

# WAXHAW

Est. 1889

## *Growth Strategy: Union County Land Use Planning Retreat*



# Waxhaw Presentation

- Community Vision
- Current Issues
- Costs and Revenue Challenges
- Growth Strategy
- Partnership Opportunities





# A community with purpose

## Mission

The unique character of Waxhaw is preserved and enhanced through responsibly serving residents, visitors, and the business community with integrity and innovation.

## Vision

Waxhaw is a friendly , vibrant prosperous town where history and creativity build an enduring, safe and healthy community for people of all ages to live, learn, work, play or grow a business.

## As evidenced by:



- A well managed Town
- A variety of cultural and recreational offerings
- Efficient, responsive Town services
- The quality of life services our community desires
- Safe, comfortable, walkable neighborhoods
- A vibrant downtown that is mindful of its heritage
- Consistent and well maintained infrastructure

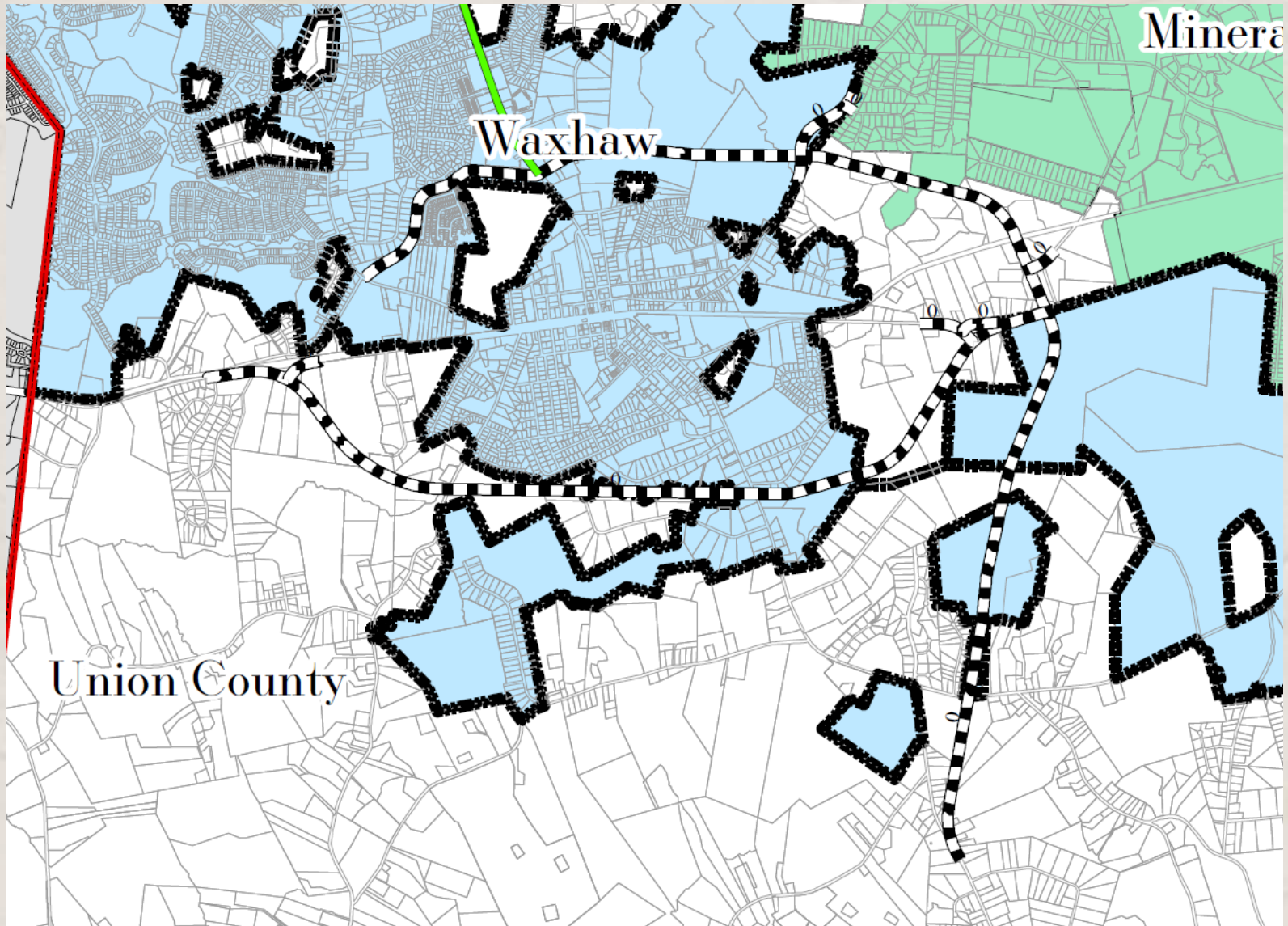
# Waxhaw Life in 2030

- Small town character and attractive appearance
- Vibrant main street
- Well planned and well timed infrastructure
- Growth that pays its way
- Walkable community
- Open space
- Expanded quality of life opportunities
- Balanced tax base
- Community dedicated to public safety



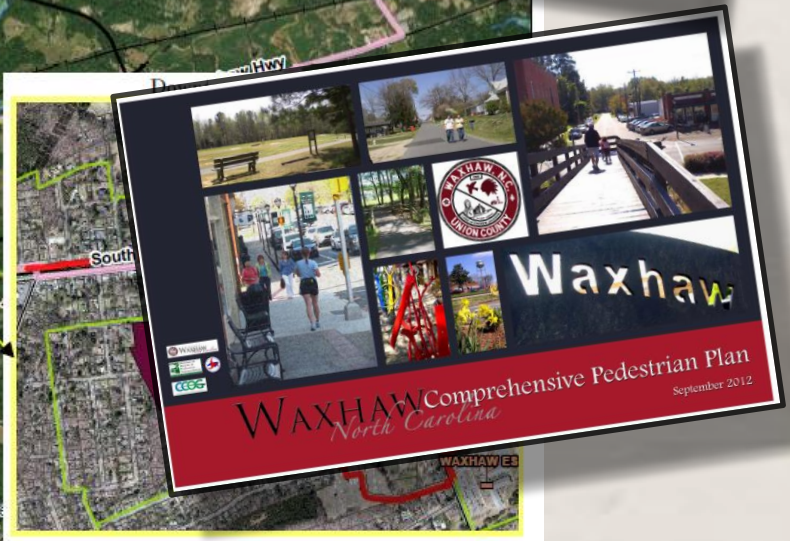
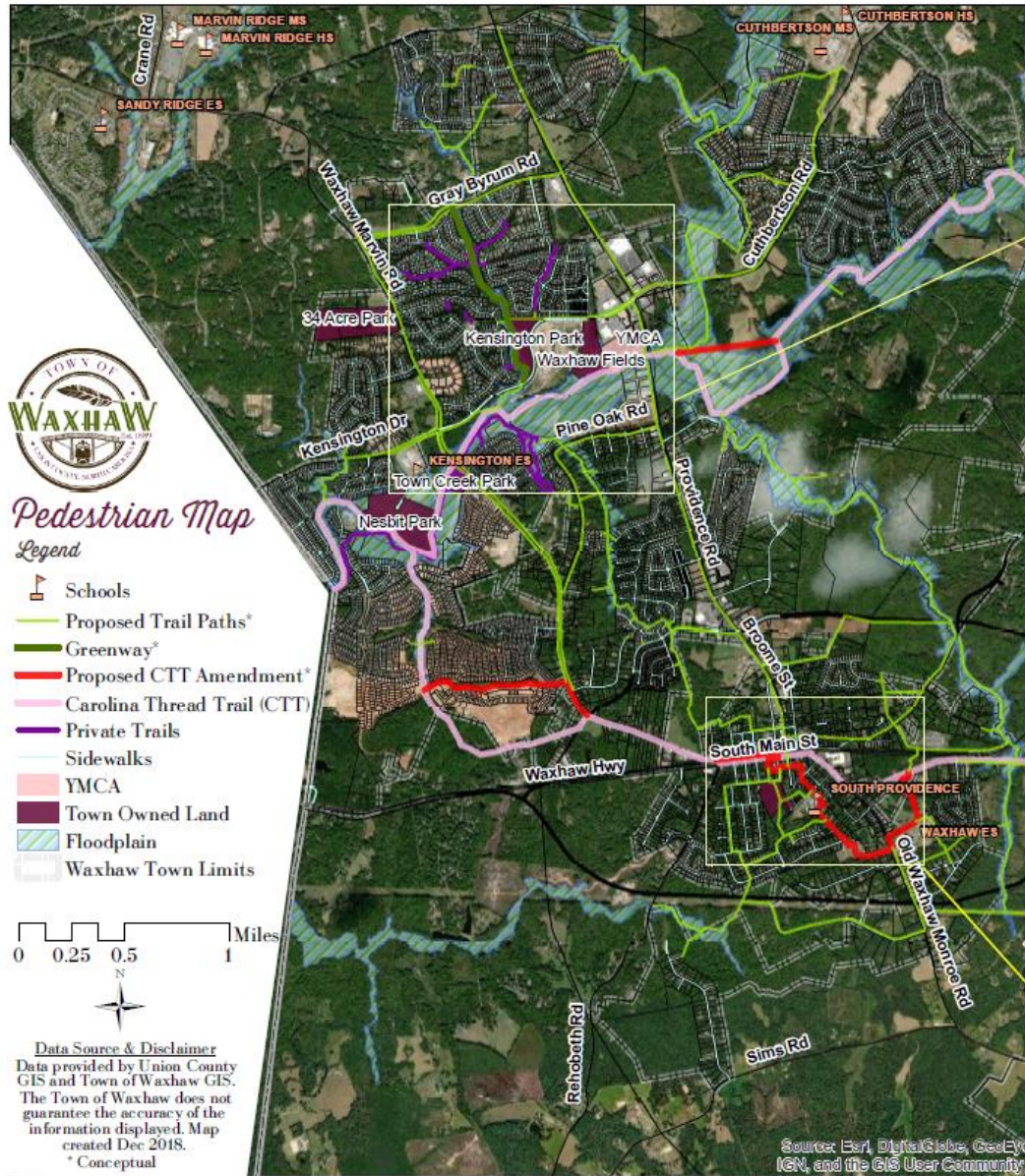
All supported with solid financial and growth management systems.

