

# NEW HANOVER COMPREHENSIVE PLAN

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June 12, 2019



# Agenda

- Update: Stakeholder Interviews
- Review of topic: Population and Housing
- Review of Vision Statements
- Discussion of survey questions
  - Under separate cover
- Next steps

# Stakeholder Interviews

Friday June 7 - COMPLETED

- Greg Rapp  
*Wastewater Authority*
- Richard Zuber  
*Pine Forge Athletic Association*
- Jim Wozniak,  
*Codes Enforcement*
- Mark Wylie, *ZHB*
- Dennis Flynn, *Public Works*
- Greg Herb, *Realtor*
- Michele Smith, *Finance*
- Dr. Dana Bedden,  
*Superintendent, BSD*

Thursday June 13 - SCHEDULED

- Dave Rinehart,  
*Aqua Water Co*
- Jess Wilhelmy,  
*Parks & Recreation*
- Jamie Gwynn, *Manager*
- Bob Wood,  
*NHT Historical Society*
- Barb Furman,  
*Wellness Council*

# Comp Plan Topic Schedule

2019

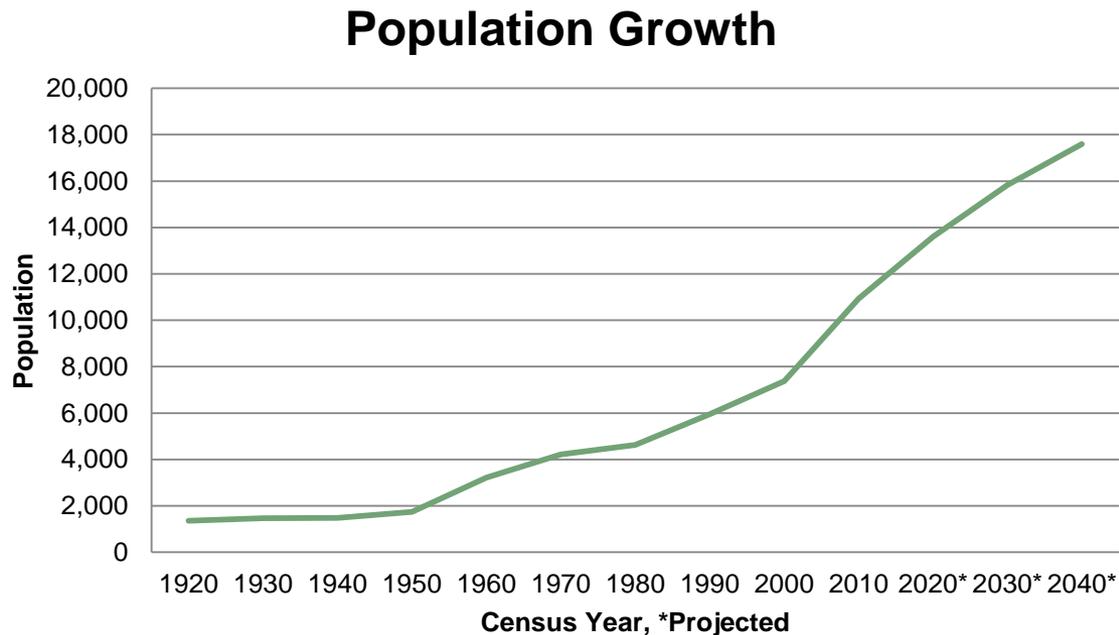
- May
  - Preliminary issues identification
  - Survey development
- June
  - Housing and Population
  - Survey development
- July
  - Parks and open space
  - Survey development
- August
  - Transportation
  - Survey finalization
- September (Survey launch)
  - Natural and historic resources
- October
  - Economic development
- November (Community Workshop)
  - Workshop preparation
- December
  - Future land use

2019

- January
  - Community facilities and utilities
- February
  - Government
- March
  - Strategies development
- April
  - Implementation chart development
- May (Open House)
  - Open House preparation
- June
  - Open House feedback review
- July – October
  - Review of draft plan

