that will become the heart of the Eastside neighborhood guide development throughout the downtown neighborhoods area.	Invest in community facilities to enhance Waxhaw's neighborhoods. (DN)
	Leverage the proposed Horton Park to stitch downtown and Hillcrest together through new housing development along proposed street connections. (DN)
	Provide opportunities for neighborhood commercial uses on Waxhaw-Marvin Road at the entrance to Millbridge. (DN)
	Encourage a mixed-use/ employment center development immediately outside of downtown on Waxhaw-Marvin Road and adjacent to the railroad. (DN)
	Preserve the historic character of the neighborhood by allowing for appropriate infill development, while supporting the current residents. (DN)
	Encourage a diversity of housing types to meet a changing market including townhouses, cottages, single family homes and multifamily buildings. (DN)
	Transition from urban neighborhoods to rural areas through "Urban Edge" zoning (DN)
Increase safety and convenience for pedestrian and bicycle travel. (CPP)	Enhance the pedestrian environment by providing for increased safety and a development pattern conducive to convenient pedestrian and bicycle travel. (CPP)
Achieve infill redevelopment downtown.	Encourage development and intensification of vacant and underutilized sites downtown. (DVP)
Employ effective coding strategies.	Encourage variety in scale and intensity downtown, adding interest while also honoring the community's character. (DVP)

2. Transportation Element

Goal	Reinterpreted policy
<p>A. Mobility and Function</p> <p>The local transportation network will evolve to support both the current and future needs of the community through enhancements that improve mobility and increase functionality.</p>	A.1 Facilitate traffic flow along and between NC 16 and NC 75 and enhance the community's overall network effectiveness. (DN)
	A.2 Improve access management on major roadways by limiting/consolidating driveway connections and eliminating unsignalized full movement turns on major roadways in favor of directing traffic to signalized intersections and managed directional turning points.
	A.3 Collaborate with developers to revise approved plans to make additional external connections and construct through streets where such opportunities exist.
	A.4 Require the construction of managed access collector streets within larger developments with through connectivity to adjacent properties and/or thoroughfares.
	A.5 Identify opportunities, plan for and fund street connections that improve strategic mobility and enhance connectivity.
	A.6 Increase local access connectivity.
	A.7 Improve access between NC-16 and NC-75.
	A.8 Seek partnerships with developers to construct major transportation network improvements, such as the extension of Waxhaw Parkway.
	A.9 Require the reservation of right-of-way activity for new routes and street connections identified in transportation plans in conjunction with development activity.
<p>B. Inclusive Transportation Network</p> <p>The town will establish and maintain a safe pedestrian and bicycle network that connects residential areas with major commercial areas, parks, schools and community services. As the town grows more dense and urban in character, the feasibility of regional transit services will be</p>	B.1 Prioritize funding for the construction of sidewalks / paths where gaps exist in the network along primary transportation routes.
	B.2 Annually budget capital funds for the construction of pedestrian infrastructure in accordance with the adopted Pedestrian Plan.
	B.3 Integrate the town's greenway system into the overall pedestrian and bicycle network.
	B.4 Explore opportunities to establish additional safe pedestrian crossings across the railroad.
	B.5 Coordinate the installation of pedestrian and bicycle facilities in conjunction with major road projects, including identifying the necessary local share for such improvements and establishing capital reserve accounts to fund these improvements.

Goal	Reinterpreted policy
evaluated to expand transportation choices.	B.6 Prioritize the installation of pedestrian safety features at major intersections, including countdown pedestrian signals, crosswalks, signage and median refuges where feasible. Work with NCDOT and cycling clubs to develop a bicycle route plan that establishes a safe network of routes for recreational bicycling in the area.
	B.7 Plan for and construct separate cycling / multi-modal paths along major roadways where feasible.
	B.8 Require the construction of sidewalks and bicycle facilities to serve all new development.
	B.9 Engage CATS, Union County, the City of Monroe and neighboring communities in planning for transit.
C. Regional Coordination The town will engage with its partners to plan for, fund and construct an integrated regional transportation network.	C.1 Continue to engage Waxhaw's regional transportation partners through the Charlotte Regional Transportation Planning Organization.
	C.2 Engage both NCDOT and SCDOT in an effort to develop a coordinated approach to the need for additional planning for roadway improvements on cross-border routes connecting Waxhaw and US 521 in Lancaster County.
	C.3 Coordinate major transportation improvements with NCDOT, Union County and neighboring municipalities, particularly with regard to projects that impact multiple jurisdictions.
D. Funding Transportation Improvements The Town will continually advocate for and seek funding from a variety of sources to ensure that priority transportation improvements are completed to support both the current mobility needs of the community and to facilitate planned growth.	D.1 Continue efforts to secure funding for planned road improvement and construction projects through the NCDOT Strategic Transportation Investment process.
	D.2 Seek guidance from NCDOT on the feasibility of the town funding the preparation of construction plans and environmental studies for priority transportation improvement projects to improve the possibility of receiving funding for critical transportation enhancements.
	D.3 Explore opportunities to utilize the statutory critical infrastructure assessment tool to partner with developers to facilitate and assist in the funding of new collector roads in conjunction with new development.
	D.4 Explore creative financing arrangements with NCDOT to accelerate the funding of priority transportation projects.
	D.5 Explore opportunities for grant funding to support pedestrian and bicycle facility construction through Safe Routes to School and similar programs.
	D.6 Identify opportunities for the use of NCDOT Spot Safety and CMAQ (Congestion Mitigation and Air Quality) funds to complete important safety improvements at critical locations in town.

