

TOWN OF SHALLOTTE

CAMA CORE LAND USE PLAN

EXECUTIVE SUMMARY



Adopted by the Town of Shallotte Board of Aldermen: August 13, 2007
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TABLE OF CONTENTS

	<u>PAGE</u>
A. PREFACE	1
B. INTRODUCTION	1
C. TOWN OF SHALLOTTE COMMUNITY VISION	2
D. DOMINANT GROWTH-RELATED ISSUES/KEY ISSUES	2
E. POPULATION SUMMARY	4
F. HOUSING SUMMARY	5
G. EMPLOYMENT AND ECONOMY SUMMARY	5
H. ENVIRONMENTAL CONDITIONS	6
1. Lumber River Basin	6
2. Subbasin 03-07-57	7
3. Subbasin 03-07-59	8
4. Registered Animal Operations within Lumber River Basin	10
5. Prohibited Shellfishing Harvesting	10
6. Growth Trends	11
I. ANALYSIS OF LAND USE AND DEVELOPMENT	12
1. Introduction	12
2. Land Use Conflicts	13
3. Development Trends	14
J. LAND USE/DEVELOPMENT GOALS AND IMPLEMENTING ACTIONS	15
1. Introduction	15
2. Impact of CAMA Land Use Plan Policies on Management Topics	15
3. Public Access	15

		<u>PAGE</u>
4.	Land Use Compatibility	17
5.	Infrastructure Carrying Capacity	22
6.	Transportation	24
7.	Natural Hazard Areas	27
8.	Water Quality	29
9.	Local Areas of Concern	33

TABLES

Table 1	Town of Shallotte and Brunswick County, NC Summary of Year-Round Population Growth, 1980-2003	4
Table 2	Town of Shallotte and Brunswick County Population Projections, 2000-2020 ..	4
Table 3	Local Governments and Planning Units within the Lumber River Basin	7
Table 4	Subbasin 03-07-57 Description	8
Table 5	Subbasin 03-07-59 Description	9
Table 6	Lumber River Basin Registered Animal Operations	10
Table 7	Town of Shallotte Existing Land Use Acreages	13
Table 8	Town of Shallotte Zoning Classifications of Undeveloped Properties	14

EXECUTIVE SUMMARY

A. 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.

B. INTRODUCTION

This Fiscal Year 2004/2005 - 2005/2006 CAMA Core Land Use Plan is prepared in accordance with the requirements of the North Carolina Coastal Area Management Act (CAMA). Specifically, this document complies with Subchapter 7B, "CAMA Land Use Planning Requirements," of the North Carolina Administrative Code, as amended, August 1, 2002.

The 7B guidelines provide that each of the twenty coastal counties and the municipalities within those counties prepare and adopt a CAMA Core Land Use Plan that meets the planning requirements adopted by

the Coastal Resources Commission (CRC). If a county chooses not to prepare a plan, the guidelines specify that the CRC will prepare and adopt a CAMA Land Use Plan for that county and the municipalities in the county which choose not to prepare their own plan. Municipalities not preparing their own plan will be included in the plan for the county in which the municipality is located.

In general, 7B requires that a plan include analysis of existing and emerging conditions. To fulfill those requirements, this plan includes information regarding the population, housing, economy, natural systems, existing land use and community facilities, a land suitability analysis, and a review of current plans, policies, and regulations as well as extensive mapping. This plan is also required to have a plan for the future. To meet that requirement, this plan includes community facility demand information, a future land use map, and specific land use/development goals/policies. Finally, the plan has tools for managing development. The management tools must specify the actions which the Town of Shallotte will take to ensure implementation of this plan.

At the beginning of the preparation of this document, the Town of Shallotte adopted a Citizen Participation Plan which is intended to ensure that all interested citizens have an opportunity to participate in the development of this plan through both oral and written comments.

Following adoption of the plan by the Shallotte Board of Aldermen, it was submitted to the CRC for certification. Certification of the plan was achieved on September 28, 2007.

C. TOWN OF SHALLOTTE COMMUNITY VISION

The Town of Shallotte wishes to preserve environmentally sensitive areas and provide regulations that support sensitive development along the Town's waterfront and shorelines. The Town also wishes to enhance economic development in the area by sustaining existing business and encouraging new business through downtown revitalization and the promotion of eco-tourism and the proper planning of Interstate 74. Shallotte wants to continue its leadership position as the economic center of southeast Brunswick County. The Town desires to maintain a high quality of life for its residents by protecting existing residential areas, providing additional recreational opportunities in the form of facilities and greenways, and controlling traffic and urban sprawl.

D. DOMINANT GROWTH-RELATED ISSUES/KEY ISSUES

In order to fulfill the CAMA Core Land Use Plan requirements and the requirements of the Citizen Participation Plan, the Town of Shallotte conducted a Town-wide meeting to accept comment from citizens regarding key issues and concerns in the community. The meeting was held on November 17, 2004, with approximately 25 - 30 people in attendance. The meeting was advertised in the Brunswick Beacon, notices were mailed to all residents and businesses, and flyers were posted around Town. Comments regarding

key issues were written on poster boards and each citizen voted on which issues they felt were the most significant to Shallotte. The list below provides the key issues identified at the meeting. The rank and score for each issue is also provided. The input received at this meeting will help guide the Town with policy statement and implementing actions development.

RANK	ISSUE	SCORE
1	UPGRADE MUNICIPAL FACILITIES	18
2	REVITALIZE DOWNTOWN; SUPPORT DOWNTOWN BUSINESS	15
3*	PROTECTION OF EXISTING RESIDENTIAL AREAS	14
3*	CONTINUE TO EMPHASIZE GREEN AND BLUE TRAILS (GREENWAY)	14
4*	DEVELOPMENT OF WATERFRONT/SHORELINE AREAS	13
4*	PROTECT/PRESERVE ENVIRONMENT	13
4*	HOUSING FOR SENIORS	13
5	COMMUNITY CENTER (YOUTH AND SENIORS)	12
6*	REGULATION OF TRAFFIC IN THE COMMERCIAL AREAS	11
6*	PLANNING FOR THE CONSTRUCTION OF INTERSTATE 74	11
7	BETTER SENIOR FACILITIES (SENIOR CENTER FOR TOTAL SENIOR POPULATION)	10
8*	PROTECT AREAS OF ENVIRONMENTAL CONCERN	7
8*	ECONOMIC DEVELOPMENT	7
8*	TAXES OR FEES FOR SERVICES - EQUITY	7
8*	PROMOTE ECO-TOURISM	7
8*	REGULATE URBAN SPRAWL	7
9*	IMPROVED PARKING (INCREASE) – GET RID OF ON-STREET PARKING -- PARKING DECK	6
9*	ENSURE DEVELOPMENT OCCURS AS PROMISED	6
10*	IMPROVE WATER MAINTENANCE AROUND MARINAS (INCLUDING FUTURE MARINAS)	5
10*	ENVIRONMENTAL EDUCATION	5
10*	BETTER COORDINATION BETWEEN TOWN/COUNTY/STATE FOR FUNDING AND DEVELOPMENT	5
10*	SIMPLIFY BUILDING RETROFITTING	5
11*	IMPROVEMENT AND EXPANSION OF RECREATION FACILITIES	4
11*	TAX INCENTIVES FOR ENVIRONMENTALLY-SENSITIVE DEVELOPMENT	4
11*	SIDEWALKS (EVERYWHERE)	4
12*	TOWN RESPONSE TO SERVICE DEMANDS CREATED BY SIGNIFICANT RETAIL AND SERVICE INDUSTRY GROWTH	3
12*	ENVIRONMENTALLY-SENSITIVE DEVELOPMENT/REDEVELOPMENT	3
12*	INCREASE BUILDING HEIGHT REQUIREMENTS (ZONING)	3
12*	PEDESTRIAN-FRIENDLY NEIGHBORHOODS	3
13	TRANSPORTATION FOR SENIORS AND NEEDY	2