# Transportation Issues



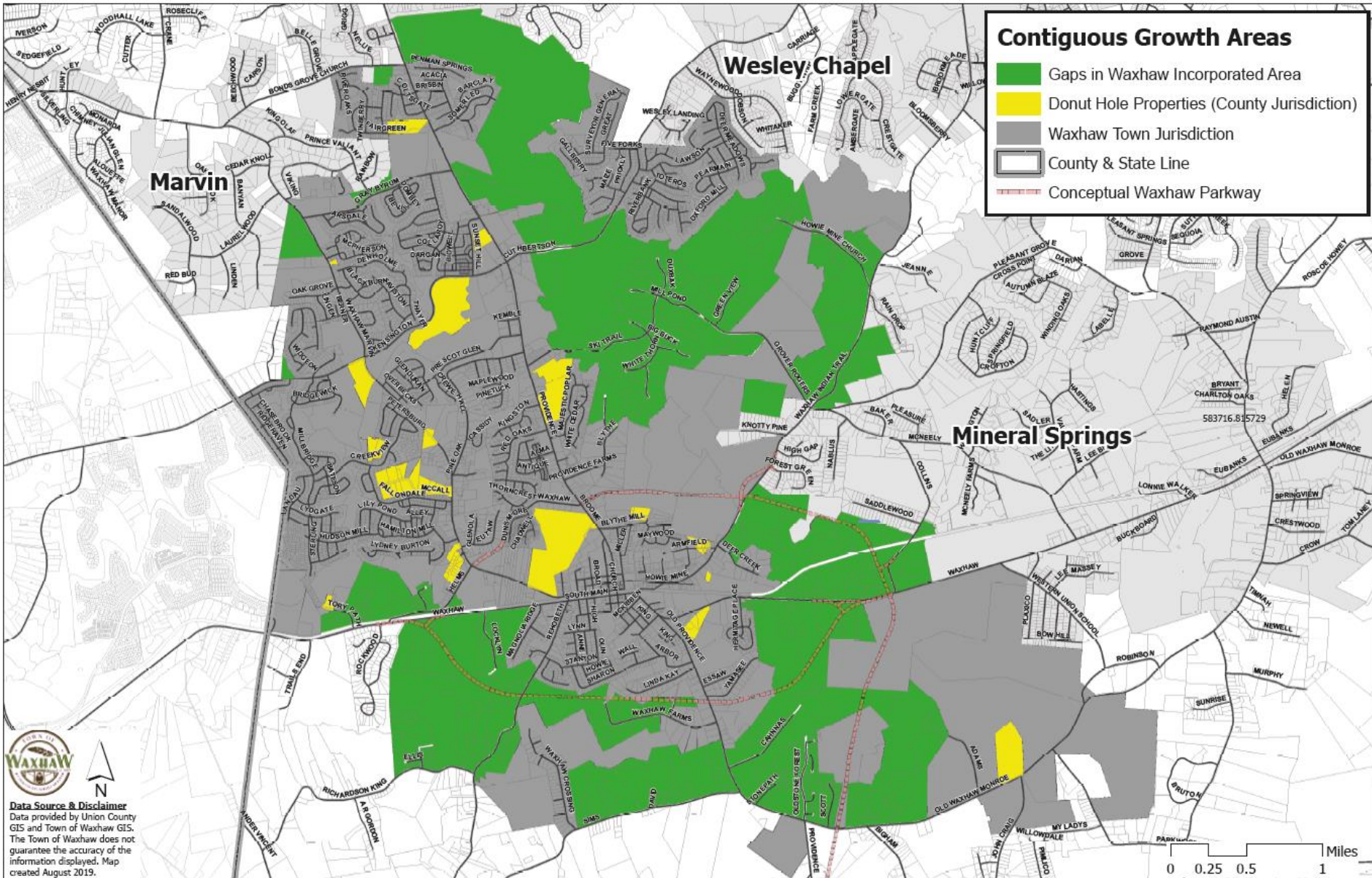


# Parks and Recreation Issues



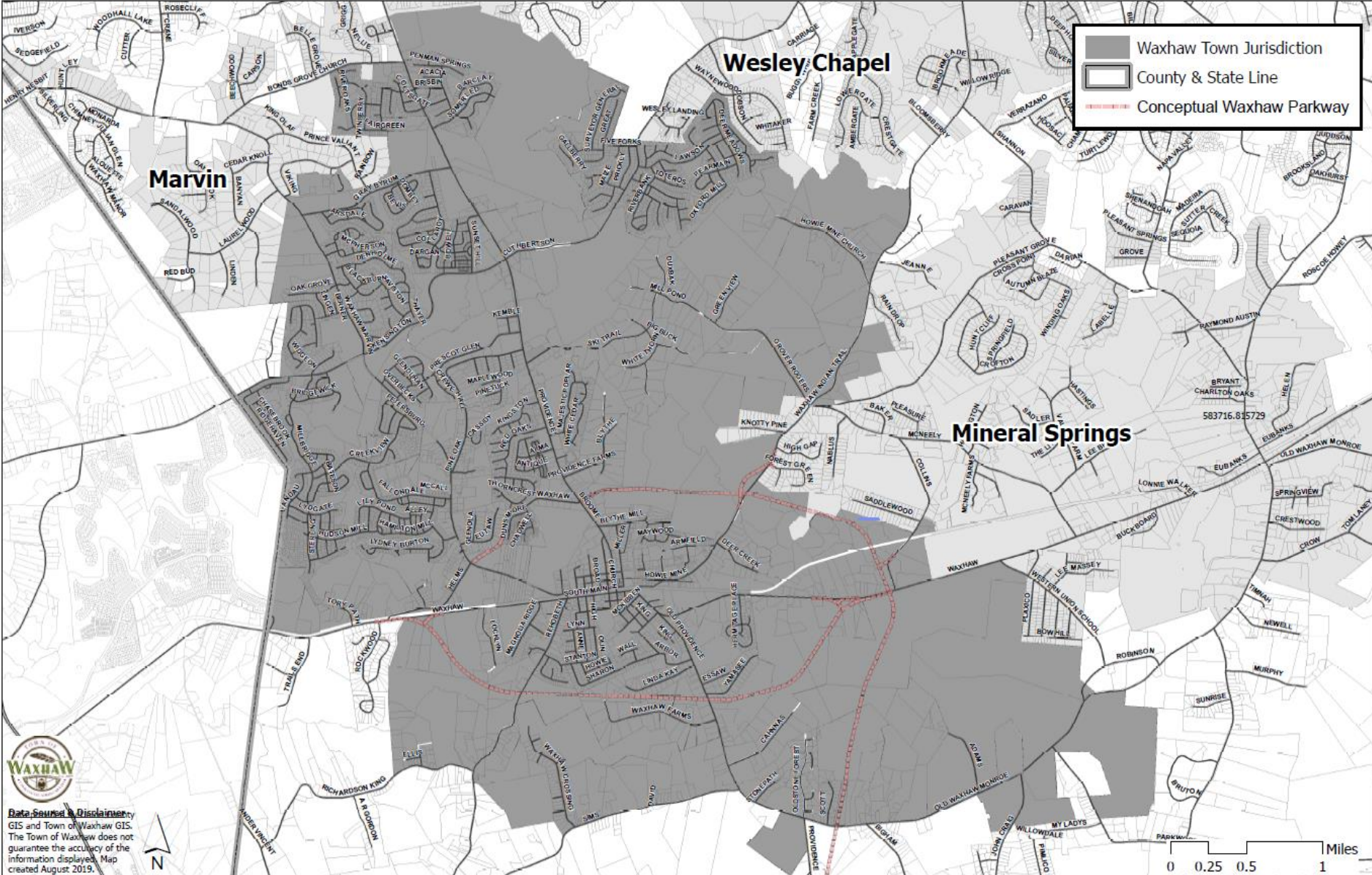


# Current Waxhaw





# A Future Waxhaw

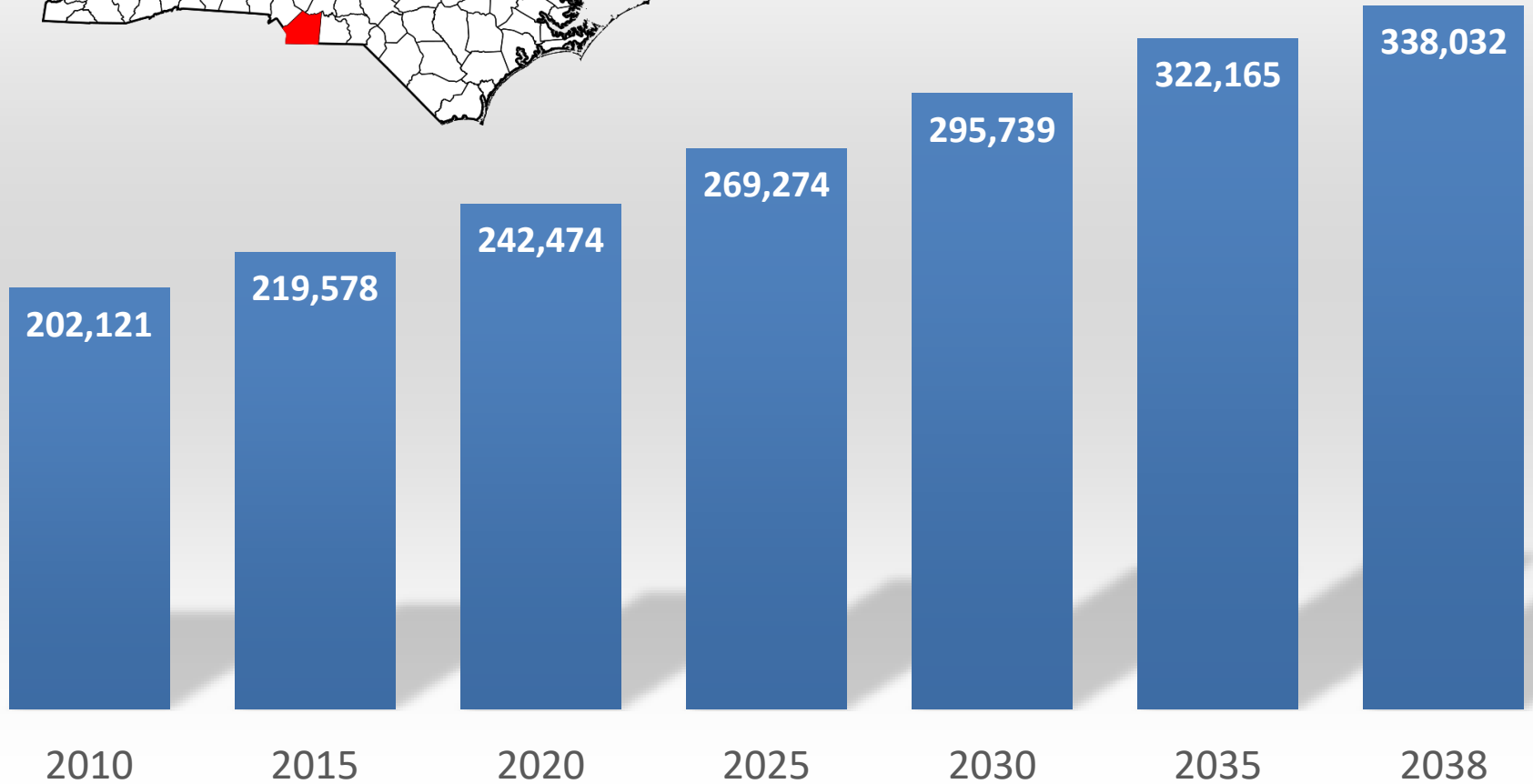
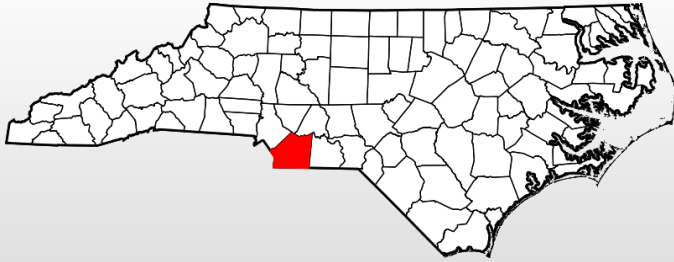


**Data Source & Disclaimer**  
 GIS and Town of Waxhaw GIS. The Town of Waxhaw does not guarantee the accuracy of the information displayed. Map created August 2019.