Goal	Reinterpreted policy
	D.7 Consider the use of debt financing to fund the construction of critical transportation improvements.

2a. Related Transportation Policy from Other Plans

Goal	Reinterpreted policy
Achieve a balanced, inclusive and safe transportation network that connects all of Waxhaw.	Facilitate traffic flow along and between NC 16 and NC 75 and enhance the community's overall network effectiveness. (DN)
	Facilitate the development and use of the Carolina Thread Trail and its connections to local trails and open spaces.
	Facilitate non-motorized travel within Waxhaw. (DN)
	Enhance transportation network connectivity. (DN)
	Engage CATS, Union County, the City of Monroe and neighboring communities in planning for transit.
	Collaborate with new development opportunities to build new pedestrian and bicycle connections and limited new street connections within Hillcrest, Waxhaw-Marvin and Eastside (DN)
	Keep the pedestrian environment safe, functional and attractive. (PP)
	Coordinate with neighboring municipalities and Union County on transportation and development projects in the vicinity of Waxhaw's corporate limits. (PP)
	Provide multi-modal transit opportunities. (PP)
Improve mobility	Increase the community's ability to move about within Downtown Waxhaw, enhancing mobility. (DVP)
Improve parking and wayfinding downtown.	Increase parking availability and accessibility in Downtown Waxhaw. (DVP)

3. Economic Development

Goal	Policy
<p>A. Focused Economic Development Process</p> <p>The town of Waxhaw will establish a clear and focused economic development process.</p>	A.1 Create a single point of contact for business process and economic development inquiries in Waxhaw to maintain a unified and efficient response to potential investors.
	A.2 Identify a key Town economic development official to serve as the primary liaison with the County EDC
	A.3 Develop an economic development strategy that establishes a focused process, identifies barriers and provides a clear framework for identifying and communicating with business prospects throughout the recruitment and retention process.
<p>B. Economic Development Toolbox</p> <p>Establish a diverse array of tools for attracting and retaining business that can be tailored to the unique needs of each prospect.</p>	B.1 Make incentives available for the relocation or establishment of employment in targeted industry sectors.
	B.2 Ensure that there are no unreasonable barriers or obstacles to starting or running a business in Waxhaw.
	B.3 Ensure that they do not exclude any commercial uses that are appropriate for the district.
	B.4 Ensure the future use and maintenance of town-owned properties meet the goals and desires of the town.
	B.5 Understand and market available and underutilized development properties.
	B.6 Attract and nourish start-up businesses within the business sectors identified by the town.
<p>C. Asset Based Economic Development</p> <p>Encourage economic and business development that fosters a sustainable and resilient local economy that is built on the town's core assets, including its sense of place, quality of life and highly skilled and educated workforce.</p>	C.1 Attract employment in knowledge-based economic sectors and related fields that seek locations based on quality of life factors.
	C.2 Align infrastructure and business site improvements in areas compatible with the identified growth sector, surrounding land uses, and economic development strategy.
	C.3 Utilize downtown Waxhaw as a place based economic development recruitment engine, drawing on its history and character to foster business development that fits within the downtown development framework and unique assets that it has to offer.
	C.4 Encourage the development of small and minority-owned businesses that support the town's identified growth sectors.
	C.5 Support the continued development of the creative arts as a key component of Waxhaw's place based economy.

Goal	Policy
<p>D. Downtown Economic Development</p> <p>Foster economic development opportunities that support the vibrancy unique character of downtown Waxhaw.</p>	D.1 Continue to support the professional management of downtown and the Main Street program organization, its activities and work program as it pursues economic development opportunities and programs within the town's historic district.
	D.2 Identify opportunities for public gathering and arts and entertainment venues to expand opportunities for people to gather in downtown on a consistent basis during the evening hours each day of the week.
	D. 3 Identify opportunities to create spin-off businesses as new businesses open in downtown to expand and diversify complementary product lines, entertainment venues and related business types.
	D.4 Promote the community as a destination for the creative arts and actively seek to foster the development of this sector through the recruitment of artisans and craftsmen.
	D.5 Improve the ability of historic structures to avoid and survive fire.
	D.6 Promote the reuse of historic commercial properties in a manner that maintains the architectural significance of the building while creating opportunities for economic development.
	D.7 Preserve and enhance historic downtown properties.