*Indicates a tie score.

Additionally, surveys were mailed out to 183 absentee property owners. A total of 44 completed questionnaires were received.

E. POPULATION SUMMARY

Historical population growth and forecast of population growth are summarized in the following tables.

Table 1. Town of Shallotte and Brunswick County, NC
Summary of Year Round Population Growth by Municipality, 1980-2003

Municipality	Total Population				% Change			Overall 1980-2003
	1980	1990	2000	2003 Estimate	1980- 1990	1990- 2000	2000- 2003	
Shallotte	680	1,073	1,381	1,662	57.8%	28.7%	20.3%	144.4%
Brunswick County	35,777	50,985	73,141	81,810	42.5%	43.5%	11.9%	128.7%

Source: US Census Bureau.

Table 2. Town of Shallotte and Brunswick County
Population Projections, 2000-2020

Location	2000	2003 Estimate	2010	2020
Shallotte	1,381	1,662	2,127	3,220
Total Municipalities	24,178	32,045	41,263	51,935
Total Unincorporated	48,963	49,765	54,698	63,477
Brunswick County	73,141	81,810	95,961	115,412

Source: North Carolina Office of State Planning and Holland Consulting Planners, Inc.

The following provides a summary of the significant demographic factors:

- » Shallotte is located in the state's fourth fastest growing county.
- » Approximately five and one-half percent (5.2%) of Brunswick County's incorporated population lives in Shallotte.
- » Shallotte experienced a population increase of 144.4% between 1980 and 2003.
- » The racial composition has experienced a slight shift since 1980. The percentage of non-white population living in the Town decreased from 12.7% in 1980 to 7.9% in 2000.
- » Almost 32% of Shallotte's population is in the 65 or over age group.

-
- » Almost eighty-one percent (80.9%) of Shallotte residents have high school diplomas. Twenty-four percent have a Bachelor's Degree or Graduate/Professional Degree. These percentages are slightly higher than the percentages reported for the county as a whole.

F. HOUSING SUMMARY

- » Shallotte has approximately 600 housing units. The Town experienced a 45% increase in the number of dwelling units since 1990. Vacant dwellings represent 10.7% of the housing stock. Seventy-one percent (71%) of occupied housing units are owner-occupied.
- » The median year structures were built in Shallotte is 1985.
- » No homes were reported to lack complete kitchen facilities, less than one percent of homes were reported to lack complete plumbing facilities, and less than one percent of homes were reported to have no telephone service.
- » Single-family homes represent 79.2% of the housing stock. Fourteen percent (14%) of homes are multi-family and 6.2% are mobile homes.
- » The median value of housing structures in Shallotte increased by 44.2% between 1990 and 2000.

G. EMPLOYMENT AND ECONOMY SUMMARY

- » The per capita income in Shallotte increased by 41% to \$21,168. The Town's per capita income is 6.6% higher than the county's.
- » The poverty rate is lower in Shallotte (8.0%) than in the county (12.6%).
- » Fewer households in Shallotte (28.5%) have incomes that are less than \$25,000 than in the county (33.5%).
- » The leading employment industries are Arts, Entertainment, Recreation, Accommodation, and Food Services (18.0%); Education, Health, and Social Services (16.1%); and Retail Trade (14.2%).
- » The highest paying industry in Brunswick County is Transportation, Communications, and Public Utilities with an average weekly earning of \$932.90. The average weekly earning for this sector is higher than the average weekly earning for the state in the same sector.

H. ENVIRONMENTAL CONDITIONS

The Lumber River Basinwide Water Quality Plan was adopted by the Division of Water Quality on December 11, 2003. The following are the goals of DWQ's basinwide program and should be kept in mind when considering future land uses:

- » Identify water quality problems and restore full use to impaired waters;
- » Identify and protect high value resource waters;
- » Protect unimpaired waters while allowing for reasonable economic growth.

These goals are accomplished through the following objectives:

- » Collaborate with other agencies to develop appropriate management strategies.
- » Assure equitable distribution of waste assimilative capacity.
- » Better evaluate cumulative effects of pollution.
- » Improve public awareness and involvement.

Shalotte is located within the Lumber River Basin's subbasins 03-07-57 and 03-07-59. Ninety-eight percent (98%), or 7,603 acres, is located within subbasin 03-07-59. There are seven water bodies classified as High Quality Waters in and around Shalotte. The following provides a summary of existing conditions in the Lumber River Basin and subbasins 03-07-57 and 03-07-59. Also included are DWQ recommendations from the 2003 Basinwide Plan.

I. Lumber River Basin

The 2003 Lumber River Basinwide Water Quality Plan reports that the basin extends for 150 miles along the North Carolina/South Carolina border in the southeastern corner of North Carolina. All streams and rivers in this basin flow into South Carolina and are tributaries of the Pee Dee River except for the Lockwood Folly and Shalotte Rivers. The basin flows southeast from the Sandhills region in southern Moore County and Montgomery County to the Atlantic Ocean in Brunswick County. The Lumber River mainstem is the only North Carolina blackwater river to earn Federal designation as a National Wild and Scenic River. It is one of only four rivers in North Carolina with state designation as a Natural and Scenic River.