0 0.25 0.5 1 Miles



# Union County Population Projections



Source: North Carolina OSBM, Standard Population Estimates, Vintage 2017 and Population Projections, Vintage 2018

# Waxhaw Demographics

## 2018 Snapshot

- Population 16,181
- Population change (2010) 63.4%
- Persons under 18 33.8%  
*North Carolina 22.2%*
- Persons over 65 8.5%  
*North Carolina 16.3%*
- Median HH income \$97,904
- Median housing unit (owner-occupied housing) \$285,200
- Mean work commute time 33.4 min.



Source: North Carolina Office of State Budget and Management (OSBM), and US Census Bureau *Quickfacts*



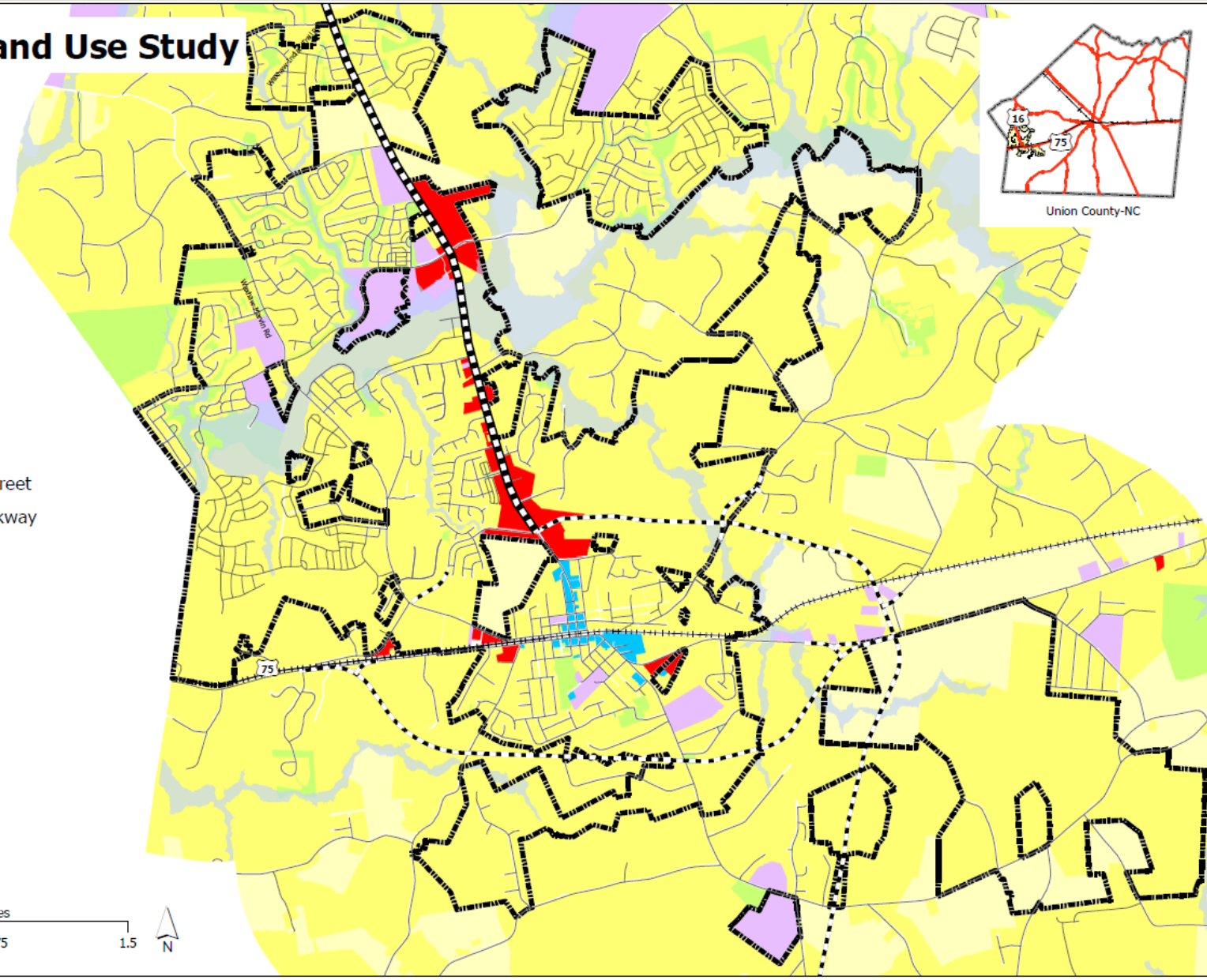
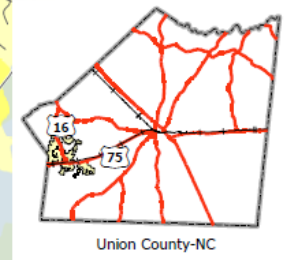


# Waxhaw Land Use Study

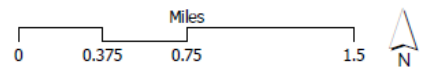
## Existing Land Use

- Business
- Mixed-Use
- Institutional
- Residential
- Farm Land
- Open Space

- Waxhaw Town Limits
- Floodplain
- Planned Synchronized Street
- Conceptual Waxhaw Parkway
- Railroad



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# Waxhaw's Current Property Tax Revenue



**Residential**

**93%**



**Industrial/Commercial 7%**

**The Big Picture**

This model is not  
sustainable



# Residential vs. Commercial Tax Base

5.2 Homes = 1 Industrial/Commercial Acre



Waxhaw Has a Sizable Imbalance in Property Tax Revenue

- Residential development demands services with on-going costs and maintenance
- Residential development has an extremely high “Cost to Serve” vs. other land uses

# Waxhaw Provides 40+ Services



it's time for

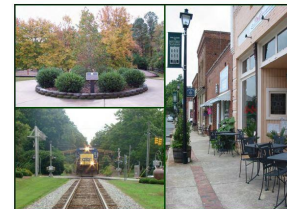
# LEAF VACUUMING

Monday, - Thursday,  
OCTOBER 29<sup>TH</sup> - JANUARY 31<sup>ST</sup>



WAXHAW, NORTH CAROLINA

## UNIFIED DEVELOPMENT ORDINANCE



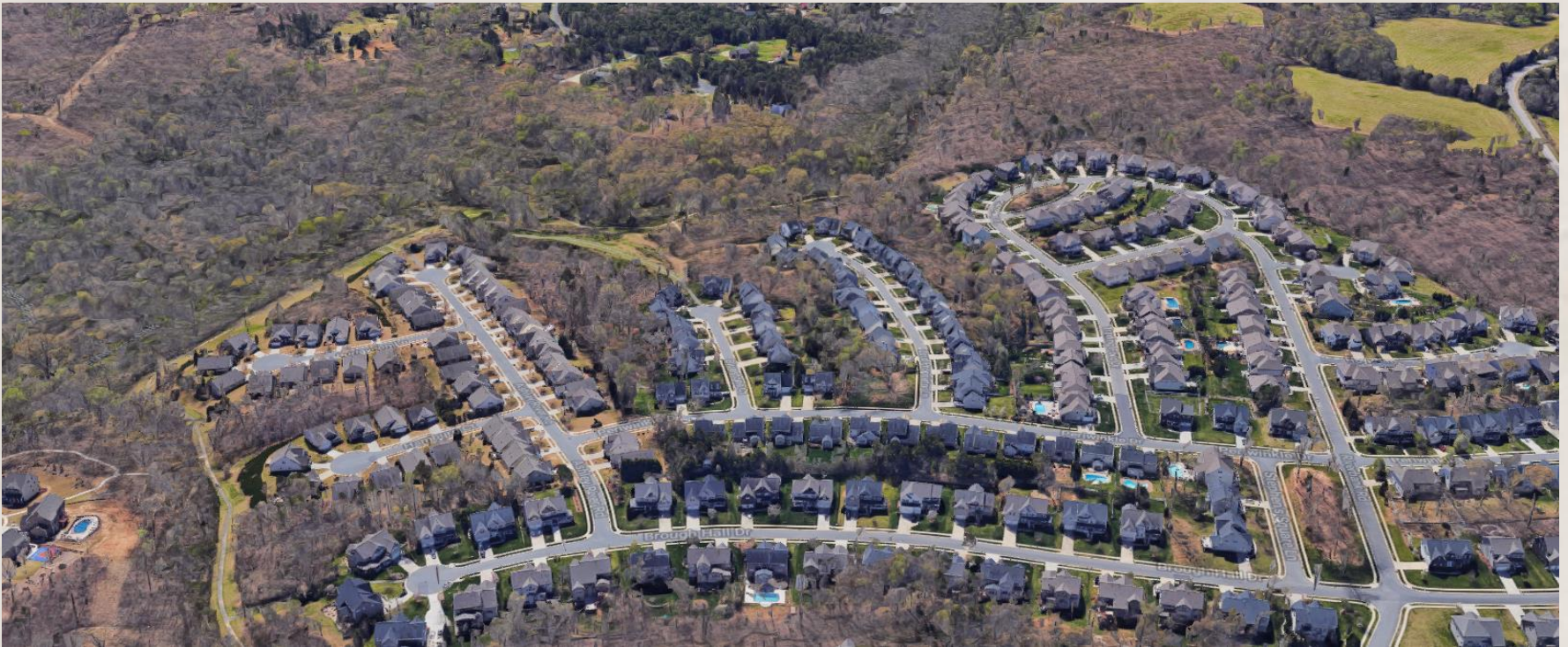
Town of Waxhaw  
316 N. Church Street  
Waxhaw, NC 28173  
www.waxhaw.com