# Population Growth

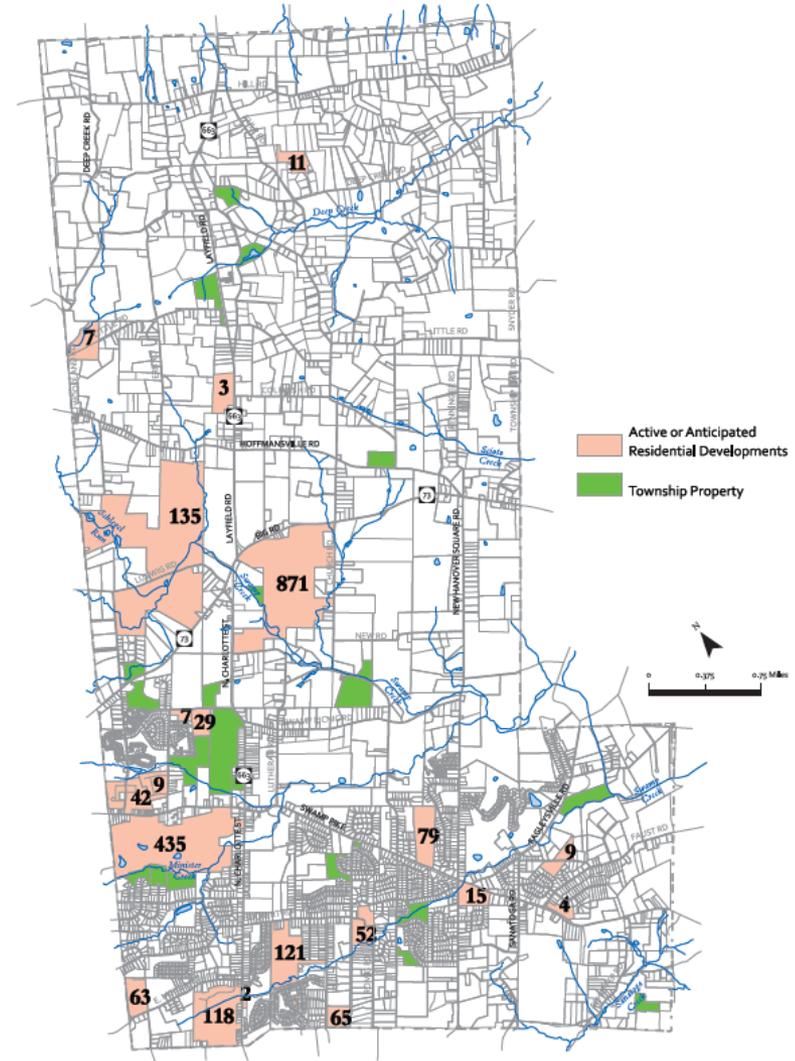
- Increased from 1,611 in 1900 to 12,495 in 2015
- DVRPC projects a population of 18,274 by 2045 (represents a change of 46% over the next 30 years)