Lumber River Basin Statistics

Total Area: 3,336 sq. miles
Freshwater Stream Miles: 2,232.5
Freshwater Lakes Acres: 8,965.9
Estuarine Acres: 4,305.6
Coastline Miles: 25.6
No. of Counties: 9
No. of Municipalities: 51
No. of Subbasins: 10
Population (2000): 304,579*
Pop. Density (2000): 92 persons/sq. mi.*

*Estimated based on % of county land area that is partially or entirely within the basin.

The Lumber River Basin encompasses all or portions of 9 counties and 51 municipalities. Table 3 provides a listing of these municipalities along with an identification of the regional planning jurisdiction (Council of Governments) for each county.

Table 3. Local Governments and Planning Units within the Lumber River Basin

County	Council of Government Region	Municipalities
Bladen	N	Bladenboro, Clarkton, Dublin*, Tar Heel*
Brunswick	O	Boiling Spring Lakes*, Bolivia, Calabash, Carolina Shores, Holden Beach, Oak Island*, Ocean Isle Beach, Shallotte, Sunset Beach, Varnamtown
Columbus	O	Boardman, Bolton*, Brunswick, Cerro Gordo, Chadbourn, Fair Bluff, Lake Waccamaw, Tabor City, Whiteville
Hoke	N	Raeford*
Montgomery	G	Candor*
Moore	J	Aberdeen, Foxfire Village, Pinebluff, Pinehurst*, Southern Pines*
Richmond	N	Hoffman*, Norman*
Robeson	N	Fairmont, Lumber Bridge, Lumberton, Marietta, Maxton**, McDonald, Orrum, Parkton, Pembroke, Proctorville, Raynham, Red Springs, Rennert, Rowland, Saint Pauls
Scotland	N	East Laurinburg, Gibson, Laurinburg, Maxton**, Wagram

*Located in more than one major river basin.

**Located in more than one county.

NOTE: Counties are not included as part of a river basin if only a trace amount of the county (<2%) is located in that basin unless there is a municipality.

Source: Lumber River Basinwide Water Quality Plan.

2. Subbasin 03-07-57

Subbasin 03-07-57 is located partially in Columbus and Brunswick Counties. The population growth is concentrated around Tabor City and Calabash. Land use is largely forest and agriculture. Most of the streams are intermittent with little or no flow during the summer months. There are four permitted dischargers in subbasin 03-07-57. The total permitted flow is 1.6 MGD. The largest discharger is the Tabor City wastewater treatment plant (WWTP) which discharges 1.1 MGD to Grissett Swamp. Only 1.8% of Shallotte’s planning jurisdiction is located in this subbasin.

Waters are classified according to their best intended uses. Determining how well a water body supports its designated uses is an important method of interpreting water quality data and assessing water quality. In subbasin 03-07-57, use support ratings were assigned for aquatic life, recreation, and fish consumption categories. Almost 21% of waters were evaluated for aquatic life. Fifty-five percent (55%) of the monitored waters were supporting for aquatic life. Nine percent (9%) of waters were evaluated for recreation. One hundred percent (100%) were supporting for recreation. All waters in the subbasin are considered impaired for fish consumption. In April 2002, the NC Department of Health and Human Services developed new guidelines to advise people as to what fish are safe to eat. DWQ considers uses of waters with a consumption advice or advisory for one or more species of fish to be impaired. Elevated methylmercury levels have been found in shark, swordfish, king mackerel, tilefish, largemouth bass, bowfin (or blackfish) and chain pickerel (or jack), and these fish species fall under the guidelines.

Table 4
Subbasin 03-07-57 Description

Land and Water	
Total area:	555 mi ²
Land area:	552 mi ²
Water area:	3mi ²
Population Statistics	
2000 Est. pop.:	37,467 people
Land Cover	
Forest/Wetland:	74.0%
Surface Water:	1.0%
Urban	< 1.0%
Agriculture	25.0%
Counties	
Brunswick and Columbus	
Municipalities	
Carolina Shores, Calabash, Tabor City, and Shallotte	

2003 Recommendations: The surface waters in this subbasin are not impaired.

3. Subbasin 03-07-59

Subbasin 03-07-59 is located entirely within Brunswick County and all waters drain into the Atlantic Ocean. The population growth is concentrated around coastal communities and around Shallotte and Calabash. Ninety-eight percent (98%) of Shallotte’s planning jurisdiction is located in this subbasin. Brunswick County has the highest estimated population change for the 2000-2020 year projection. There are three permitted dischargers in subbasin 03-07-59. The total permitted flow is 0.02 MGD. There is also one individual NPDES stormwater permit in the subbasin.

Waters are classified according to their best intended uses. Determining how well a water body supports its designated uses is an important method of interpreting water quality data and assessing water quality. In subbasin 03-07-59, use support ratings were assigned for aquatic life, fish consumption, recreation, and shellfish harvesting categories. Nineteen percent (19%) of waters (miles) were evaluated for aquatic life. Seventy-nine percent (79%) of the monitored waters were supporting for aquatic life. Fifteen percent (15%) of waters were evaluated for recreation. One hundred percent (100%) were supporting for recreation. One hundred percent (100%) of waters were monitored for shellfish harvesting. Almost 16%

were classified as supporting and 85% were classified as impaired. All waters in the subbasin are considered impaired for fish consumption. In April 2002, the NC Department of Health and Human Services developed new guidelines to advise people as to what fish are safe to eat. DWQ considers uses of waters with a consumption advice or advisory for one or more species of fish to be Impaired. Elevated methylmercury levels have been found in shark, swordfish, king mackerel, tilefish, largemouth bass, bowfin (or blackfish) and chain pickerel (or jack), and these fish species fall under the guidelines.

The Division of Water Quality has concluded that its current coastal stormwater rules have not been adequately effective towards addressing water quality impacts to public trust waters. Additionally, DWQ's review of scientific studies has resulted in a determination that local governments' simply deferring to state and federal rules to address water quality issues still results in impaired local water quality based on the following conclusions:

- » Areas with impervious surfaces of 10% or greater can be linked to local stream degradation.
- » Biological diversity has been shown to drop when areas of impervious surface increase beyond 10-15%.
- » Stream stability is affected when impervious surface approaches 10% in an area.
- » Estuaries generally degrade when areas have 10% impervious surface.
- » Sensitive fish species loss increases with 12% impervious surface.

2003 Recommendations: Portions of the Lockwood Folly and Shallotte Rivers, Intracoastal Waterway, and all of Calabash Creek were partially supporting in the 1999 basin plan because they were classified as prohibited and conditionally approved closed to shellfish harvesting by Division of Environmental Health Shellfish Sanitation (DEH SS). It was recommended that management strategies be developed for shellfish harvesting waters. These strategies included, but were not limited to, reducing NPS runoff, resolving septic system impacts, and working more closely with other state and local agencies to address all pollution impacts to SA waters.