3a. Related Economic Development Policy from Other Plans

Goal	Reinterpreted policy
Establish downtown's strategic market and strategic position.	Enhance Downtown Waxhaw's strategic position as an asset unique to Waxhaw. (DVP)

4. Municipal services and infrastructure

Goal	Policy
<p>A. Public Safety Services</p> <p>Provide high-quality public safety services for all Waxhaw residents and businesses.</p>	A.1 Continually monitor the staffing needs of the Police Department to ensure that it has sufficient resources available to maintain its current level of high quality, visible and responsive services.
	A.2 Maintain strong relationships with the Union County Sheriff's Department to ensure that supplementary law enforcement resources are available to the community when needed.
	A.3 Strengthen relationships between residents and the Police Department and monitor community concerns regarding public safety issues.
	A.4 Strive to maintain high level of fire services and public safety despite changes to funding or services.
	A.5 Partner with the Waxhaw Volunteer Fire Department to plan for future facility and equipment needs to support the ongoing growth of the community.
	A.6 Support the Waxhaw Volunteer Fire Department's efforts to increase professional staffing levels, develop new facilities and acquire necessary apparatus and equipment.
	A.7 Encourage the Waxhaw Volunteer Fire Department to explore options for lowering the fire insurance rating within the corporate limits.
	A.8 Explore all options to ensure that the residents of the Town of Waxhaw are provided with the highest quality, cost effective and responsive fire and rescue services available.
<p>B. Water and Sewer Utility Infrastructure</p>	B.1 Improve wastewater facilities within intended and controlled growth sectors, while restricting extension into restricted sectors.
	B.2 Effectively guide and manage utility services and infrastructure within the utility planning area.
	B.3 Seek opportunities to fund utility infrastructure extensions to support development in conformance with the growth sector plan.
	<p>B.4 Explore the feasibility of reserving a portion of the excess capacity of the Twelve Mile Creek WWTP to guarantee the availability of wastewater capacity for future development.</p> <p>Partner with Union County Public Works to accelerate the funding of downtown utility infrastructure improvements.</p>
<p>C. Transportation Infrastructure</p>	C.1 Adopt a long-range street maintenance plan based on a pavement conditions study to guide resurfacing and repair activities.
	C.2 Maintain high quality street surface and conditions.

Goal	Policy
	C.3 Ensure funding availability to maintain a high level of street maintenance.
	C.4 Annually budget capital funds for the construction of pedestrian infrastructure in accordance with the adopted Pedestrian Plan.
D. Electric and Natural Gas Infrastructure	D.1 Implement adopted Pedestrian Plan.
	D.2 Ensure electrical transmission is coordinated to support Waxhaw's growth needs.
	D.3 Explore opportunities to jointly plan for the extension of the nearby high pressure natural gas transmission line into Waxhaw, including route planning, to enhance the availability of this fuel source for economic development purposes.
E. Communications Infrastructure	E.1 Coordinate with broadband / fiber optic communications service providers to study the feasibility of improving the speed, reliability, and capacity of communications services, while avoiding a duplication of services.
	E.2 Plan for the siting of wireless telecommunication infrastructure in coordination with large-scale development projects.
	E.3 Encourage the deployment of distributed antenna networks by telecommunications companies to provide enhanced wireless telecommunications and broadband wireless internet service throughout the community.
F. Solid Waste Services	F.1 Continually evaluate solid waste services to ensure that the correct mix of service types are being offered, with particular regard to the frequency of collection and capacity of household waste vs. recycling collection offered to residents to maximize efficient delivery of this service.
	F.2 Develop programs to encourage waste reduction and increase recycling participation for household solid waste customers.
	F.3 Explore opportunities to partner with neighboring communities to jointly contract for solid waste collection services.
	F.4 Partner with Union County to establish a regional collection site in the area for household hazardous waste and electronics collection.
G. Municipal Facilities / Capital Equipment	G.1 Develop a long-range facilities and space needs study for town government operations and fund needed land acquisition, facility construction and expansion through the capital improvement plan.
	G.2 Ensure availability of appropriate town facilities to maintain a high level of service for residents.

Goal	Policy
	G.3 Establish and make annual contributions to capital reserve accounts to fund identified facility construction needs.
	G.4 Ensure capital availability for construction of identified community facilities.
H. Stormwater Management	H.1 Ensure capital availability for construction of identified community facilities.
	H.2 Ensure proper maintenance and integrity of town owned buildings and associated facilities.
	H.3 Ensure capital availability to support facility maintenance needs.

4a. Related Municipal Services and Infrastructure Policy from Other Plans

Goal	Policy
Develop utility and public services systems to enhance quality of life in Waxhaw's downtown neighborhoods.	Ensure appropriate utility capacity exists to serve current and planned development. (DN)
	Ensure municipal levels of service remain high. (DN)
	Improve stormwater and drainage facilities for public health and safety. (DN)
	Enhance Waxhaw's identity. (DN)
	Enrich Waxhaw's community experience. (DN)
Make investments in civic facilities and infrastructure to enrich the downtown Waxhaw experience.	Strategically invest in Downtown Waxhaw to enhance its image, business environment and overall level of activity. (DVP)