Adopted: September 9, 2004  
Amended: July 12, 2016





# Tax Revenue vs. Cost to Serve



- *93% Residential Revenue vs. 7% Commercial Revenue is not Sustainable*
- *Land runs out and the new revenue does too. So begins the spiral of tax increases to cover the ever increasing costs for public safety and services, parks, roads, building maintenance, insurance, staff salaries...*
- *Higher Service Costs = Higher Tax Rates or Reduction in Services*

# Benefits of Commercial/Industrial Balance

- More Local Shopping and Entertainment Choices  
*More Money Spent Locally by Residents and Visitors*
- Increased Tax Revenue for Town and County  
*Economic Development Helps Pay the Bills and Defrays the Tax Burden from Homeowners*
- More Local Jobs  
*Opportunity to Live Close to Where You Work*
- Lesser Commute Time for Residents  
*Decreases Traffic Impact at Peak Commuting Hours*





# Waxhaw Plans

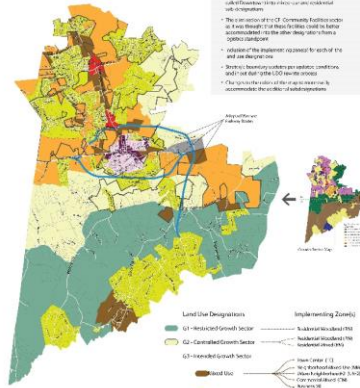
## WAXHAW North Carolina Comprehensive Plan

ADOPTED  
OCTOBER 25, 2016

BENCHMARK | planning

## WAXHAW FUTURE LAND USE PLAN

MAKERS | Planning & Design



Waxhaw Town Limits

- |                                   |                               |
|-----------------------------------|-------------------------------|
| <b>Land Use Designations</b>      | <b>Implementing Zoning(s)</b> |
| U1 - Unincorporated Growth Sector | Suburban Unincorporated (SU)  |
| U2 - Controlled Growth Sector     | Suburban Unincorporated (SU)  |
| U3 - Unincorporated Growth Sector | Suburban Unincorporated (SU)  |
| U4 - Rural District               | Suburban Unincorporated (SU)  |
| U5 - Medium-Density Residential   | Suburban Unincorporated (SU)  |
| U6 - Single-Family Residential    | Suburban Unincorporated (SU)  |
| U7 - Existing Neighborhoods       | Suburban Unincorporated (SU)  |
| U8 - Existing Commercial Corridor | Suburban Unincorporated (SU)  |



## WAXHAW, NORTH CAROLINA

### UNIFIED DEVELOPMENT ORDINANCE



Town of Waxhaw  
316 N. Church Street  
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### DOWNTOWN WAXHAW VISION PLAN