At a site on the Shallotte River near US 17, the bioclassification decreased from Good-Fair in 1996 to Fair during the 2001 assessment. The decrease was probably due to drought conditions and subsequent effects of brackish intrusion during the low flow period. The site assessment in 2003 reported a Good-Fair bioclassification. However, the assessment found the highest number of taxa out of its historical sampling regime.

Table 5	
Subbasin 03-07-59 Description	
Land and Water	
Total area:	267 mi ²
Land area:	260 mi ²
Water area:	7 mi ²
Population Statistics	
2000 Est. pop.:	21,177 people
Land Cover	
Forest/Wetland:	75.0%
Surface Water:	3.0%
Urban	4.0%
Agriculture	18.0%
County	
Brunswick	
Municipalities	
Boiling Spring Lakes, Bolivia, Carolina Shores, Holden Beach, Oak Island, Ocean Isle Beach, Shallotte, Sunset Beach, and Varnamtown	

4. Registered Animal Operations within Lumber River Basin

The following table provides a summary of registered animal operations within Lumber River subbasins 03-07-57 and 03-07-59. The numbers only reflect those operations required by law to be registered. There are no registered cattle operations in the subbasins. None of these facilities are located in the Shallotte vicinity.

Table 6. Lumber River Basin
Registered Animal Operations (as of 1/2/2003)

Subbasin	No. of Facilities	Swine*	
		No. of Animals	Total Steady State Live Weight**
03-07-57	15	60,244	7,948,420
03-07-59	1	3,750	506,250

*There are no other registered animal operations located within these subbasins.

**Steady State Live Weight (SSLW) is the result, in pounds, after a conversion factor has been applied to the number (head count) of swine, cattle, or poultry on a farm. The conversion factors, which come from the Natural Resource Conservation Service (NRCS) guidelines, vary depending on the type of animals on the farm and the type of operation (for example, there are five types of hog farms). Since the amount of waste produced varies by the size of the animal, SSLW is the best way to compare the sizes of the farms.

Source: NC Division of Water Quality 2003 Lumber River Basinwide Water Quality Plan.

5. Prohibited Shellfish Harvesting

The following areas in Growing Area A-2 in the Shallotte River area are closed to shellfishing:

- » *Shallotte River* - All those waters upstream of a line in Shallotte River beginning at a point 33° 55.8196' N – 78° 22.1005' W on the west shore; running easterly to a point 33° 55.9182' N – 78° 21.6542' W on the east shore.
- » All those waters upstream of a line beginning at a point 33° 54.8914' N – 78° 18.4305' W on the west shore; running easterly to a point 33° 54.8948' N – 78° 18.4099' W on the east shore.
- » *Hughes Marina* - All those waters within 150 feet of the last dockage space at Hughes Marina beginning at a point 33° 54.9159' N – 78° 22.3835' W on the north shore; running easterly to a point 33° 54.9156' N – 78° 22.3284' W; running southerly to a point 33° 54.8069' N – 78° 22.3292' W; running westerly to a point 33° 54.8074' N – 78° 22.4230' W; running northerly to a point 33° 54.8410' N – 78° 22.4229' W on the shore.

- » *Holden Beach Marina* - All those waters within 100 feet of the last dockage space at Holden Beach Marina beginning at a point 33° 55.0730' N – 78° 15.9361' W on the north shore; running southerly to a point 33° 55.0461' N – 78° 15.9265' W; running southwesterly to a point 33° 55.0081' N – 78° 16.0696' W; running northerly to a point 33° 55.0361' N – 78° 16.0778' W on the shore.
- » *Saucepan Creek* - All those waters in Saucepan Creek upstream of a line beginning at a point 33° 54.6806' N – 78° 22.8183' W on the north shore; running southwesterly to a point 33° 54.5606' N – 78° 22.9863' W on the south shore.
- » All those waters upstream of a line beginning at a point 33° 54.9143' N – 78° 17.7089' W on the west shore; running easterly to a point 33° 54.9159' N – 78° 17.6615' W on the east shore.
- » *Sea Air Boat Basin* - All those waters within Sea Air Boat Basin beginning at a point 33° 55.0279' N – 78° 17.5174' W on the west shore; running easterly to a point 33° 55.0173' N – 78° 17.4811' W on the east shore.
- » All those waters upstream of a line beginning at a point 33° 54.7634' N – 78° 20.1167' W on the west shore; running easterly to a point 33° 54.7653' N – 78° 20.0915' W on the east shore.
- » *Sea Scape Marina* - All those waters within 325 feet of the last dockage space at Sea Scape Marina beginning at a point 33° 55.2182' N – 78° 14.7266' W on the west shore; running easterly to a point 33° 55.2236' N – 78° 14.7120' W on the east shore.

6. Growth Trends

Between 1990 and 2000, the population within the Lumber River Basin increased 20.0%. The Lumber River Basinwide Water Quality Plan projects percent growth between 2000 and 2020 for counties within the basin. Since river basin boundaries do not coincide with county boundaries, these numbers are not directly applicable to the Lumber River Basin. They are estimates of county-wide population changes.

Population growth trends for the basin between 2000 and 2020 indicate three counties with growth rates in excess of 30% and two counties with growth rates of 20% to 30%, with a total population increase in the basin of 31.2%. According to the Water Quality Plan, Brunswick County is expected to experience a 54% population increase between 2000 and 2020.

I. ANALYSIS OF LAND USE AND DEVELOPMENT

I. Introduction

In order to address future development within Shallotte’s planning jurisdiction, it is necessary to establish a snapshot of how the Town’s planning jurisdiction is currently developed. This is achieved by conducting an existing land use survey. The survey assists in identifying land use patterns, conflicts, and trends that exist within the planning jurisdiction. The process and data associated with it will provide a solid foundation for decisions about future land use and policy development.

An existing land use survey was conducted for the entire planning jurisdiction. Aerial photography, obtained from the Brunswick County Geographic Information Systems Department, and on-site windshield surveys were used to complete the survey. Land use within Shallotte was divided into the following land use categories:

- » *Single-Family Residential* - a detached building designed for or occupied exclusively by one family.
- » *Multi-Family Residential* - a residential building designed for or occupied by two or more families, with the number of families in residence not exceeding the number of dwelling units provided.
- » *Commercial* - land is used for retailing, commercial, and service uses but does not include industrial uses.
- » *Office & Institutional* - land for business, office, and institutional needs.
- » *Industrial (Light and Heavy)* - land used for office parks, commercial warehousing, assembly and manufacturing, and research facilities.
- » *Agriculture* - land used for agricultural purposes.
- » *Mobile Home Park* - land use for manufactured housing.
- » *Mixed Use* - land that has more than one use on the property.
- » *Recreation* - land used for active and/or passive recreation pursuits.
- » *Utility* - land used for infrastructure to serve the community.
- » *Vacant* - undeveloped land.