5. Parks and Recreation

Goal	Policy
<p>A. Outstanding Facilities and Programs</p> <p>Provide outstanding parks and recreation facilities and opportunities to meet the current and future demands of residents and visitors of all ages, physical abilities and interests.</p>	A.1 Continue the implementation of identified projects from the 2012 Parks, Recreation and Cultural Resources Master Plan.
	A.2 Ensure that the town plans accordingly for appropriate Parks & Recreation services to meet the needs of residents.
	A.3 Ensure that a variety of park facilities to accommodate the recreational needs of residents with a wide range of interests and abilities.
	A.4 Coordinate the location, development and purchase of facilities within the context of the growth sector plan and identified park standards in Parks, Recreation and Cultural Master Plan once it is updated.
	A.5 Continue to develop recreational program and activities that meet the needs and demands of the entire population.
	A.6 Ensure that a balance of both passive and active park facilities to meet the needs and demands of the population.
	A.7 Focus on the development of community scale parks, as identified in the 2012 Parks, Recreation and Cultural Resources Master Plan, while requiring the development of neighborhood scale parks in conjunction with development activity.
	A.8 Expand the applicability of the fee-in-lieu program that can be utilized by developers whose properties are too small or not otherwise suited for the development of neighborhood parks or other recreational facilities as required in the town's development ordinances.
<p>B. Promoting a Healthy Community and Active Living</p> <p>Promote a healthy community by establishing an environment and lifestyle that encourages active living.</p>	B.1 Develop an equitable, spatial distribution of town park facilities to ensure access for all residents.
	B.2 Plan for and build the physical infrastructure necessary to support an active living community, including bike lanes, sidewalks and greenways to make physical activity safe, accessible, and well connected to existing and planned trail segments that provide convenient access to all areas of town.
	B.3 Require the dedication of park facilities and greenway trail facilities in new development that provides the opportunity for residents to engage in active lifestyles.
	B.4 Partner with local recreational and health related organizations to develop educational programs for use by schools and civic organizations to raise awareness in support of active living.
	B.5 Partner with local recreational and health related organizations to develop health and wellness activities, walking groups and other similar activities to encourage people to exercise and stay fit.

Goal	Policy
C. Greenway System The town will continue to expand its greenway system by connecting existing greenway segments with new greenway trails.	C.1 Continue to plan for and develop the Twelve Mile Creek corridor as the central connecting spine of the town-wide greenway system.
	C.2 Examine opportunities to work with HOAs as a strategic partner to expand connectivity with existing and planned greenway facilities.
	C.3 Adopt development regulations that require the reservation of land for planned trails and potential connections during the development review process.
	C.4 Partner with developers of new communities to leverage public-private participation in the construction of greenway and parks facilities.
	C.5 Provide annual capital funding for the construction of greenway trails, with an emphasis on completing the central backbone of the network and making connections to neighborhoods and existing trails.
D. Foster Partnerships for Parks Foster private, public, and neighborhood partnerships to support the enhancement of recreational facilities and programs throughout the Waxhaw area.	D.1 Continue to explore opportunities to partner with the county, school system and other organizations and government agencies to meet the future parks and recreation needs and demands of a growing population.
	D.2 Collaborate with the county to identify, plan, fund and construct parks and recreation facilities where facilities accomplish shared goals and meet regional demands.
	D.3 Explore opportunities to work with HOAs as a strategic partner to plan for the future maintenance and utilization of existing HOA recreational facilities by the public.

5a. Related Parks and Recreation Policy from Other Plans

Goal	Policy
Maintain a high-quality parks and recreation experience in Waxhaw's downtown neighborhoods.	Expand Waxhaw's recreational and open space inventory. (DN)
	Enrich Waxhaw's community experience. (DN)
	Expand Waxhaw's recreational and open space inventory. (DN)
Ensure sound governance of park, recreation and cultural facilities.	Reference best practice strategies to ensure that Park, Recreation and Cultural Facilities Department operations are in compliance with CAPRA standards. (PCRP)
	Continue to grow Park, Recreation and Cultural Facilities Department as needed. (PCRP)
	Actively pursue and formalize partnership and joint-use agreements with a broad range of public and private entities to supplement facility needs. (PCRP)

Goal	Policy
Promote Waxhaw as a quality and attractive place to live, visit and recreate.	Improve existing outdoor facilities. (PCRP)
	Extend the greenway system. (PCRP)
	Acquire historic properties in conjunction with and supported by the Waxhaw Historic Preservation Commission. (PCRP)
Improve athletic, leisure and cultural programming for residents of all ages.	Serve a broad spectrum of interests and age levels with leisure programs. (PCRP)
	Serve a broad spectrum of interests and age levels with historic and cultural resource programs. (PCRP)
	Serve a broad spectrum of interests and age levels with athletic programs. (PCRP)
Increase community awareness of recreation, cultural and historical amenities.	Promote community stewardship of recreation, cultural and historic amenities. (PCRP)
	Enhance marketing of programs and facilities to residents and visitors alike. (PCRP)
	Make it easier to navigate Waxhaw and to access parks, greenways and historic and cultural facilities. (PCRP)
	Identify and preserve sites of historic significance. (PCRP)

