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# TOWN OF SHALLOTTE CAMA CORE LAND USE PLAN



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CAMA CORE LAND USE PLAN  
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Appendix IIA	Poverty Thresholds in 2000, by Family and Number of Related Children Under 18 Years
Appendix IIB	Division of Community Assistance Income Limits
Appendix III	Policy/Implementing Action Definitions of Common Terms
Appendix IV	Brunswick County Comprehensive Wastewater Master Plan (CD)

## 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 6
(2) Key Issues	page 6
(3) A Community Vision	page 7
(c) Analysis of Existing and Emerging Conditions	pages 8-16
(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 16-19
(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 20-24
(D) Projections	page 25
(2) Natural Systems Analysis	pages 26-48
(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 48-51
(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 51-57
<p>(3) Analysis of Land Use and Development</p>	pages 57-65
<p>(A) A map of land including the following: residential, commercial, industrial, institutional, public, dedicated open space, agriculture, forestry, confined animal feeding operations, and undeveloped;</p>	page 59
<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 57-64
<p>(C) Historic, cultural, and scenic areas designated by a state or federal agency or by local government</p>	page 65
<p>(D) Projections of future land needs</p>	page 65
<p>(4) Analysis of Community Facilities</p> <p>(A) Public and Private Water Supply and Wastewater Systems</p>	pages 70-71
<p>(B) Transportation Systems</p>	pages 65-68

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(C) Stormwater Systems	pages 73-75
(D) Other Facilities	pages 68-73
(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 75-81
(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 84-95
(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	page 96-137
(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.	page 102-131
(3) Land Use Plan Management Topics.	page 107-131
(A) Public Access	page 109
(B) Land Use Compatibility	page 111
(C) Infrastructure Carrying Capacity	page 116
(D) Natural Hazard Areas	page 121

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(E) Water Quality	page 122
(F) Local Areas of Concern	page 126
<ul style="list-style-type: none"> <li>(4) Future Land Use Map <ul style="list-style-type: none"> <li>(A) 14-digit hydrological units encompassed by the planning area;</li> <li>(B) Areas and locations planned for conservation or open space and a description of compatible land use and activities;</li> <li>(C) Areas and locations planned for future growth and development with descriptions of the following characteristics: <ul style="list-style-type: none"> <li>(i) Predominant and supporting land uses that are encouraged in each area;</li> <li>(ii) Overall density and development intensity planned for each area;</li> <li>(iii) Infrastructure required to support planned development in each area</li> </ul> </li> <li>(D) Areas in existing developed areas for infill, preservation, and redevelopment;</li> <li>(E) Existing and planned infrastructure, including major roads, water, and sewer</li> </ul> </li> </ul>	pages 131-137
<ul style="list-style-type: none"> <li>(e) Tools for Managing Development <ul style="list-style-type: none"> <li>(1) Guide for Land Use Decision-Making</li> <li>(2) Existing Development Program</li> <li>(3) Additional Tools. <ul style="list-style-type: none"> <li>(A) Ordinances: <ul style="list-style-type: none"> <li>(i) Amendments or adjustments in existing development codes required for consistency with the plan;</li> <li>(ii) New ordinances or codes to be developed</li> </ul> </li> <li>(B) Capital Improvements Program</li> <li>(C) Acquisition Program</li> <li>(D) Specific Projects to Reach Goals</li> </ul> </li> <li>(4) Action Plan/Schedule</li> </ul> </li> </ul>	pages 138-139

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## PREFACE

The Coastal Area Management Act (CAMA), created in 1974, is designed to assist with planning at the local level for the protection of natural resources. The local level planning is based on state regulations of natural resources. The CAMA jurisdiction encompasses 20 coastal counties and each county is required to adopt a CAMA Land Use Plan. The plan is seen as the best method for addressing long-term general development issues for coastal communities. The Town of Shallotte prepared CAMA Land Use Plans in 1987 and 1992.

The planning process begins with understanding the community and determining how to care for it. Careful consideration must be given to decisions that affect the community's natural and manmade resources, and how the community's financial resources are appropriated.

The planning process also involves educating 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. Conflict may arise during the planning process, but sometimes conflict is a tool that stimulates us to consider the opinions of others.

Before engaging in the preparation of a land use plan, it is important to note that the plan should be comprehensive in setting goals and objectives for all aspects of the community, part of a continuous planning process that is timely and responsive to the needs and desires of the community, and the legal basis for land use regulations and a guide for capital improvement plans for city budgeting. After the plan is complete, the Town must strive to successfully implement the plan.

The Town of Shallotte CAMA Core Land Use Plan is organized to comply with the 15A NCAC 7B requirements. A Core Land Use 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. This type of plan is the standard CAMA Land Use Plan required for all 20 coastal counties. A matrix follows the table of contents that indicates how and where the plan meets the requirements.