Table 7 summarizes the land use acreage resulting from the existing land use survey. According to this information, residential land use comprises approximately 34.7% of Shallotte’s planning jurisdiction. Almost 11% is industrial, 5.4% is commercial, and 5.2% is office & institutional land use. Almost 40% of Shallotte’s planning jurisdiction is vacant.

Table 7. Town of Shallotte
Existing Land Use Acreages (Not Zoning)

Land Use	Town Limits*		ETJ*		Total*	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Agriculture	38.6	1.2%	0.0	0.0%	38.6	0.5%
Commercial	311.5	9.4%	71.5	1.9%	383.0	5.4%
Industrial	627.7	18.9%	151.8	4.0%	779.5	10.9%
Mobile Home Park	2.6	0.1%	0.02	0.0%	2.6	0.0%
Mixed Use	7.5	0.2%	139.7	3.7%	147.2	2.1%
Multi-family	43.3	1.3%	24.1	0.6%	67.4	0.9%
Office & Institutional	324.0	9.7%	44.6	1.2%	368.6	5.2%
Recreation	0.0	0.0%	68.8	1.8%	68.8	1.0%
Single-Family Residential	1,179.8	35.5%	1,236.9	32.3%	2,416.7	33.8%
Utility	25.0	0.8%	0.0	0.0%	25.0	0.3%
Vacant	767.1	23.1%	2,086.8	54.6%	2,853.9	39.9%
Total	3,327.1	100.0%	3,824.2	100.0%	7,151.3	100.0%

*These figures represent existing land use as of April 2005.
Note: These figures do not include right-of-ways or water.
Source: Holland Consulting Planners, Inc.

2. Land Use Conflicts

Land use conflicts often exist within a Town’s planning jurisdiction resulting from a variety of circumstances. Issues leading to land use conflicts can result from a lack of proper land use controls, demand for increased development, and development of land not suited for a particular land use. Land use conflicts that exist within Shallotte are discussed below.

The vulnerability of Shallotte to flooding and hurricanes was discussed in the Natural Systems Analysis portion of this document. The Town recognizes that development within flood hazard or storm surge inundation areas is going to occur due to the Town’s proximity to the coast and its location along the Shallotte River. The Town’s strategy to address this issue will be to continue enforcement of land use controls that increase the safety of residential and non-residential structures that are built within defined flood zones. Additionally, the Town has recently adopted a Hazard Mitigation Plan that describes the hazards to which Shallotte is susceptible, the vulnerability of the Town to those hazards, and the capability of the Town to respond during and after hazards. The plan also provides specific goals, objectives, and

implementing actions that will be carried out to increase the safety of residents and property in the event of a natural disaster.

3. Development Trends

The Town of Shallotte has developed rapidly over the last 20 years. Over 66% of the Town’s housing stock has been constructed since 1980. This rapid development can be attributed to the Town’s appeal as a tourist destination, the Town’s geographic location near the Brunswick County beaches and the midway point between Wilmington, NC, and Myrtle Beach, SC, and the Town’s establishment as an economic center in Brunswick County.

According to the existing land use survey, 297 parcels, or 9.2%, of the Town’s total parcel count is vacant. Many of the vacant parcels are already platted for single-family residential development. Other vacant property is scattered throughout the Town’s jurisdiction.

In order to provide a forecast of how vacant land could be developed, an overlay analysis was performed that compared the existing land use survey and the Town’s zoning map. The analysis identified the zoning district of each undeveloped parcel. This exercise enabled the Town to determine how the land could be used if developed as currently permitted by the Town’s zoning regulations. The following table provides a summary of the zoning classifications of undeveloped properties.

Table 8. Town of Shallotte
Zoning Classification of Undeveloped Properties

Zoning District	Parcels	% of Total Vacant Parcels	Acreage	% of Total Vacant Acreage
Residential				
R-10	32	10.8%	208.8	7.3%
R-15	5	1.7%	48.2	1.7%
RA-15	101	34.0%	848.9	29.7%
RAM-15	42	14.1%	444.0	15.6%
RM-10	4	1.4%	21.5	0.8%
Subtotal	184	62.0%	1,571.4	55.1%
Commercial				
B-2	65	21.9%	469.6	16.5%
HB	34	11.4%	395.5	13.9%
Subtotal	99	33.3%	865.1	30.4%
Industrial (HI)	3	1.0%	1.3	0.0%
Conservation	4	1.3%	192.6	6.7%
Split Zoned*	7	2.4%	223.5	7.8%
Total	297	100.0%	2,853.9	100.0%

*The split zoned parcels include one RAM-15/RA-15 parcel, two CB/CW parcels, one HB/R-10 parcel, two RA-15/conservation parcels, and one B-2/RAM-15 parcel.

Source: Holland Consulting Planners, Inc.

J. LAND USE/DEVELOPMENT GOALS AND IMPLEMENTING ACTIONS

I. Introduction

The purposes of the Coastal Resources Commission (CRC) management topics are to ensure that CAMA Land Use Plans support the goals of CAMA, to define the CRC's expectations for the land use planning process, and to give the CRC a substantive basis for review and certification of CAMA Land Use Plans. Each of the following management topics (Public Access, Land Use Compatibility, Infrastructure Carrying Capacity, Transportation, Natural Hazard Areas, Water Quality, and Local Areas of Concern) include three components: a management goal, a statement of the CRC's planning objective, and requirements for the CAMA Land Use Plan. The local concerns which should be addressed in this plan are identified on pages 6 and 7. These concerns and issues were utilized to develop the goals and objectives which are included in this plan. Most of the policies and implementing actions are continuing activities. In most situations, specific timelines are not applicable.

2. Impact of CAMA Land Use Plan Policies on Management Topics

The development of this land use plan has relied heavily on the CAMA-prescribed land suitability analysis which is included in Section V.E of this document. It is intended that this document is supportive of the CAMA regulations for protection of AEC's (15A NCAC 7H).

This plan is intended to support the Town of Shallotte vision statement which was developed based on the key issues identified on pages 2 and 3 of this document and the CAMA AEC regulations. No negative impacts are anticipated by the implementation of the goals, objectives, and policies which are included in this plan.

Note: It is intended that all policies are consistent with applicable State and Federal requirements when State and Federal requirements apply. If a policy exceeds State or Federal requirements, that fact will be noted.