# New Housing Development

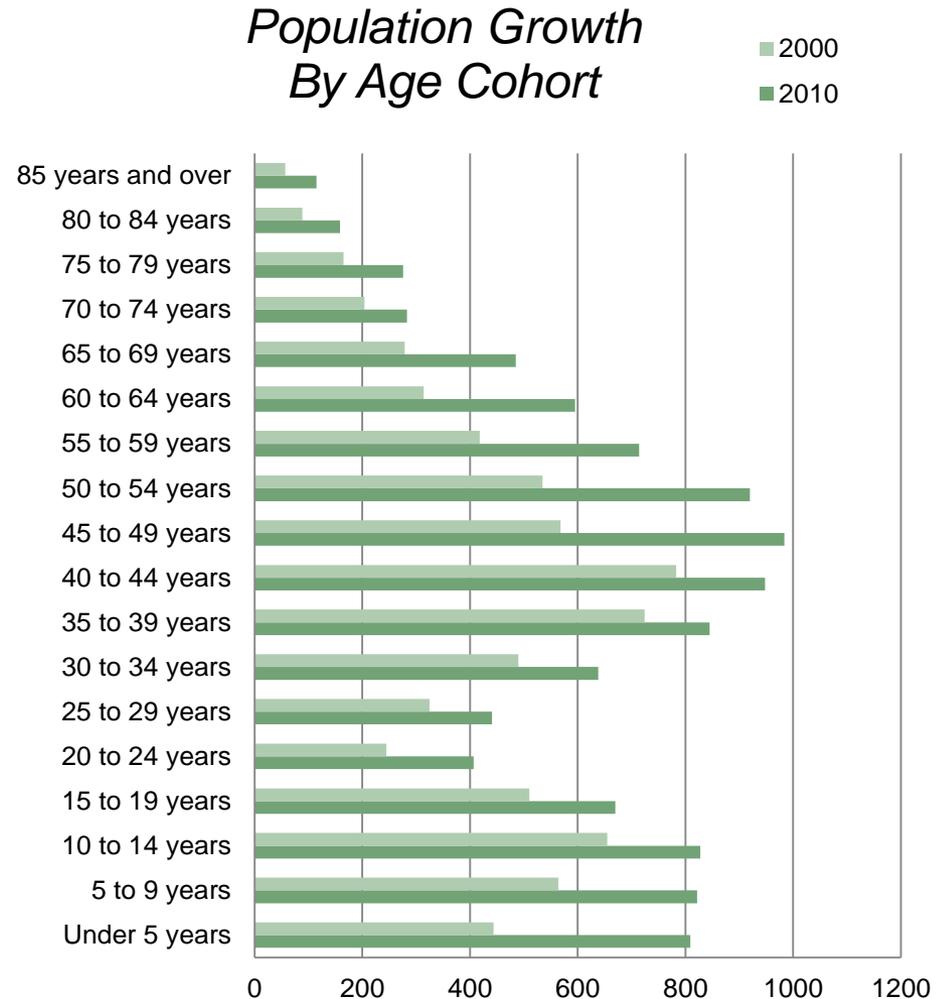
- As of May 24, 2019, 21 land developments representing 2,647 housing units are proposed and under review, are approved and not yet constructed, or are under construction (LUAR)
- A majority of these developments are in the “secondary growth area” of the PMRPC Comp Plan

Map 2.1 | Anticipated Residential Growth in Number of Units: 2018-2030



# Age Cohorts

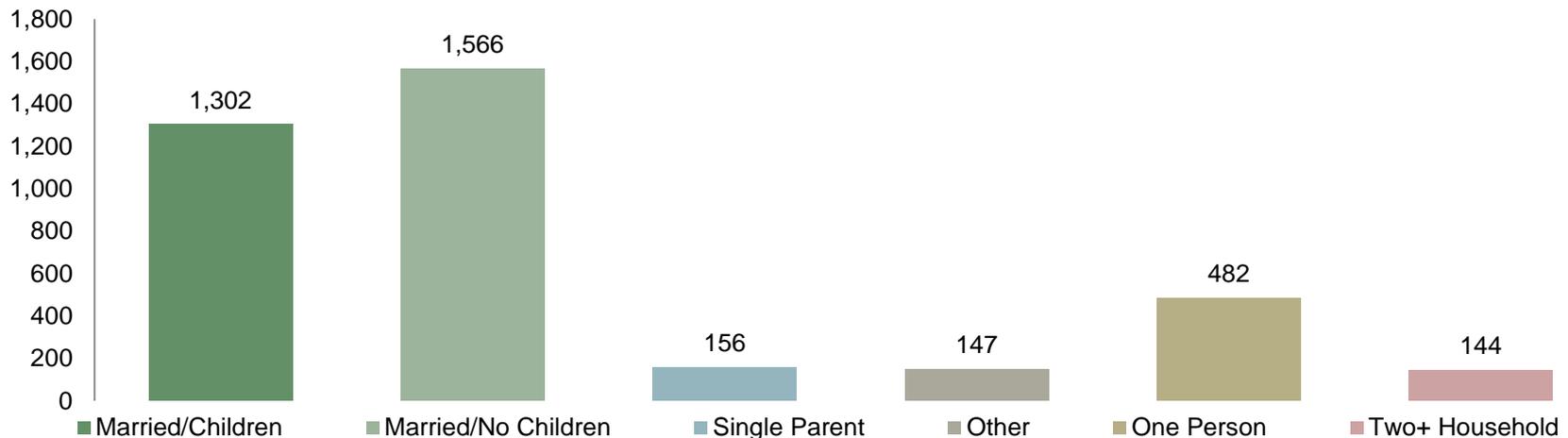
- Median age = 40
- Between 2000 and 2010, increase in population in every age cohort, with significant growth in children under 10 years old, and strong population gains in the 45 to 59 age cohorts



