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VILLAGE OF BALD HEAD ISLAND



CAMA CORE LAND USE PLAN

MAY, 2006

Prepared by:

Holland Consulting Planners, Inc.
Wilmington, North Carolina

The preparation of this document was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.

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Appendix II	Village of Bald Head Island Issues Identification
Appendix III	Policy/Implementing Action Definitions of Common Terms

MATRIX OF REQUIRED ELEMENTS

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(a) Organization of the Plan	page i and I
(b) Community Concerns and Aspirations	
(1) Significant Existing and Emerging Conditions	page 7
(2) Key Issues	page 7
(3) A Community Vision	page 8
(c) Analysis of Existing and Emerging Conditions	pages 9-15
(1) Population, Housing, and Economy	
(A) Population:	
(i) Permanent population growth trends using data from the two most recent decennial Censuses;	
(ii) Current permanent and seasonal population estimates;	
(iii) Key population characteristics;	
(iv) Age; and	
(v) Income	
(B) Housing Stock:	pages 15-21
(i) Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multi-family, and manufactured); and	
(ii) Building permits issued for single-family, multi-family, and manufactured homes since last plan update	
(C) Local Economy	pages 21-24
(D) Projections	page 25

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
<p>(2) Natural Systems Analysis</p> <p>(A) Mapping and Analysis of Natural Features</p> <ul style="list-style-type: none"> (i) Areas of Environmental Concern (AECs); (ii) Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development; (iii) Environmental Management Commission water quality classifications and related use support designations, and Division of Environmental Health shellfish growing areas and water quality conditions; (iv) Flood and other natural hazard areas; (v) Storm surge areas; (vi) Non-coastal wetlands including forested wetlands, shrub-scrub wetlands, and freshwater marshes; (vii) Water supply watersheds or wellhead protection areas; (viii) Primary nursery areas, where mapped; (ix) Environmentally fragile areas; and (x) Additional natural features or conditions identified by the local government. 	<p>pages 25-57</p>
<p>(B) Composite Map of Environmental Conditions:</p> <ul style="list-style-type: none"> (i) Class I (ii) Class II (iii) Class III 	<p>pages 58-60</p>

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
<ul style="list-style-type: none"> (C) Environmental Conditions <ul style="list-style-type: none"> (i) Water Quality: <ul style="list-style-type: none"> (I) Status and changes of surface water quality, including impaired streams from the most recent NC Division of water Quality Basinwide Water Quality Plans, 303(d) List and other comparable data; (II) Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation Section of the NC Division of Environmental Health; (III) Areas experiencing chronic wastewater treatment system malfunctions; and (IV) Areas with water quality or public health problems related to non-point source pollution (ii) Natural Hazards: <ul style="list-style-type: none"> (I) Areas subject to storm hazards such as recurrent flooding, storm surges, and high winds; (II) Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities; and (III) Where data is available, estimates of public and private damage resulting from floods and wind that has occurred since the last plan update (iii) Natural Resources: <ul style="list-style-type: none"> (I) Environmentally fragile areas or areas where resource functions may be impacted as a result of development; and (II) Areas containing potentially valuable natural resources 	<p>pages 61-70</p>

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(3) Analysis of Land Use and Development	
(A) A map of land including the following: residential, commercial, industrial, institutional, public, dedicated open space, agriculture, forestry, confined animal feeding operations, and undeveloped;	page 73
(B) The land use analysis shall including the following: (i) Table that shows estimates of the land area allocated to each land use; (ii) Description of any land use conflicts; (iii) Description of any land use-water quality conflicts; (iv) Description of development trends using indicators; and (v) Location of areas expected to experience development during the five years following plan certification by the CRC and a description of any potential conflicts with Class II or Class III land identified in the natural systems analysis	pages 70-77
(C) Historic, cultural, and scenic areas designated by a state or federal agency or by local government	page 76
(D) Projections of future land needs	page 77
(4) Analysis of Community Facilities	
(A) Public and Private Water Supply and Wastewater Systems	pages 81-83
(B) Transportation Systems	page 78
(C) Stormwater Systems	pages 86-89
(D) Other Facilities	pages 78-85
(5) Land Suitability Analysis (A) Water quality; (B) Land Classes I, II, and III summary environmental analysis; (C) Proximity to existing developed areas and compatibility with existing land uses; (D) Potential impacts of development on areas and sites designated by local historic commission or the NC Department of Cultural Resources as historic, culturally significant, or scenic; (E) Land use and development requirements of local development regulations, CAMA Use Standards and other applicable state regulations, and applicable federal regulations; and (F) Availability of community facilities, including water, sewer, stormwater, and transportation	pages 90-93