6. Natural and Environmental Resources

Goal	Policy
<p>A. Stormwater Management / Water Quality</p> <p>Establish a stormwater utility to manage local stormwater infrastructure and act as a conduit for funding improvements to the system.</p>	A.1 Prepare for the eventual requirement that Waxhaw obtain a Phase II stormwater permit by implementing those regulatory and operational programs necessary to comply with permit standards prior to them being imposed on the town.
	A.2 Study the potential costs associated with retrofitting those portions of the town that are not served by adequate or up-to-date stormwater infrastructure.
	A.3 Explore opportunities to develop regionalized stormwater management facilities that can accommodate sub-basin level stormwater needs for multiple sites, where practical.
	A.4 Consider options for assuming maintenance responsibility for privately maintained stormwater infrastructure that is connected to town owned stormwater infrastructure.
	A.5 Encourage the use of low impact development techniques, particularly with regard to limiting unnecessary impervious surfaces, using vegetated stormwater conveyances and similar techniques, where possible and in character with the development context of the area.
	A.6 Ensure construction sites maintain compliance with erosion and sedimentation control plans.
	A.7 Monitor the status of water quality rules for the Waxhaw Creek basin and engage in any process at emerges to review those rules or make other regulatory changes for the basin.
B. Flood Damage Prevention	B.1 Continue to enforce flood damage prevention regulations and establish a method of coordinating with the NC Flood Mapping Program to engage in the periodic evaluation of local flood maps.
C. Open Space / Land Preservation	C.1 Ensure that open space is protected as development occurs.
	C.2 Establish regulatory standards for open space preservation whereby, to the extent possible, preserved open space consists of connected and cohesive units of land and not fractured parcels or remnants of undevelopable property scattered throughout a development.
	C.3 Explore the creation of an open space bank which could be used as a mechanism to assist in the preservation of land with significant natural value while allowing for more dense development in areas that are less sensitive.
D. Tree Preservation	D.1 Consider lowering the threshold for receiving regulatory incentives for tree preservation to help encourage the preservation of a greater number of trees in conjunction with new development.

Goal	Policy
	D.2 Review options for making regulatory changes to more effectively encourage the preservation of stands of mature trees on development tracts.
	D.3 Enforce post clear cutting development restrictions for properties that have been subject to logging activity in preparation for development, but which were not subject to an active forest management plan.
E. Coordination	E.1 Establish a formal staff level liaison between the town and the DENR regional office in Mooresville and central office in Raleigh to manage and coordinate communication between the town and the agency.

7. Historic Preservation

Goal	Policy
A. Promote Historic Preservation Promote the preservation and enhancement of the town's historic resources through partnerships and incentives.	A.1 Continue to provide town-led support to the Historic Preservation Commission to administer a work program developed with town leadership and staff.
	A.2 Encourage property owners to utilize the Town's Historic District Guidelines when considering rehabilitation of historic properties.
	A.3 Seek opportunities to enlarge the area eligible for historic tax credits.
	A.4 Work to enlarge the number of historic properties eligible for listing on the National Register of Historic Places.
	A.5 Ensure online resources are readily available, identifying a clear process and associated tools for completing historic renovations and rehabilitation projects.
B. Historic Preservation as an Economic Development Tool The town will seek to identify economic development opportunities that enhance and preserve the town's historic resources.	B.1 Continue to support the professional management of the downtown and the small town main street program organization, activities and work program as it pursues economic development opportunities and programs within the town's historic district.
	B.2 Promote the reuse of historic commercial properties in manner that maintains the architectural significance of the building being considered for rehabilitation, while creating opportunities for a mix of uses within the building such as upper floor residential and ground floor retail storefront uses.
	B.3 Include historic preservation as an economic development tool in the development of a focused strategy for economic development in Waxhaw, creating a clear process for undertaking major historic rehabilitation and reuse projects such as the Rodman-Heath Mill. Develop an action plan in partnership with Union County to upgrade the downtown water and sewer infrastructure to encourage the continued revitalization of historic properties and business development in downtown.

Goal	Policy
	B.4 Coordinate with Union County to upgrade the downtown water and sewer infrastructure.
	B.5 Encourage property owners to leverage identified historic tax credits when considering rehabilitation projects within the historic district.
	B.6 Encourage property owners to take advantage of town-funded façade grants to undertake minor rehabilitation and maintenance projects on historic buildings in conformance with the town’s historic district guidelines.
	B.7 Explore the creation of a private preservation and economic development based non-profit organization to further develop incentive packages for the continued preservation and enhancement of downtown and the historic district.
<p>C. Maintaining Historic Resources</p> <p>The town will engage property owners within the historic district to develop a voluntary plan for maintaining existing historic architectural resources and landmarks that contribute to Waxhaw’s distinctive character and sense of place.</p>	C.1 Ensure the availability of resources and incentives, financial or otherwise, to support property owners in their efforts to maintain and renovate historic structures and sites in a manner that is consistent with the town’s historic district guidelines.
	C.2 Revisit and update the recently adopted form based code for the downtown as the town-wide form based code is developed to ensure adequate provisions are in place to preserve, enhance and maintain contributing historic structures and properties within and adjacent to the historic district.
	C.3 Encourage owners of historic properties to maintain their properties to retain historic character.
	C.4 Consider the impact of Town construction projects and other capital investments on historic properties.
	C.5 Make historic district information available for the public.
	C.6 Work with local and state historic preservation organizations to identify threatened historic properties and develop plans for preserving them.