# Household Types

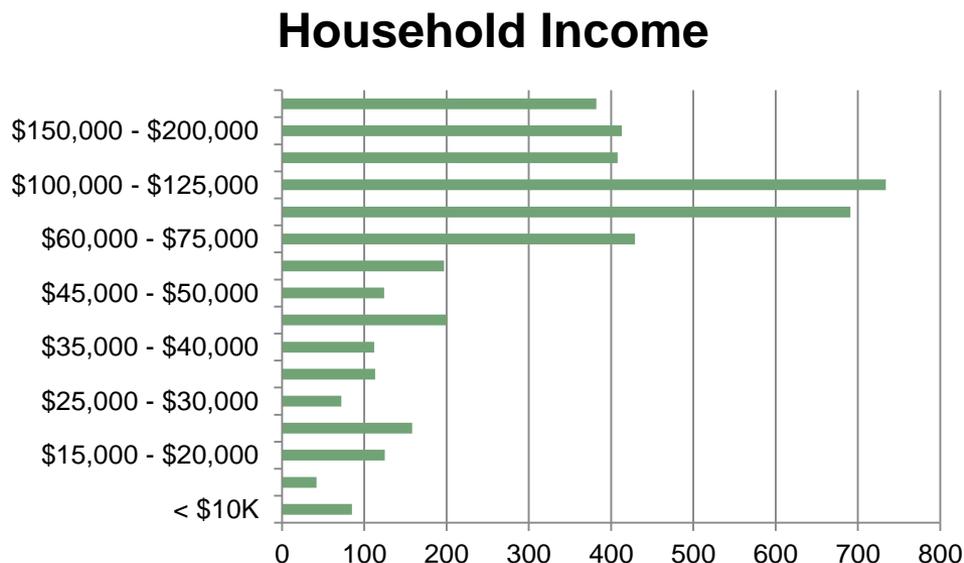
- 24% of households have individuals 65 years and older
- The average household size is 2.88
- The number of married couples with no children has increased by 48% between 2000 and 2010 and is greater than the number of married couples with children