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
<p>(6) Review of Current CAMA Land Use Plan</p> <ul style="list-style-type: none"> (A) Consistency of existing land use and development ordinances with current CAMA Land Use Plan policies; (B) Adoption of the land use plan’s implementation measures by the governing body; and (C) Efficacy of current policies in creating desired land use patterns and protecting natural systems 	pages 93-102
<p>(d) Plan for the Future</p> <ul style="list-style-type: none"> (1) Land Use and Development Goals: <ul style="list-style-type: none"> (A) Community concerns and aspirations identified at the beginning of the planning process; (B) Needs and opportunities identified in the analysis of existing and emerging conditions 	pages 103-136
<ul style="list-style-type: none"> (2) Policies: <ul style="list-style-type: none"> (A) Shall be consistent with the goals of the CAMA, shall address the CRC management topics for land use plans, and comply with all state and federal rules; (B) Shall contain a description of the type and extent of analysis completed to determine the impact of CAMA Land Use Plan policies on the management topics, a description of both positive and negative impacts of the land use plan policies on the management topics, and a description of the policies, methods, programs, and processes to mitigate any negative impacts on applicable management topics; (C) Shall contain a clear statement that the governing body either accepts state and federal law regarding land uses and development in AECs or, that the local government’s policies exceed the requirements of state and federal agencies. 	pages 113-136
<ul style="list-style-type: none"> (3) Land Use Plan Management Topics. 	
<ul style="list-style-type: none"> (A) Public Access 	page 113
<ul style="list-style-type: none"> (B) Land Use Compatibility 	page 114
<ul style="list-style-type: none"> (C) Infrastructure Carrying Capacity 	page 120
<ul style="list-style-type: none"> (D) Natural Hazard Areas 	page 124
<ul style="list-style-type: none"> (E) Water Quality 	page 127
<ul style="list-style-type: none"> (F) Local Areas of Concern 	page 131

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
<ul style="list-style-type: none"> (4) Future Land Use Map <ul style="list-style-type: none"> (A) 14-digit hydrological units encompassed by the planning area; (B) Areas and locations planned for conservation or open space and a description of compatible land use and activities; (C) Areas and locations planned for future growth and development with descriptions of the following characteristics: <ul style="list-style-type: none"> (i) Predominant and supporting land uses that are encouraged in each area; (ii) Overall density and development intensity planned for each area; (iii) Infrastructure required to support planned development in each area (D) Areas in existing developed areas for infill, preservation, and redevelopment; (E) Existing and planned infrastructure, including major roads, water, and sewer 	pages 137-145
<ul style="list-style-type: none"> (e) Tools for Managing Development <ul style="list-style-type: none"> (1) Guide for Land Use Decision-Making (2) Existing Development Program (3) Additional Tools. <ul style="list-style-type: none"> (A) Ordinances: <ul style="list-style-type: none"> (i) Amendments or adjustments in existing development codes required for consistency with the plan; (ii) New ordinances or codes to be developed (B) Capital Improvements Program (C) Acquisition Program (D) Specific Projects to Reach Goals (4) Action Plan/Schedule 	pages 146-147

PREFACE

A. WHY IS A PLAN NEEDED?

This plan is intended to fulfill the Coastal Area Management Act (CAMA) requirements for the preparation of a CAMA Core Land Use Plan. This plan is organized to adhere to the 15A NCAC 7B requirements.

In addition to the CAMA requirements, there are other reasons to plan. The Village of Bald Head Island has a great deal of influence on the way in which the village develops. The buildings, facilities, and improvements provided by the Village of Bald Head Island affect the daily lives of its citizens, give form to the village, and stimulate or retard the development of privately-owned land. In addition, the workings of the real estate market help determine the uses of private land, but these uses are regulated by Bald Head Island. The village has an opportunity to coordinate the overall pattern of physical development.

Once this plan is adopted, the village must realize that the plan is not the end of the process. The Village of Bald Head Island must continuously work at accomplishing plan implementation and establishing an effective planning program. **The village must view the preparation of this document as the first step in a continually evolving process.**

B. WHAT IS CAMA?

CAMA is the North Carolina Coastal Area Management Act (N.C.G.S. 113A-100, *et seq.*), which establishes a cooperative program of coastal area management between local and state governments. The Act, originally passed in 1974 and since amended, states that local governments shall have the initiative for planning, while the state government establishes areas of environmental concern. With regard to planning, the state government is directed to act primarily in a supportive, standard-setting, and review capacity, except in situations where local governments do not elect to exercise their initiative.

In addition, the CAMA establishes the Coastal Resource Commission within the Department of Environment and Natural Resources, whose duties include approval of Coastal Habitat Protection Plans and designation of Areas of Environmental Concern (AEC). After designation of these areas, the Commission is responsible for issuing all permits (Source: National Oceanic and Atmospheric Administration, Coastal Services Center).