

DRAFT

BRUNSWICK COUNTY



CORE LAND USE PLAN

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BRUNSWICK COUNTY
MULTI-JURISDICTION CAMA CORE LAND USE PLAN

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MATRIX OF REQUIRED ELEMENTS

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(a) Organization of the Plan	i and 1
(b) Community Concerns and Aspirations	
(1) Significant Existing and Emerging Conditions	8
(2) Key Issues	8
(3) A Community Vision	11
(c) Analysis of Existing and Emerging Conditions	13-21
(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:	21-27
(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	28-35
(D) Projections	36
(2) Natural Systems Analysis	37-73
(A) Mapping and Analysis of Natural Features	
(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.	

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(B) Composite Map of Environmental Conditions: <ul style="list-style-type: none"> (i) Class I (ii) Class II (iii) Class III 	74-76
(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 	77-90
(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;	98-103

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(B) The land use analysis shall including the following: <ul style="list-style-type: none"> (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 	90-108
(C) Historic, cultural, and scenic areas designated by a state or federal agency or by local government	108
(D) Projections of future land needs	219-228
(4) Analysis of Community Facilities	
(A) Public and Private Water Supply and Wastewater Systems	122-125
(B) Transportation Systems	114
(C) Stormwater Systems	133-136
(D) Other Facilities	116-133
(5) Land Suitability Analysis <ul style="list-style-type: none"> (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 	111-114
(6) Review of Current CAMA Land Use Plan <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 	136-140
(d) Plan for the Future <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 	141-151

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
<p>(2) Policies:</p> <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. 	152-205
<p>(3) Land Use Plan Management Topics.</p>	162
<p>(A) Public Access</p>	162
<p>(B) Land Use Compatibility</p>	165
<p>(C) Infrastructure Carrying Capacity</p>	178
<p>(D) Natural Hazard Areas</p>	186
<p>(E) Water Quality</p>	189
<p>(F) Local Areas of Concern</p>	193
<p>(4) Future Land Use Map</p> <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 	205-228

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
<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 	229-230

PREFACE

Brunswick County faces many challenges. From 1980 to 2000 the County grew from 35,774 to 73,154 population, a 104.5% increase. North Carolina's population increased from 5,880,095 to 8,049,313, a 36.8% increase. Brunswick County is now the fourth fastest growing county in North Carolina.

This explosion of growth is complicated by the County's diversity. Brunswick County has:

- ▶ a developing industrial base
- ▶ a strong tourism economy
- ▶ significant natural resources
- ▶ strong construction and retail trade economies
- ▶ rapidly developing municipalities
- ▶ an important transportation system with good regional connections

Residents from other parts of the United States are moving to North Carolina at the fifth highest rate in the nation, and the state's overall growth rate is the sixth highest in the nation. Brunswick County is being directly impacted by this growth rate.

The swiftly changing demographics, demands for infrastructure, affordable housing, and public service needs will leave Brunswick County with fiscal challenges. The trends facing the County include:

- ▶ Rapid population growth.
- ▶ Influx of seasonal vacationers and retirees attracted to the county's natural resources.
- ▶ Scattered development of vacation homes, which leads to expensive county services delivery.
- ▶ Long-time residents may experience higher taxes, adverse environmental impacts, decline of traditional economics, and cultural conflicts between newcomers and long-time locals.
- ▶ Water quality, rapid development, and redevelopment after natural hazards all present challenges.

In order to respond to the complex issues which confront Brunswick County, this plan should comprehensively set goals and objectives for the county. It should provide for a continuous planning process which is timely and responsive to the needs and desires of Brunswick County.

Finally, the plan should provide a legal basis for land use regulations and a guide for capital improvements planning.

Once the plan is prepared, the county must realize that the plan is not the end of the process. The County must continuously work at accomplishing plan implementation and establishing an effective planning program. Brunswick County must view the preparation of this document as the first step in a continually evolving process.

This plan is organized to adhere to the 15A NCAC 7B requirements. The matrix following the table of contents specifies how/where compliance with 15A NCAC 7B is accomplished. The reader should review Section VII: Tools for Managing Development which begins on page 229.

This is a Core Land Use Plan. The Core Plan is defined as follows:

Core Plan: This plan addresses all of the plan elements in Rule .0702 of Section 7B (Elements of CAMA Core and Advanced Core Land Use Plans) in a complete and thorough manner. These are summarized as follows: (1) Organization of the Plan, (2) Community Concerns and Aspirations, (3) Analysis of Existing and Emerging Conditions with the jurisdiction, and (4) Plan for the Future. This type of plan is the standard CAMA Land Use Plan required for all 20 coastal counties.

The reader should not attempt to understand the plan by reading only several sections of the document. All sections of the plan are inter-related. However, significant sections of the plan include the following:

- Analysis of Existing and Emerging Conditions, page 13.
- Analysis of Land Use and Development, page 90.
- Existing Land Suitability Analysis, page 111.
- Plan for the Future, page 141.
- Tools for Managing Development, page 229.