ADOPTED 12.11.12

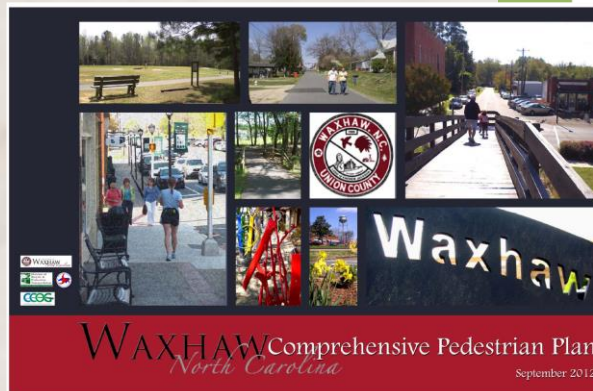


## PARKS & RECREATION STRATEGIC MASTER PLAN: 2019-2028

### TOWN OF WAXHAW



APRIL 17, 2019



## WAXHAW Comprehensive Pedestrian Plan

September 2012

The Urban Land Institute - Charlotte District Council

## TECHNICAL ASSISTANCE NEL Report Downtown Waxhaw



Waxhaw, NC - October 2018



Serving Charlotte, Piedmont and Western North Carolina



### HIGHWAY 16 CORRIDOR PLAN

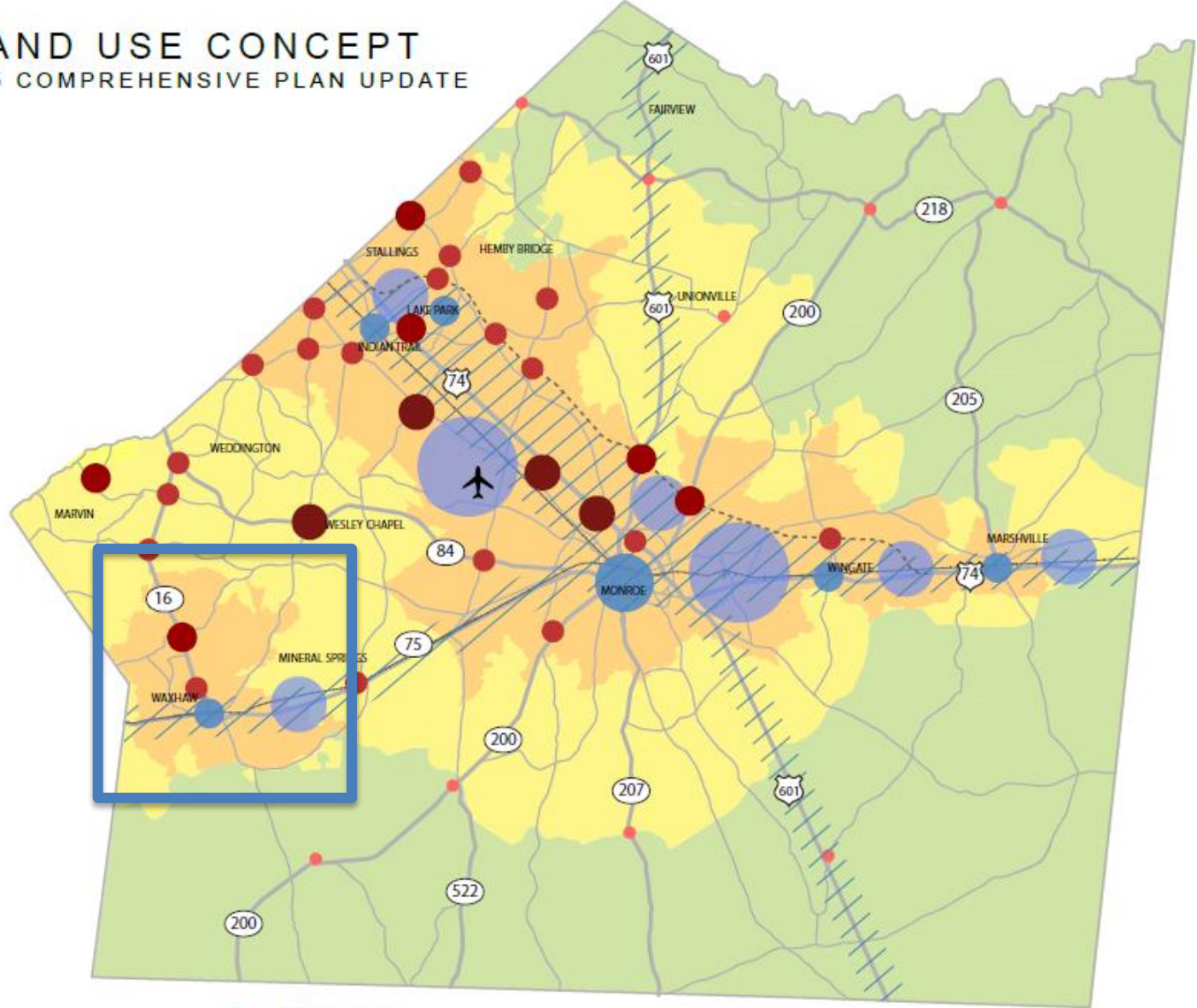
ADOPTED: 10.28.2014





# FUTURE LAND USE CONCEPT

## UNION COUNTY 2025 COMPREHENSIVE PLAN UPDATE



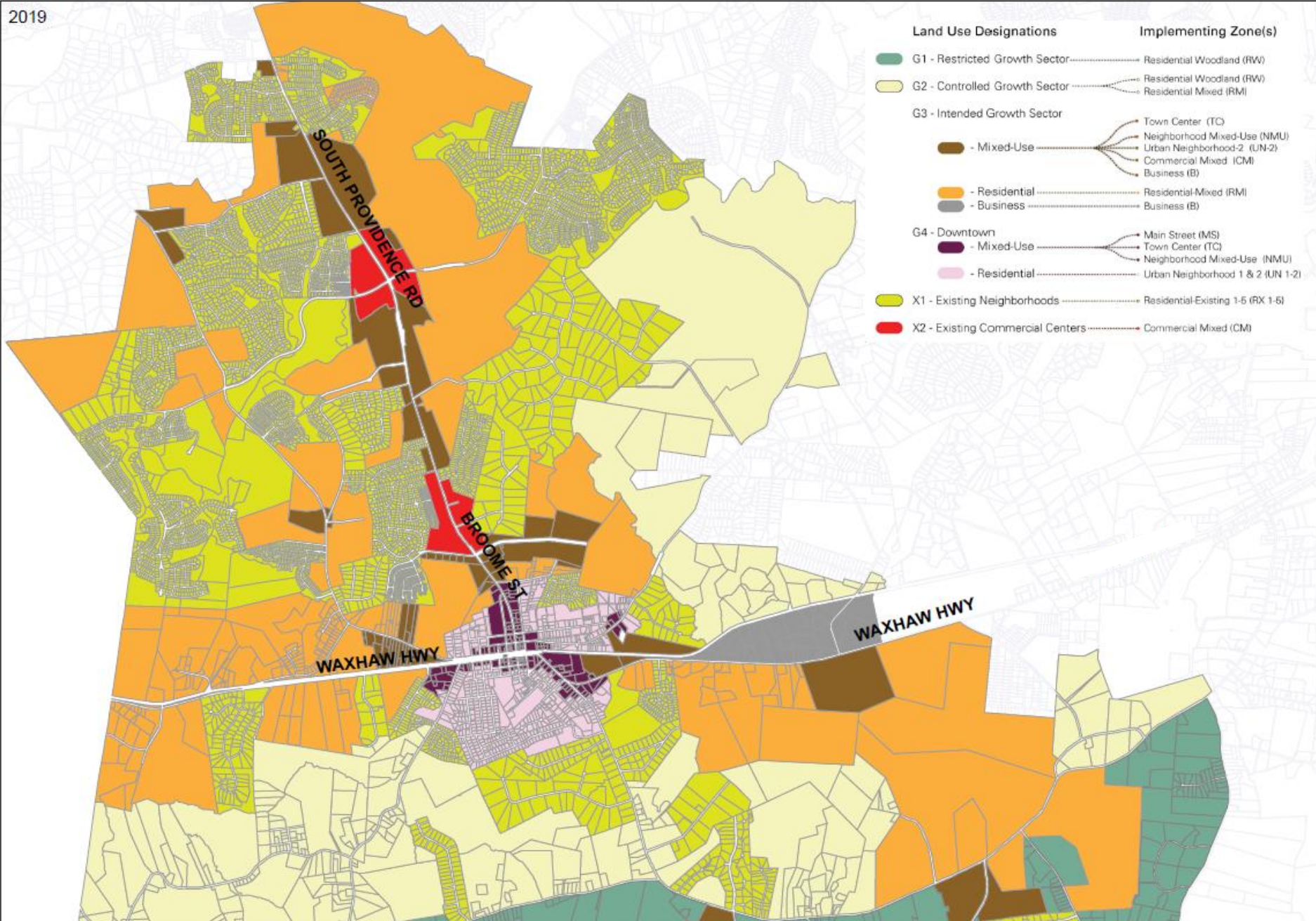
- Agricultural Area**  
*Farming, forestry and rural residential*
- Single Family Residential**  
*Detached single family (~1 unit/acre)*
- Mixed Residential**  
*Mixed residential (detached single family, patio and cottage homes, town homes, and multi-family)*

- Rural Center**  
*Small scale commercial and civic uses*
- Neighborhood Center**  
*Neighborhood-serving commercial uses (retail, restaurants and services) and mixed residential uses*
- Community Center - Small**  
*Community-serving commercial uses (retail, restaurants and services) including opportunities for office, civic, institutional and mixed residential uses*
- Community Center - Large**  
*Community-serving commercial centers with a larger footprint and service area*

- Town Center/Downtown**  
*Existing downtown or town center with a range of uses including commercial, office, civic, institutional, and mixed residential uses*
- Employment Center**  
*Industrial and office uses*
- Employment Corridor**  
*Logistics, Industrial and agr-business related uses*