8. Cultural Resources

Goal	Policy
<p>A. Expanding the Reach of Cultural Resources and Programming</p> <p>The town will seek to expand community knowledge of cultural resources, programs and activities in town, while also expanding the reach of cultural programming in the community.</p>	A.1 Promote culture resources to community members, organizations and the wider public.
	A.2 Explore opportunities to coordinate cultural promotions with neighboring communities and outside groups.
	A.3 Work with outside groups such as the YMCA and similar organizations to incorporate cultural displays into their facilities and utilize their space for programming, as needed. Identify opportunities to incorporate a broader spectrum of cultural programming into town sponsored events.
	A.4 Seek opportunities to expand cultural programming and events outside of downtown. Provide support and joint sponsorship for outside cultural organizations who hold events in town through promotion assistance and general event support from the town's public works, police, and fire department as needed.
	A.5 Improve accessibility to JAARS information.
	A.6 Promote information about JAARS and other historic sites and properties in and around Waxhaw.
	A.7 Ensure that sites are available for public art installations throughout town (indoor and outdoor) in Town facilities, schools, new YMCA, hospital, greenway trail heads, and neighborhood clubhouse facilities.
<p>B. Cultural Facilities</p> <p>The town will support cultural events and organizations by providing and coordinating facilities that support cultural programming and displays.</p>	B.1 Ensure that the current utilization and condition of cultural programming spaces are appropriate.
	B.2 Identify facilities owned by public agencies and the private sector that offer opportunities to expand opportunities the amount of available space for cultural programs.
	B.3 Continue to explore opportunities with the County to plan for a new regional library facility to meet the needs of a growing population in Waxhaw and the region that combines and incorporates other cultural resources, including group meeting rooms, display and demonstration spaces.
	B.4 Consider options to relocate or expand the JAARS museum facilities to a prominent location in town, expanding business growth opportunity for Waxhaw, while raising the awareness and appreciation of the influence JAARS has had on the town and around the world.
<p>C. Local Arts and Crafts Community</p>	C.1 Coordinate the participation of local artists and craft makers with cultural events in the community.

Goal	Policy
The town supports local arts and craft makers as an integral part of the cultural fabric of the community and a key segment of the local placed based economy.	C.2 Identify complementary arts and cultural resources and events that can benefit from joint marketing.
	C.3 Encourage local support of the local arts community.
	C.4 Explore opportunities to develop the Old Providence School as an artist incubator or “artists’ colony” to enhance the surrounding neighborhood and connection with downtown.
D. Performing Arts The town will seek partnerships to develop performing arts programming, performance space and opportunities to meet the needs of the growing population.	D.1 Work with the Museum of the Waxhaws to redevelop the outdoor amphitheater.
	D.2 Evaluate the need for developing a regional performing arts venue in town to accommodate larger productions.
	D.3 Collaborate with the schools to expand opportunities for holding performances in the community.
	D.4 Work with the Arts Council, local performing arts groups and others for promotions, performance spaces, and general resources.

First-Tier Action Items – Subject to Town Board Prioritizing

The purpose of this first-tier action implementation guide is to identify those most immediate action items, allowing the Town Board to sort through and prioritize them as part of its budget planning for the next two years. These items are drawn from the Town's various adopted plans.

This framework is intended to serve as an interpretation and implementation guide, adding specificity to the goals and policies incorporated in the comprehensive plan and ensuring that direction in the various small area plans prepared by the Town is considered within the context of the comprehensive plan.

How to use this guide

Timeframe indicators are estimates, with actual implementation depending on availability of resources, Town Board action, and community priority. Some of the items included in this list may need to be deferred based on relative priority, readiness, need of commitments from essential partners, or other reasons that prevent their execution within the next two years.

Many of the action items have notes, as well. For some, there is “no distinct policy reference,” meaning that the action item does not relate directly to comprehensive plan policy. For others, comprehensive plan “policy may apply,” meaning that the action item can reasonably relate to comprehensive plan policies with some level of interpretation or inference.

All implementation items identify those Town departments responsible for their implementation. They also include topical references that illustrate how individual action items advance land use, economic development, streets/connectivity, pedestrian/bicycle, recreation, downtown, coordination and public services/utilities objectives. In many cases, a single action item can help satisfy multiple objectives.