Please note: Policies and Implementing Actions are numbered consecutively throughout this document with the letter "P" denoting a policy and the letter "I" denoting an implementing action.

3. Public Access

a. *Management Goal*

To protect the public's right to access public trust waters within the Town of Shallotte planning jurisdiction and the coastal region.

b. *Planning Objective*

To develop comprehensive policies and activities that provide opportunities for the public to access public trust waters within the planning jurisdiction. The Town supports the state's shoreline access policies as set forth in NCAC Chapter 15A Subchapter 7M and will conform to CAMA and other state and federal environmental regulations affecting the development of estuarine access areas.

c. *Land Use Plan Requirements*

The following are Shallotte's policies and implementing actions for public access.

Policies:

- P.1 The Town opposes any use which significantly interferes with the public right to navigate or access the Shallotte River or any other public trust waters.
- P.2 The Town believes that, where possible, public shoreline access sites should be accessible to persons with disabilities.
- P.3 The Town supports new development and redevelopments that promote Shallotte as a tourist and recreational destination. The Town intends for these developments to protect and preserve the natural environment and supports the private and public development of waterfront access through private funds and grant monies.
- P.4 Shallotte supports state/federal funding of piers for crabbing, fishing, or public estuarine access. The Town also supports the preservation and maintenance of areas that have traditionally and historically been used for public access.

Implementing Actions:

- I.1 The Town will consider applying for public access funding for a boardwalk along the Shallotte River. **Schedule: Fiscal Year 2008-2009.**
- I.2 The Town will consider applying for public access funding for a boat ramp on the Shallotte River. **Schedule: Fiscal Year 2008-2009.**
- I.3 Shallotte desires the Shallotte River to be a navigable river. The Town will look for resources to assist with sandbar removal, navigational markings, and channel depth maintenance. **Schedule: Fiscal Year 2008-2009**

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- I.4 The Town will review and update, if necessary, the existing commercial waterfront zoning district. **Schedule: Fiscal Year 2008-2009.**
 - I.5 Shallotte will update the 1995 Waterfront Access Plan and request Division of Coastal Management funding for the update. **Schedule: Fiscal Year 2008-2009.**
 - I.6 Shallotte will pursue funding under the North Carolina CAMA Shoreline Access funding program for other eligible projects that provide access for its citizens. (15A NCAC 7M, Section .0300, Shorefront Access Policies). **Schedule: Continuing Activity.**
 - I.7 The Town will cooperate with state and federal agencies to secure estuarine access areas to ensure adequate shoreline access. **Schedule: Continuing Activity.**

NOTE: There are no shoreline areas in Shallotte targeted for shoreline/beach nourishment.

4. Land Use Compatibility

a. *Management Goal*

To maintain an environment with compatible land uses where inconsistent/conflicting land uses are prohibited while offering a mix of uses in certain districts.

b. *Planning Objectives*

To provide policies with clear direction to assist local decision making and consistency findings for zoning, divisions of land, and public and private projects. The Town desires to balance the protection of natural resources and fragile areas with development.

c. *Land Use Plan Requirements*

The following are Shallotte's policies and implementing actions for land use compatibility.

Policies - Residential:

- P.5 Shallotte supports maintaining an inventory of standard housing. The Town supports repair and reconstruction of privately-owned dwelling units through private funds and/or grants.
- P.6 Shallotte supports the development of affordable housing options for low to moderate income persons and seniors.

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- P.7 The Town supports the establishment of buffers between residential areas and non-residential areas or adjacent thoroughfares. Office/Institutional/Multi-family and Conservation/Open Space land uses are acceptable buffers between light industrial and commercial development and adjacent residential land uses.
- P.8 Shallotte desires to protect established residentially-developed areas and discourages the rezoning of existing residentially-developed or zoned areas to a non-residential classification when reasonably possible. Such rezoning and amendments in land use classifications to the future land use map should be carefully considered to be the best overall land development policy.
- P.9 Shallotte supports creating a mix of uses offering the convenience of retail facilities to property owners in an effort to reduce traffic flow on main thoroughfares.
- P.10 Shallotte supports densities that are appropriate to the services accessible to the area. Low density land uses should be located in areas that do not have public water or sewer service.
- P.11 Shallotte supports smart growth development to preserve the atmosphere and natural resources.

Implementing Actions - Residential:

- I.8 The Town will compile and maintain a list of dilapidated and/or substandard houses within the planning jurisdiction. **Schedule: Fiscal Year 2008-2009.**
- I.9 The Town will apply for grant funding to rehabilitate substandard houses and clear dilapidated houses for low to moderate income persons and the elderly. Some sources for this funding are: Community Development Block Grant funding, North Carolina Housing Finance Agency funding, Brunswick County Housing Authority funding, and United States Department of Agriculture funding. **Schedule: Fiscal Year 2008-2009.**
- I.10 Shallotte will consider revisions to the UDO that include definitions and regulations for Mixed-Use developments. **Schedule: Fiscal Year 2008-2009.**
- I.11 Shallotte will revise the UDO to incorporate multiple multi-family zoning districts in order to provide for less dense multi-family districts. **Schedule: Fiscal Year 2008-2009.**
- I.12 The Town will revise the UDO to include peak hour requirements in Traffic Impact Studies. **Schedule: Fiscal Year 2008-2009.**

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- I.13 The Town will prepare a pedestrian access study that identifies the locations of current sidewalks, the need for sidewalk additions, and the need for walking/hiking trails. **Schedule: Ongoing with Annual Update.**
 - I.14 Shallotte will apply for funding to implement actions determined necessary in the sidewalk study. **Schedule: Ongoing Activity.**
 - I.15 Shallotte will allow the reconstruction of any residential structures demolished by natural disasters when the reconstruction complies with all applicable local, state, and federal regulations. **Schedule: Ongoing Activity.**
 - I.16 The Town will review, for consistency, the land suitability map and analysis during rezoning and subdivision plat deliberations. This consistency review will be presented to the Planning Board and Board of Aldermen. The Future Land Use Map will also be reviewed for consistency. **Schedule: Ongoing Activity.**
 - I.17 The Town will strictly enforce the minimum housing code. **Schedule: Ongoing Activity.**
 - I.18 Shallotte will provide water and sewer service to new residential developments. **Schedule: Ongoing Activity.**
 - I.19 The Town of Shallotte will appoint a committee to study and analyze the land within the ½-mile expanded planning boundary to determine appropriate future land use. This study will include, but not be limited to a land suitability analysis, a review of existing land use, and an analysis of soils, infrastructure, etc. **Schedule: Fiscal Years 2007-2009 and when county approves an ETJ expansion.**

Policies - Commercial/Industrial:

- P.12 Shallotte supports commercial development along the Main Street Corridor and in other areas consistent with the Town's future land use map.
- P.13 The Town supports the idea of commercial nodes being separated by Office/Institutional/Multi-family land uses to provide transition and to preserve vehicle carrying capacity.
- P.14 Shallotte desires for new commercial developments to blend with surrounding neighborhoods.