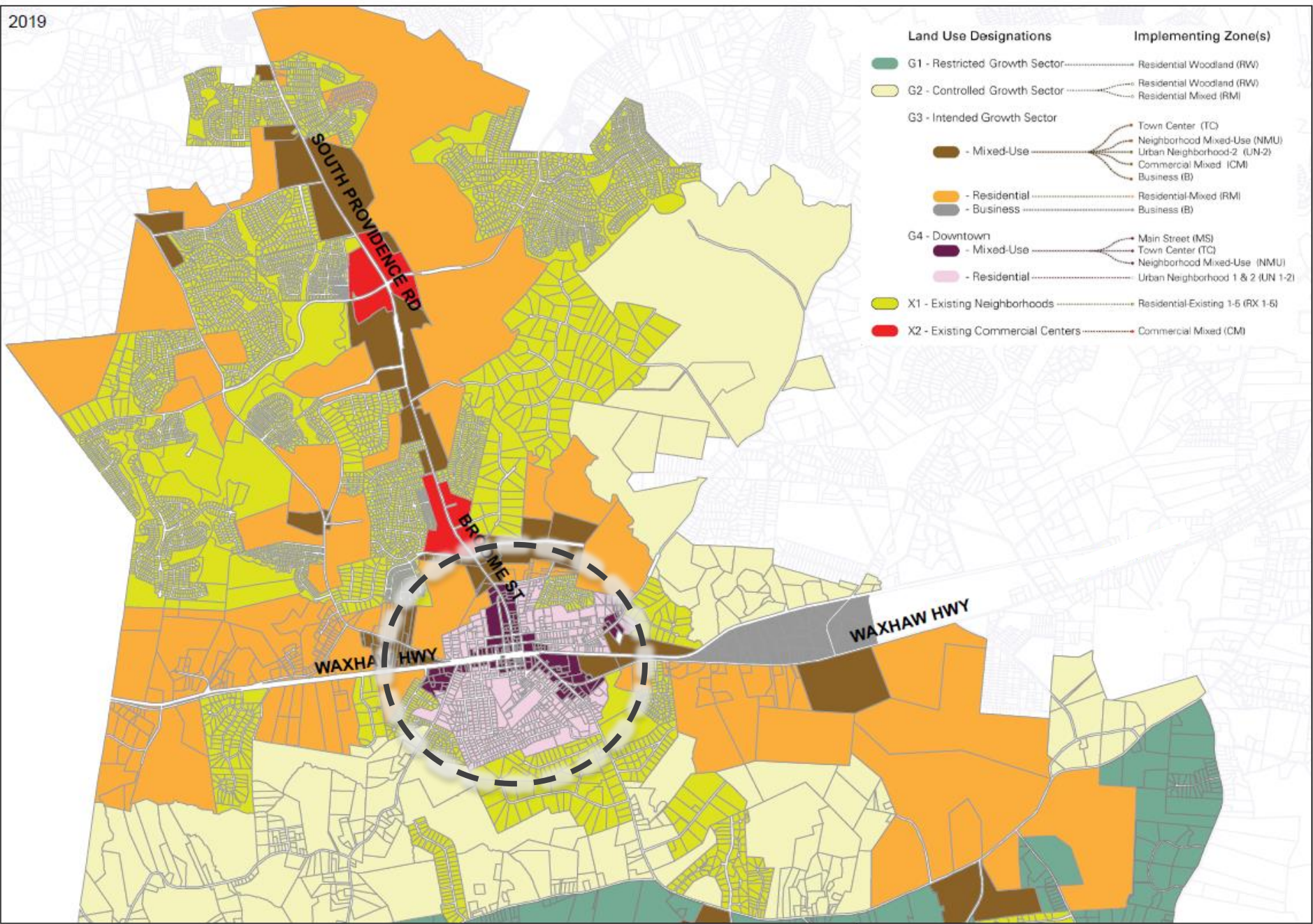




**Future Land Use Map (zoomed in)**



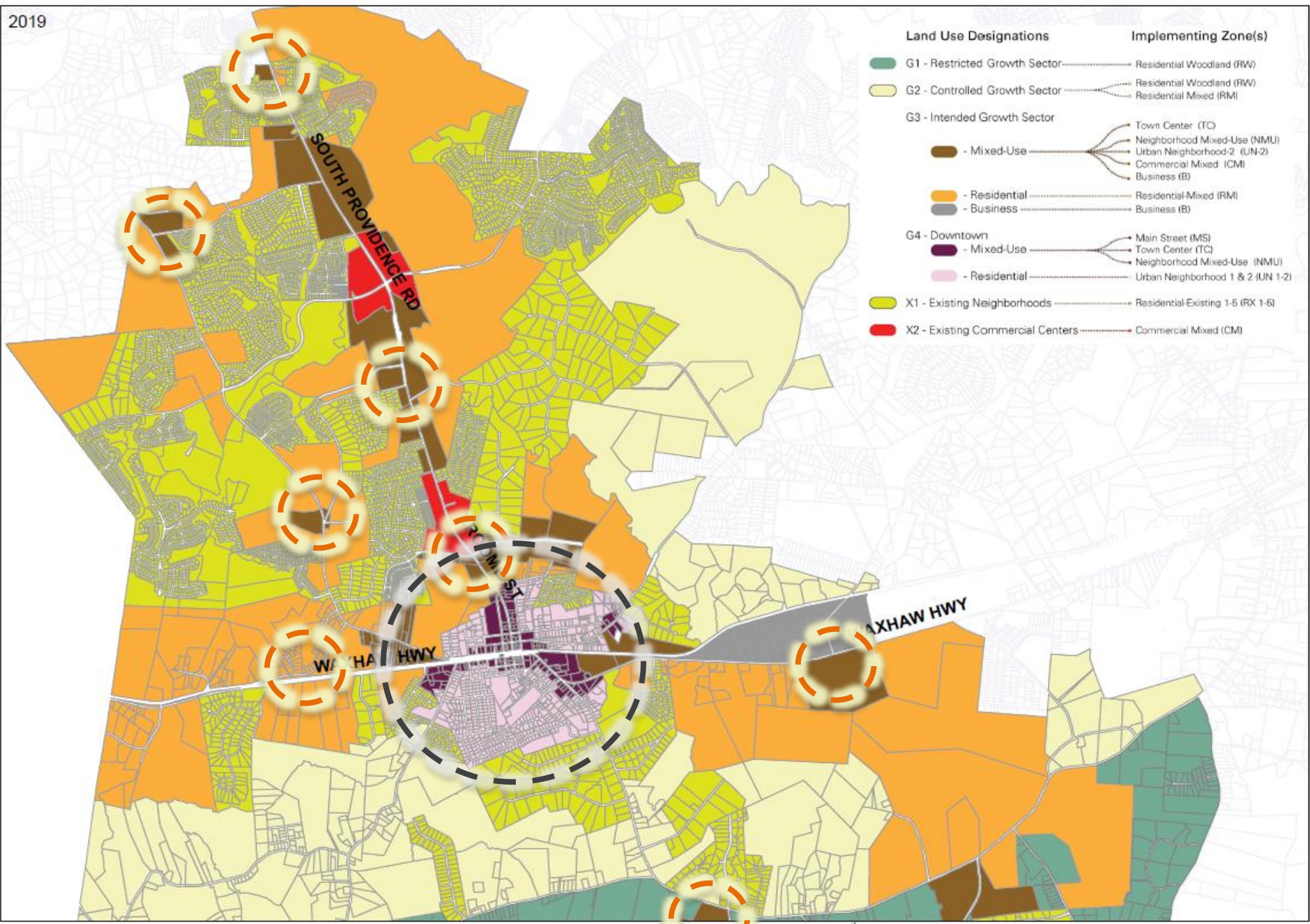




Future Land Use Map (zoomed in)