	Action Item	Policy reference	Land use	Econ development	Streets/Connectivity	Pedestrians/Cyclists	Recreation	Downtown	Coordination	Public Services/Utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
Land Use																			
1	Monitor the Future Land Use Map annually.	LU A.2 LU A.3									•	•	•	•					
4	Develop a formal coordination strategy to share information between the Town and Union County, between the Town and NCDOT, and between the Town and Lancaster County including a formal liaison to the Union County Planning Board between the Town regular staff level coordination and joint notification of development proposals within the town and surrounding planning area.	LU C.1 TR C.2									•								
16	Build a variety of new for-sale housing products (NC-16)	LU D.5									•	•	•	•					
17	Build new multi-family rental residential in mixed-use nodes on the corridor (NC-16)	LU A.4									•	•	•	•					
18	Build new assisted-living facilities in mixed-use nodes on the corridor (NC-16)	LU A.1 LU D.5									•	•	•	•					
21	Leverage the CMC-Waxhaw Campus with complementary development (NC-16)										•	•							No distinct policy guidance
23	Redevelop over-sized parking lots incrementally (NC-16)	LU A.2 LU A.4									•	•	•	•					
24	Site civic buildings and amenities including parks, schools, communities and civic services along the Highway 16 corridor (NC-16)										•	•	•	•					No distinct policy guidance

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/cyclists	Recreation	Downtown	Coordination	Subsides/Utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
45	Utilize the Town's Comprehensive Pedestrian Plan as an additional reference for the location of required sidewalks (CPP)	TR B.2									•	•	•	•					
Transportation																			
63	Update the transportation plan for the town's planning area.	TR A.1									•								Policy may apply
65	Identify opportunities to improve the function of major roadways through the implementation of targeted upgrades, such as intersection signalization, turn lane installation, access management changes and similar projects that can be funded more easily than major widening projects.	TR A.1 TR A.2 TR A.5 TR B.6									•	•	•						
75	Build road connections to connect Highway 16 to neighborhoods adjacent to it (NC-16)	TR A.5 TR A.6									•								
85	Improve intersections to improve safety for drivers, cyclists and pedestrians (NC-16)	TR B.6									•	•	•	•					
92	Complete the sidewalk network in phases over 15 years (DN)	TR B.2 TR B.5									•	•	•	•					Policy may apply
105	Expand, fill gaps, and remove barriers in the current sidewalk and crosswalk system (PP)	TR B.1									•	•	•	•					
106	Initiate recommended programs for the trail and greenway system (PP)	TR B.3 PR B.2									•								
107	Engage in community planning for infill of underdeveloped parcels in and around Town (PP)	LU A.1									•	•	•	•					
115	Transform Broome Street into a pedestrian friendly street with on-street parking, 10-foot wide sidewalks and street trees (DVP)										•	•							No distinct policy guidance

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/curbside	Recreation	Downtown	Coordination	Subsides/Utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
116	Consider consolidating driveways along Broome Street to better manage vehicular access (DVP)	TR A.2									•	•							Transportation plan item
117	Install two new pedestrian crosswalks on Broome Street (DVP)	TR B.6									•								Transportation plan item
122	Consider converting on-street parking on Main Street to a two-hour time limit to encourage turnover (DVP)										•								No distinct policy guidance Transportation plan item
123	Create additional parking opportunities through easements and agreements with property owners to organize the existing parking lots (DVP)										•								No distinct policy guidance
	Create shared parking agreements with property owners of existing surface lots	LU D.4 ED D.6									•								DT Pkg Stdy
	Implement and uphold time limits for certain parking spots	ED D.3									•								DT Pkg Stdy
	Consider parking reconfigurations on South Main Street to address safety concerns	LU D.4 TR B.4 TR B.6									•								DT Pkg Stdy
	Consider charging for events-related parking	ED D.2									•								DT Pkg Stdy
Economic Development																			
125	Identify Union County Economic Development as the chief point of contact for business process and economic development inquiries in Waxhaw to maintain a unified and efficient response to potential investors.	ED A.1									•								

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/curlies	Recreation	Downtown	Coordination	Subsides/Utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
126	Recognize the Town Manager or designee as the key economic development official to serve as the primary liaison with the County EDC, representing Waxhaw during the recruitment and retention process with the County EDC as the lead.	ED A.2									•								
130	Develop a long-term strategy for the use, maintenance or sale of town-owned properties.	ED B.4									•								
131	Partner with real estate agents, property owners and economic developers to prepare an inventory of available and underutilized properties in the community that are suitable for commercial development.	ED B.5									•	•	•	•					
133	Maintain and regularly update an existing business database for the town that includes a geospatial (mapping) component.	ED B.7									•								Policy may apply
134	Develop a business recruitment plan.	ED A.3 ED B.1 ED C.1 ED B.6									•								Policy may apply
135	Develop economic plans and strategies.	ED A.3 ED C.2									•		•						
140	Encourage incremental private development in key locations on Main Street (DVP)	ED C.4 ED D.3									•	•	•	•					
141	Consider implementing a Business Improvement District or another similar dedicated funding source for downtown improvements (DVP)	ED D.1									•								

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142	Position regularly hosted events such as the weekly Farmers' Market in a high visibility area (DVP)	ED D.2									•	•	•	•					
Municipal Services & Infrastructure																			
144	Continue public outreach meetings with neighborhood and community groups	MS A.3									•	•	•	•					
145	Actively participate in the deliberations and influence results of the Union County Fire Service study to determine the impact of any funding or service changes on public safety.	MS A.4 MS A.5 MS A.8									•								
146	Develop a joint wastewater master plan with Union County to guide infrastructure investments within the planning area, with a particular emphasis on extending major water and sewer lines within the intended growth sector, long term planning for extending service into the controlled growth sector, and limiting utility extensions into the restricted growth sector (Waxhaw Creek Basin).	LU C.4 MS B.1									•								
149	Adopt a long-range street maintenance plan based on a pavement conditions study to guide resurfacing and repair activities.	MS C.1 MS C.2									•								
151	Annually budget capital funds for the construction of pedestrian infrastructure in accordance with the adopted Pedestrian Plan.	MS C.4									•	•	•	•					