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- P.15 Shallotte discourages industrial development within fragile areas and areas with low land suitability. This policy applies to both new industrial development and to expansion of existing industrial facilities.
- P.16 Shallotte supports the recruitment and siting of environmentally compatible light industrial and commercial establishments within its borders in areas that are already similarly developed or in public or private industrial parks.
- P.17 The Town supports the creation of volunteer agricultural districts.
- P.18 Shallotte desires industrial developments to be located adjacent to and/or with direct access to major thoroughfares.
- P.19 The Town supports the development of new industries that are accessible to existing public water and sewer services.
- P.20 The Town wishes to closely regulate industries which are noxious by reason of the emission of smoke, dust, glare, noise, odor, and vibrations, and those which deal primarily in hazardous products such as explosives.
- P.21 Shallotte desires for new industries not be located in areas that are considered least suitable according to the Land Suitability Map.

Implementing Actions - Commercial/Industrial:

- I.20 Shallotte will consider expanding the Central Business District towards White Street and to include more of US Highway 17 Business (from NC Highway 130 to NC Highway 130). **Schedule: Fiscal Year 2007-2008.**
- I.21 The Town will consider amending the UDO to include guidelines regarding the location and appearance (finish/facade) of metal buildings. **Schedule: Fiscal Year 2008-2009.**
- I.22 The Town will enforce its zoning regulations for type and location of commercial and industrial development. **Schedule: Continuing Activity.**
- I.23 Shallotte will rely on its zoning ordinance and the CAMA permitting program, if required, with regard to new industrial development and expansion of existing industrial facilities. **Schedule: Continuing Activity.**

Policies - Conservation:

- P.22 The Town supports the preservation and maintenance of its environmentally sensitive areas while promoting and capitalizing on its natural resources.
- P.23 Except as otherwise permitted in this plan, residential, commercial, and industrial development should not be supported in natural heritage areas or coastal wetlands. Residential, commercial, and industrial development which meets 15A NCAC 7H use standards will be allowed in estuarine shoreline, estuarine water, and public trust areas. In all other areas, development will be allowed that is consistent with applicable local, state, and federal regulations.

Implementing Actions - Conservation:

- I.24 The Town will endeavor to educate the public about environmentally sensitive areas and what actions they can take to help do their part in preservation. Education may be done through public service announcements or through the development of printed materials that are distributed through mailings, for example. **Schedule: Ongoing Activity.**
- I.25 The Town will meet with the appropriate agencies to discuss marketing the Town as a tourist destination because of its natural resources. **Schedule: Ongoing Activity.**
- I.26 The Town will strive to protect Shallotte's fragile areas from inappropriate, unplanned, or poorly planned development through the following:
- (1) Limit certain land uses in the vicinity of historic sites and natural heritage areas through enforcement of the Shallotte UDO. **Schedule: Continuing Activity.**
 - (2) Coordinate all housing code enforcement/ redevelopment projects/public works projects with the NC Division of Archives and History to ensure the preservation and identification of significant historic structures and archaeological sites. Significant historic sites are identified on page 67 of this plan. **Schedule: Continuing Activity.**

Policies - Stormwater Control:

- P.24 The Town wishes for runoff and drainage from developments to be of a quality and quantity that is close to natural occurrences.
- P.25 The Town discourages the clear cutting of land for development.

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- P.26 Shallotte supports reducing soil erosion, runoff, and sedimentation to minimize the adverse effects on surface and subsurface water quality.
- P.27 The Town supports the enforcement of all controls and regulations, specifically design standards, tie-down requirements, construction and installation standards, elevation requirements, flood-proofing, CAMA regulations, and FEMA regulations, to mitigate the risks of lives and property caused by severe storms and hurricanes.

Implementing Actions - Stormwater Control:

- I.27 Shallotte will establish the basis for instituting a stormwater management program to work in conjunction with its existing stormwater management ordinance that will assure the Town complies with all state and federal regulations. **Schedule: Fiscal Year 2008-2009.**
- I.28 Shallotte will review the landscaping section of the UDO to ensure any clear cut areas are consistent with applicable state and federal regulations. **Schedule: Fiscal Year 2008-2009.**
- I.29 Shallotte will appoint a committee to develop a Tree Preservation Ordinance. **Schedule: Fiscal Year 2008-2009.**

5. Infrastructure Carrying Capacity

a. *Management Goal*

To provide quality municipal services to all incorporated areas of the Town.

b. *Planning Objective*

Ensure that the Town sizes, locates, and manages the public infrastructure systems so as to preserve AECs and other fragile areas. It should be noted that some utility lines may need to extend through some environmentally sensitive areas.

c. *Land Use Plan Requirements*

The following are Shallotte's policies for infrastructure carrying capacity.

Policies:

- P.28 The Town encourages in-fill development in an effort to promote efficient use of land and cost effectiveness for providing public services.

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- P.29 Shallotte supports revisions to the North Carolina State Statutes that will allow the local imposition of new impact fees in addition to existing water and sewer fees. Such impact fees would be levied against land developers to establish a revenue source to support the additional demand for services.
- P.30 Shallotte supports providing sufficient water and sewer service to promote economic development and to alleviate public health problems.
- P.31 The Town will not permit package sewer treatment plants within its corporate limits. Pretreatment systems will be required where industrial facilities have the need for pretreatment prior to entry into the public system.

Implementing Actions:

- I.30 The Town will install necessary lift stations to reduce head pressure. **Schedule: Fiscal Year 2008-2009.**
- I.31 The Town intends to construct a 12 inch sewer main to the sewer plant and other lines necessary to ensure adequate service. **Schedule: Fiscal Year 2008-2010.**
- I.32 Shallotte will consider revising water and sewer extension policies to ensure that public/private cooperation in the provision of infrastructure to serve new development is encouraged. **Schedule: Fiscal Year 2008-2009.**
- I.33 Shallotte will consider establishing a land banking fund into which the Town may annually contribute funds, to be utilized for the purchase of public property. **Schedule: Fiscal Year 2009-2010.**
- I.34 In cases where package treatment plants are approved (within the ETJ), the Town will require a specific contingency plan specifying how ongoing private operation and maintenance of the plant will be provided, and detailing provisions for assumption of the plant into a public system should the private operation fail. **Schedule: As plants are approved.**
- I.35 Shallotte will amend the future land use map, when needed, to reflect any water and/or sewer extension projects. **Schedule: Continuing Activity.**
- I.36 Shallotte will consult the future land use map when considering the locations of new public facilities and private developments. **Schedule: Continuing Activity.**

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- I.37 The Town will rely on the Division of Water Quality to oversee the operation and management of all package treatment plants in the ETJ. **Schedule: Continuing Activity.**

6. Transportation

a. *Management Goal*

To have roads within the planning jurisdiction that are safe and provide an appropriate level of service while being sensitive to the environment.

b. *Planning Objective*

To support activities that reduce traffic congestion and safety problems.

c. *Land Use Plan Requirements*

The following are Shallotte's transportation related policies and implementing actions.