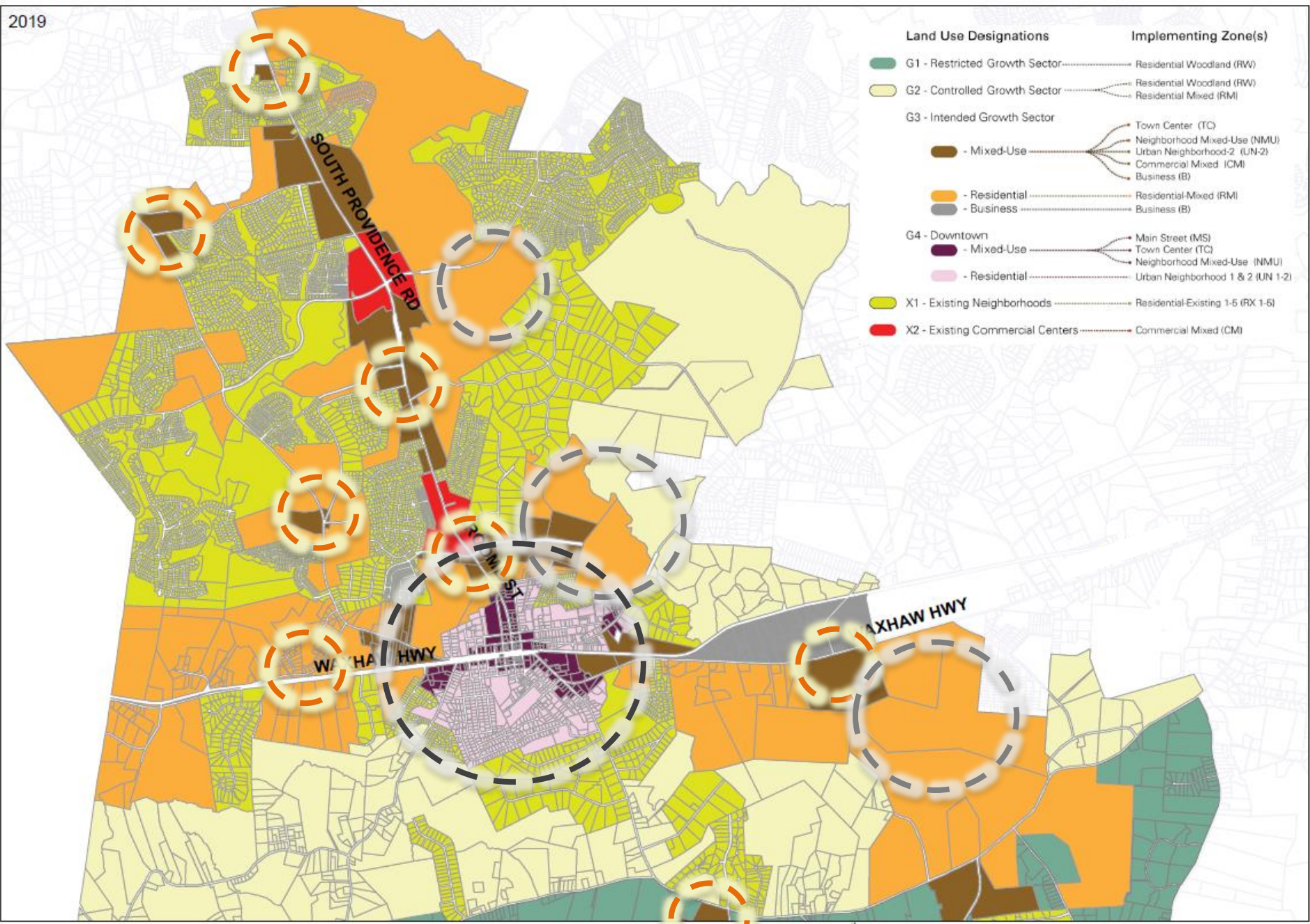




**Future Land Use Map (zoomed in)**







Future Land Use Map (zoomed in)







## **Downtown Economic Zone**

Areas consisting of mixed use buildings to encourage the development of retail, offices, higher density housing choices, and light manufacturing in an historic context.

### ***IDENTITY***

Downtown is the heart of Waxhaw, encapsulating its distinct history, commerce, and community life. Its compact form and architectural detail create a setting that honors heritage and welcomes everyday Waxhaw life.

### ***INTENSITY***

A variety of businesses, civic spaces and residences in close proximity are the essential ingredients of a vibrant downtown, giving people the greatest number of choices and experiences in a single area.

### ***INGENUITY***

Downtown Waxhaw presents opportunities for creative use of existing buildings, strategic infill, high connectivity, strategically placed parking, outdoor dining, and coordinated public events.



## Neighborhood Zones

Compact areas targeted for neighborhood scale offices and businesses, community facilities, medium density housing choices, and public space in a condensed and walkable setting that's convenient to, and harmonious with, surrounding residential areas.

***DESTINATION*** An attractive and central setting for basic community services and activities, both indoor and outdoor, that will serve the surrounding neighborhoods.

***DISTANCE*** Worthwhile destinations that meet a variety of needs of the surrounding community within a convenient walking distance (<1/4 mile or 5 minutes).

***DESIGN*** Prominent locations made safe and comfortable for pedestrians, with design elements that recall the feeling of downtown Waxhaw through building forms and signature streetscapes.





## **Economic Zones**

Areas that are intended to provide the necessary land and proper zoning to encourage the development of employment and economic opportunities for the town along future transportation routes.

### ***LOCATION***

Selected clusters of undeveloped and underdeveloped large parcels in town offer strategic areas for corporate parks and employment centers.

### ***LAYOUT***

Higher intensity uses at the core of each zone give way to less intense uses and buffers on the edges to blend with surrounding neighborhoods.

### ***LOGISTICS***

Locations along primary highways and the railway makes for more efficient mobility of goods, where heavier commercial traffic is directed away from downtown and secondary residential streets.

# Economic Zones

Cuthbertson Rd

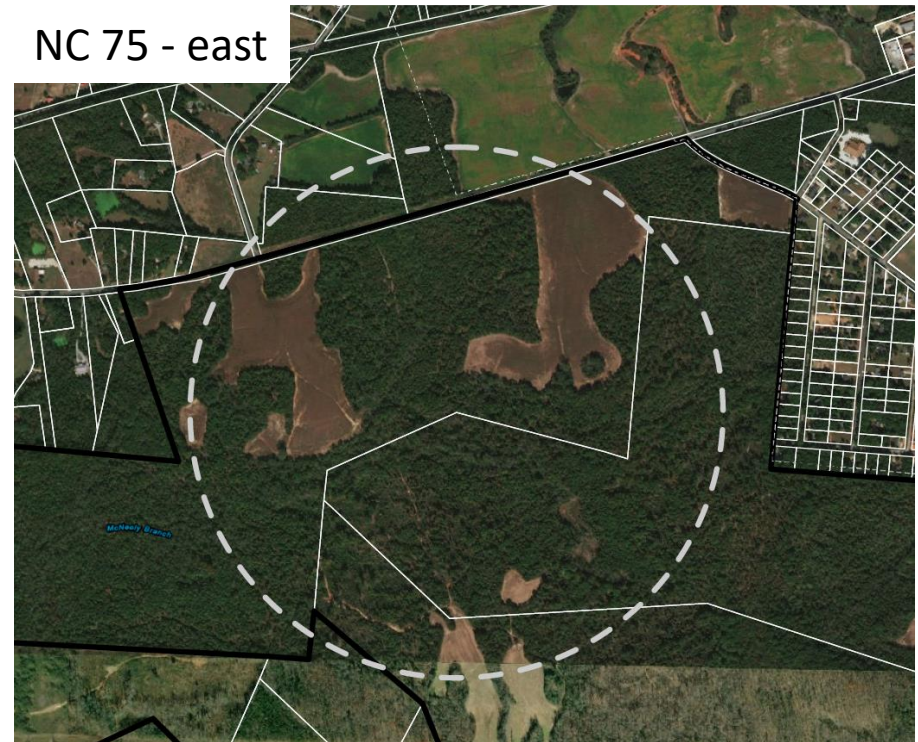


Aerial Views showing existing parcels

Waxhaw Parkway - northeast



NC 75 - east





# Partnership Opportunities

- Economic Development
  - Partner to develop actionable plans for economic zones
- Jurisdictional Gaps and Doughnut Holes
  - More consistent and congruent town limit
  - ETJ, inter-local agreement, joint planning?
- Transportation
  - Regional transportation solutions
- Parks and Recreation
  - Parks and greenways development and interconnectivity





# WAXHAW

EST. 1859



WAXHAW

Est. 1889

*Thank you!*