

TOWN OF PINE KNOLL SHORES

CAMA CORE LAND USE PLAN



Adopted by the Pine Knoll Shores Board of Commissioners: September 25, 2008
Certified by the Coastal Resources Commission: _____

Prepared by:

Holland Consulting Planners, Inc.
Wilmington, North Carolina

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Appendix III	Levels of Service (LOS)
Appendix IV	Hazard Mitigation Plan Mitigation Strategies/Policies
Appendix V	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 1
(b) Community Concerns and Aspirations	
(1) Significant Existing and Emerging Conditions	page 8
(2) Key Issues	page 8
(3) A Community Vision	page 9
(c) Analysis of Existing and Emerging Conditions	pages 10-14
(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 15-18
(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 19-22
(D) Projections	pages 22-23
(2) Natural Systems Analysis	pages 23-44
(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.	
(B) Composite Map of Environmental Conditions:	pages 45-47
(i) Class I	
(ii) Class II	
(iii) Class III	

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
<p>(C) Environmental Conditions</p> <p>(i) Water Quality:</p> <p>(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;</p> <p>(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;</p> <p>(III) Areas experiencing chronic wastewater treatment system malfunctions; and</p> <p>(IV) Areas with water quality or public health problems related to non-point source pollution</p> <p>(ii) Natural Hazards:</p> <p>(I) Areas subject to storm hazards such as recurrent flooding, storm surges, and high winds;</p> <p>(II) Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities; and</p> <p>(III) Where data is available, estimates of public and private damage resulting from floods and wind that has occurred since the last plan update</p> <p>(iii) Natural Resources:</p> <p>(I) Environmentally fragile areas or areas where resource functions may be impacted as a result of development; and</p> <p>(II) Areas containing potentially valuable natural resources</p>	pages 48-55
(3) Analysis of Land Use and Development	pages 55-60
(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 57
<p>(B) The land use analysis shall including the following:</p> <p>(i) Table that shows estimates of the land area allocated to each land use;</p> <p>(ii) Description of any land use conflicts;</p> <p>(iii) Description of any land use-water quality conflicts;</p> <p>(iv) Description of development trends using indicators; and</p> <p>(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</p>	pages 55-58
(C) Historic, cultural, and scenic areas designated by a state or federal agency or by local government	page 59
(D) Projections of future land needs	pages 58-60

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(4) Analysis of Community Facilities (A) Public and Private Water Supply and Wastewater Systems	pages 64-66
(B) Transportation Systems	page 61
(C) Stormwater Systems	pages 70-73
(D) Other Facilities	pages 61-69
(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 73-76
(6) Review of Current CAMA Land Use Plan (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 76-89
(d) Plan for the Future (1) Land Use and Development Goals: (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 90-93
(2) Policies: (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 93-119

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(3) Land Use Plan Management Topics.	
(A) Public Access	page 97-99
(B) Land Use Compatibility	page 99-104
(C) Infrastructure Carrying Capacity	page 104-107
(D) Natural Hazard Areas	page 107-109
(E) Water Quality	page 110-115
(F) Local Areas of Concern	page 115-118
<p>(4) Future Land Use Map</p> <p>(A) 14-digit hydrological units encompassed by the planning area;</p> <p>(B) Areas and locations planned for conservation or open space and a description of compatible land use and activities;</p> <p>(C) Areas and locations planned for future growth and development with descriptions of the following characteristics:</p> <p>(i) Predominant and supporting land uses that are encouraged in each area;</p> <p>(ii) Overall density and development intensity planned for each area;</p> <p>(iii) Infrastructure required to support planned development in each area</p> <p>(D) Areas in existing developed areas for infill, preservation, and redevelopment;</p> <p>(E) Existing and planned infrastructure, including major roads, water, and sewer</p> <p>In addition, the plan shall include an estimate of the cost of any community facilities or services that shall be extended or developed. The amount of land allocated to various uses shall be calculated and compared to the projection of land needs. The amount of land area thus allocated to various uses may not exceed projected needs as delineated in Part (c)(3)(A)(iv) - Projection of Future Land Needs.</p>	<p>pages 119-130</p> <p>page 92 and 128-130</p>
<p>(e) Tools for Managing Development</p> <p>(1) Guide for Land Use Decision-Making</p> <p>(2) Existing Development Program</p> <p>(3) Additional Tools.</p> <p>(A) Ordinances:</p> <p>(i) Amendments or adjustments in existing development codes required for consistency with the plan;</p> <p>(ii) New ordinances or codes to be developed</p> <p>(B) Capital Improvements Program</p> <p>(C) Acquisition Program</p> <p>(D) Specific Projects to Reach Goals</p> <p>(4) Action Plan/Schedule</p>	pages 131-144

PREFACE

While the preparation of a comprehensive plan is required by the Coastal Area Management Act, there are broader and equally important reasons to engage in the planning process. Basically, planning begins with understanding your community and its people and learning how to care for them. Local government plans and planning affect people's lives. Tough choices must be made about the natural, manmade, and financial resources in the community. The town's budget should be compared to the plan to ensure that public money will be spent in accordance with the community's goals and objectives.

The planning process also serves to educate us about ourselves, our attitudes towards others, and our willingness to share a sense of community. Planning is often promoted as a means of community decision-making through public participation. But planning also may involve conflict and friction because it may divide us into opposing groups. Some conflict in the planning process is good. It stimulates us to think and reminds us of the need to understand and tolerate, and even support, the opinions of others.

A town should not undertake the preparation of a land use plan without understanding that a plan should be:

1. Comprehensive in setting goals and objectives for all aspects of the community.
2. Part of a continuous planning process that is timely and responsive to the needs and desires of the community.
3. The legal basis for land use regulations and a guide for a capital improvements plan for town budgeting.

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