Family/Non-Family Household Types: 2010



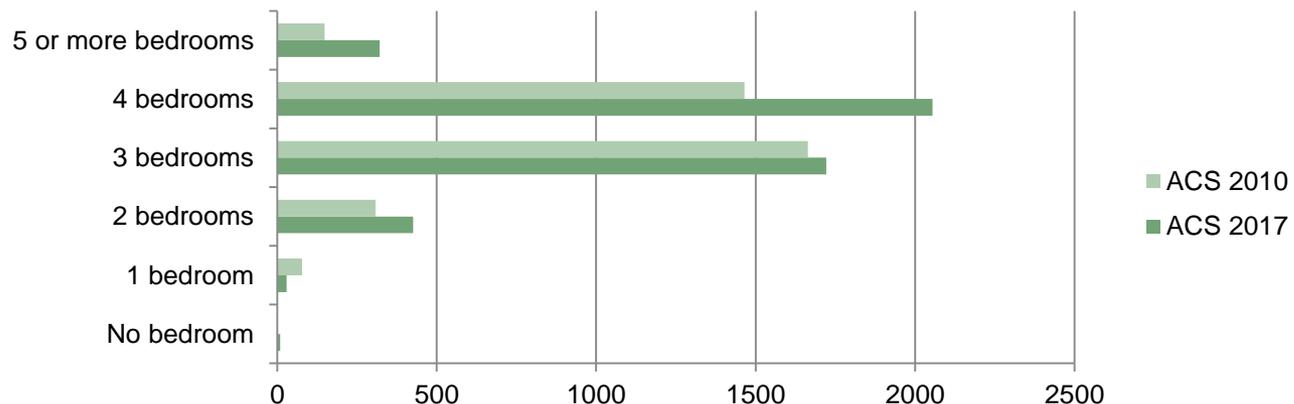
# Household Income

- Median household income is \$88,581, which is over \$10,000 more than the median household income for the county as a whole. However, the median income has not changed substantially over the past 20 years, and has only increased about \$782 when compared to the 1999 median income, adjusted for inflation.



# Housing Stock

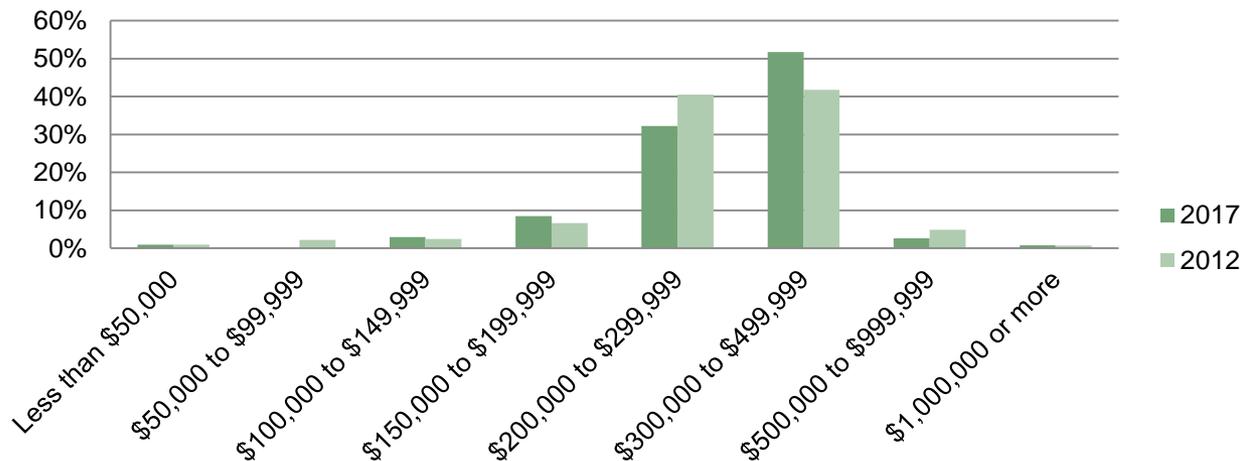
- 4,561 total housing units in the township, (2,615 in 2000)
- The number of housing units with four or more bedrooms has increased 47% since 2010
- 486 single family detached homes and 274 single family attached homes were constructed 2010 – 2017
- A third of all housing units were built after 2000