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153	Develop a long-range facilities and space needs study for town government operations and fund needed land acquisition, facility construction and expansion through the capital improvement plan.	MS G.1 MS G.2 MS G.4 MS H.1 MS H.2 MS H.3									•								
157	Work with Union County Public Works to upgrade lift stations and access to water and sewer for new development (DN)										•	•	•	•					No distinct policy guidance
159	Work with Duke Energy and Union Power to incrementally add street lights for public safety and neighborhood character (DN)										•	•	•	•					No distinct policy guidance
161	Evaluate staffing needs to accommodate increasing services and amenities (DN)	MS A.1									•	•	•	•					Policy may apply
163	Investigate strategies for preventing stormwater overflow (DN)	NR A.5									•								
164	Consider a stormwater utility (DN)										•								No distinct policy guidance
166	Create an eastern gateway for Waxhaw that includes landscaping, signage and an appropriate entrance feature (DN)										•								No distinct policy guidance
171	Use incremental civic investments to transform civic spaces throughout Downtown Waxhaw (DVP)										•	•	•	•					No distinct policy guidance
Parks & Recreation																			

	Action Item	Policy reference	Land use	Econ development	Streets/connectivity	Pedestrians/curlie	Recreation	Downtown	Coordination	Public services/utilities	0-2 years	3-5 years	6-10 years	11-15 years	Development Services	Public Services	Parks	Manager	Notes
178	Prepare an update to the Parks, Recreation and Cultural Resources Plan that incorporates revised population growth estimates and corresponding calculations for facility needs based on the town's projected population to better reflect future demand.	PR A.1 PR A.2									•		•						
184	Budget the replacement cost of parks system assets over their life cycles and fund replacement through the general fund (PP)										•	•	•	•					No distinct policy guidance
186	Fill department staff positions based on the number and types of facilities under its jurisdiction, capital improvement plans for new facilities, programming demands, future needs of the community and annual budgeting (PP)										•	•	•	•					No distinct policy guidance
187	Continue to work with the Carolina Thread Trail for expansion of the greenway and trail system (PP)	PR B.2									•	•	•	•					
188	Formalize agreements with the Union County School District to ensure public access and shared use of school recreation facilities (PP)	PR D.1									•								
189	Partner with the Public Services Department to develop integrated management approaches and plans for water corridors that meet multiple goals, such as natural resource protection, sustainability, flood control and public recreation use (PP)										•	•	•	•					No distinct policy guidance
194	Formalize relationship with Union County Public Schools to secure a joint-use agreement to alleviate some of the demand for recreational field space (PP)	PR D.1									•								

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195	Acquire land to accommodate 3 community parks and 8 neighborhood parks (PP)	PR A.4									•	•	•	•					
196	Initiate planning and design studies for new facilities (PP)	PR A.2									•	•	•	•					
199	Secure easements and initiate a planning study for construction of the greenway on Twelve Mile Creek (PP)	PR C.3									•								
200	Assess existing programming offerings and conduct a needs assessment to identify gaps (PP)	PR A.5									•		•						
201	Survey existing service providers to determine current usage and participation rates of Waxhaw residents (PP)	PR A.5									•								
202	Formalize relationships with local organizations, such as area churches, Council on Aging in Union County, Centralina Council of Governments and others, to develop leisure programs focused on the senior population, including trips and outings, card clubs, social events and historic and cultural programs (PP)	PR A.5 PR B.5									•								
203	Partner with local artists, historians, fitness professionals to provide reduced-fee programs available to residents (PP)	PR A.5 PR D.1									•	•	•	•					
206	Promote historic Waxhaw events (PP)	HP A.1									•	•	•	•					
209	Survey existing service providers, including Waxhaw Athletic Association and area YMCAs to determine current usage and participation rates of Waxhaw residents (PP)	PR A.5									•								

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212	Host a community clean-up day (PP)										•	•	•	•					No distinct policy guidance
213	Host a community tour of existing and planned park facilities (PP)	PR A.3 PR B.5									•	•	•	•					Policy may apply
214	Continue to assist community historic walks (PP)	PR B.5									•	•	•	•					
Natural & Environmental Resources																			
220	Establish a formal process for monitoring construction sites for compliance with erosion and sedimentation control plans and coordinate response to potential violations with DENR.	NR A.6									•								
Historic Preservation																			
222	Conduct a survey of historic properties within and around the National Register district boundary to identify if there are any boundary adjustments that may be made to expand opportunities for property owners to receive historic tax credits.	HP A.3									•								
Cultural Resources																			
231	Conduct an inventory and analysis of both public and private facilities that are used for cultural programming, events and support services to determine the current utilization and condition of the spaces and assist with determining future needs.	CR B.1									•	•	•	•					