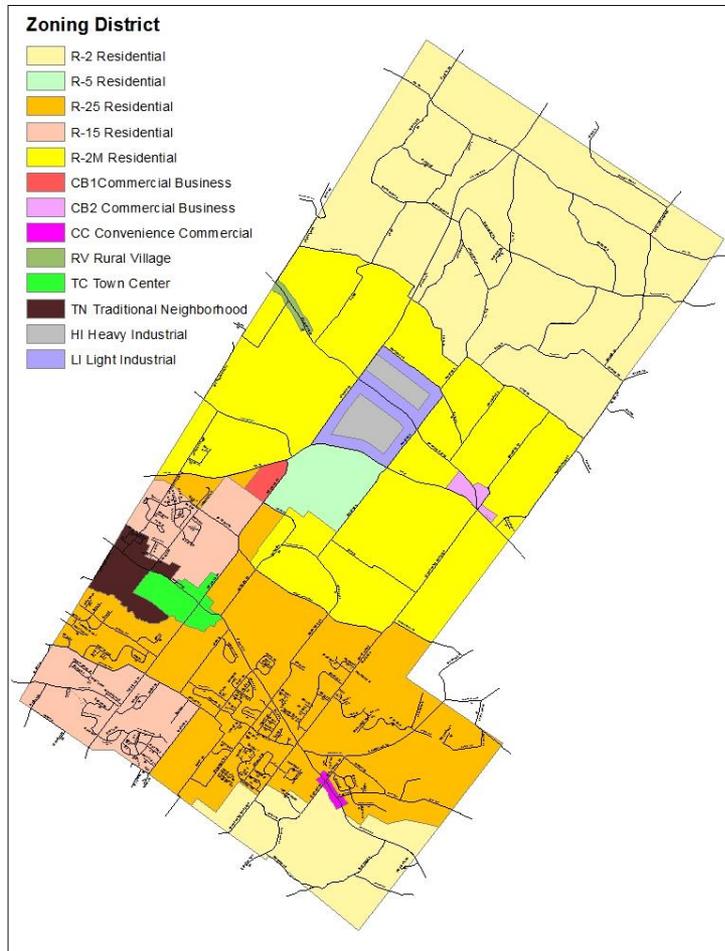
# Housing Cost

- The median housing price in 2018 was \$335,000 for all housing unit types
  - Median housing price for single family detached = \$349,645
  - Median housing price for single family attached = \$243,000
- Residents pay, on average, 35% - 40% of their total household income on housing

**Housing Value as Percent of Units**



# Residential Zoning



- Minimum lot sizes:
  - R-2 District: 2 acres
  - R-2M District: 50,000 sq ft for tracts less than 4 acres, and 87,120 sq ft for tracts greater than 4 acres
  - R-25 and R-15 Districts: 15,000 sq ft for properties with sewer and water service, and 25,000 sq ft if no sewer and water are provided
  - TN and TC Districts: 15,000 sq ft

# Values Identification

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- Expanding population and loss of open space for development
  - How do we address the need to create balance between population growth and community preservation?

# Values Identification

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- Changing population dynamics will lead to growth in the 55+ community and a continued growth in school aged children
  - What community services should be provided to meet the needs of all residents, especially these two groups?
  - What kinds of housing needs will these groups require, especially for the aging population?

# Values Identification

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- Larger housing units and rising home values demonstrate growing wealth but also can be cost prohibitive to younger generations and lower income families.
  - What other housing unit types could be considered?
  - What other strategies could be employed to increase diversity?

## VISION STATEMENT

New Hanover Township is a beautiful setting in which to live, to raise a family and to grow old in place. My aspiration for the township would include the preservation of our scenic vistas and historic sites. I feel that it is important to remember how the people before us worked and lived, so that we can better protect the land for those who come after us.

I believe that it is our obligation to provide a pace for development that does not increase traffic congestion, causing a decrease in the quality of life of our residents. We should endeavor to furnish fair housing for all income levels, while protecting the environment, riparian buffers, and other sensitive areas. Bike/walking trails as well as active and passive recreational areas should continue to be an integral part of the planning process. We should strive to identify high traffic areas in this and neighboring townships while focusing on public mass transportation and developing local employment opportunities. Continuing thought should be given to the commercial facet of the Town Center and its original concept of furnishing small restaurants and businesses that would be within walking distance for its residents. Increased thought should be given to areas prone to flooding and any additional areas that could be impacted by climate change. We should continue to strive to improve community involvement in local government and to improve communication between the two.

My vision for the township would be that all residents can experience the excitement that I felt when I first discovered New Hanover Township.

## VISION STATEMENT

In 2040, NHT will be a gold standard community that other municipalities look to mimic. It has an efficient tax rate, diverse housing opportunities for young and old, beautiful parks linked to each other with historical markers, its stormwater management issues figured out... a place where people who don't live here want to be here, and for those are here don't want to leave!

# Next Steps...

- Submission to PC of background materials on upcoming topics
  - July: Parks and Open Space
  - August: Transportation
- Revise survey questions for review at July meeting
- MCPC will:
  - Develop plan logo
  - Create online and paper survey

# Questions or comments?

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