Policies:

- P.32 Shallotte supports limiting "strip" residential development along highways and certain roads carrying heavy traffic and encourages service roads or an internal street pattern to eliminate direct driveway connections to highways and roads.
- P.33 Shallotte supports the proper location of development along the US Highway 17 corridor and other major roads within the planning jurisdiction to provide safe ingress and egress.
- P.34 The Town encourages development plans that have an attractive appearance and utilize green space or open areas to provide buffers between developments on US Highway 17 Bypass.
- P.35 The Town supports the proper planning and location of the proposed Skyway Bridge connecting Brunswick and New Hanover counties.
- P.36 Shallotte supports efficient transportation through the interconnectivity of residential and non-residential subdivisions to include commercial development.
- P.37 Shallotte supports subdivision developments which utilize the North Carolina Department of Transportation Traditional Neighborhood Development Street Design Guidelines. A Traditional Neighborhood Development (TND) is a human scale, walkable community with

moderate to high residential densities, a mixed-use core, and a dense network of narrow streets with a reduced curb radii.

- P.38 Shallotte specifically supports the following transportation improvement projects for Brunswick County:

Bridge Projects

ID No.	(Location) Description	Schedule (Fiscal Year)
B-4437	(US 17-74/76) Alligator Creek. Replace deck on Bridge No. 107 and Bridge No. 108	Construction FFY 10
B-4030	(NC 130) Bear Branch. Replace Bridge No. 9	Right-of-way FFY 06 Construction FFY 07
B-4031	(NC 179) Sauce Pan Creek. Replace Bridge No. 72	Right-of-way FFY 06 Construction FFY 07
B-4438	(NC 211) Branch of Juniper Creek. Replace Bridge No. 47	Right-of-way FFY 09 Construction FFY 10
B-0682	(SR 1172 - Sunset Boulevard) Inland Waterway to Sunset Beach. Replace Bridge No. 198	Right-of-way-In Acquisition Construction FFY 07
B-4439	(SR 1342-Makatoka Road, Big Macedonia Road) Branch of Juniper Creek. Replace Bridge No. 100	Right-of-way FFY 09 Construction FFY 10
B-4440	(SR 1349-Shallotte Avenue, Mulberry Road, Bridger Road) Mulberry Swamp. Replace Bridge No. 163	Right-of-way FFY 07 Construction FFY 08
B-2514	(SR 1435-S/N Navassa Road) Sturgeon Creek. Replace Bridge No. 1	Under Construction

Road Projects

ID No.	(Location) Description	Schedule (Fiscal Year)
R-2633	(US 17) Wilmington Bypass, US 17 south of NC 87 in Brunswick County to I-40 in New Hanover County. Four-lane divided freeway on new location.	Planning/design-In Progress Mitigation SFY 08 Right-of-way SFY 07-08 Construction SFY 09 Construction post years
R-3432	(SR 1163-Old Georgetown Road) Georgetown Road Extension, SR 1184 (Ocean Isle Beach Road) to NC 179. Two lanes on new location	Planning/design-In Progress Right-of-way SFY 09 Construction SFY 11
R-4002	(SR 1472-Village Drive) West of SR 1437 (Old Fayetteville Road)-SR 1435 (Navassa Road) to east of US 17 interchange ramps with dual left turn lanes on north ramp to US 17. Widen to multi-lanes	Right-of-way-in Acquisition Construction FFY 08
R-4063	(SR 1472-Village Drive) SR 1435 (South Navassa Road) to SR 1438 (Lanvale Road). Widen to multi-lanes	Right-of-way FFY 12 Construction post years
R-3434	(SR 1500-Midway Rd and SR 1401-Galloway Rd) NC 211 to US 17 bypass. Upgrade roadway to 24', construct paved shoulders, and improve intersections at SR 1500, SR 1401, and US 17 business.	Right-of-way FFY 09 Construction FFY 11

ID No.	(Location) Description	Schedule (Fiscal Year)
R-3324	(New Route) NC 211 to NC 87 at SR 1525 (Bethel Road). Two-lane connector on new location	Planning/design-In Progress Right-of-way FFY 10 Construction FFY 11
R-2245	(New Route) SR 1104 (E. Oak Island Drive, E/W Beach Drive, 58 Street, 5PI W, 6 PI E) to NC 211. Widen SR 1105 (Middletown Avenue), SR 1104 to SR 1190. Replace bridge #206 over Davis Creek and construct multi-lanes, SR 1190 (Oak Island Drive) to NC 211 on new location.	Planning/design-In Progress Right-of-way-In Aquisition Mitigation FFY06 Construction FFY06
U-3462	(Shallotte) SR 1357 (Smith Avenue)-NC 130. Realign intersection to eliminate offset, new location	Mitigation FFY 06 Right-of-way FFY 06 Construction FFY 08
U-3463	(New route) NC 179 to US 17 Business - 2 lanes.	Unfunded
U-3473	US 17 to NC 130 - Construct a 2 lane facility - US 17 at SR 1184 (Ocean Isle Beach Road) to SR 1320 (McMilly Road) on new location and upgrade SR 1320 to NC 130.	Unfunded

Shallotte also supports the widening of NC Highways 87 and 211, and Midway Road.

- P.39 The Town supports maintaining an effective signage and addressing system for all streets, roads, and highways.
- P.40 Shallotte supports North Carolina Department of Transportation projects to improve access to the Town. The Town supports the current I-74 program (Bolton-Supply-US 17-SC 31).

Implementing Actions:

- I.38 The Town may pursue the planting of street trees along the US Highway 17 Bypass corridor. **Schedule: Fiscal Year 2009-2011.**
- I.39 Shallotte will consider revising the UDO to provide regulations for frontage roads that require them to be far enough from the highway to accommodate businesses on both sides of the road. **Schedule: Fiscal Year 2008-2009.**
- I.40 Shallotte will require where reasonably possible the utilization of frontage roads in non-residential development along major state highways. **Schedule: Fiscal Year 2007-2008, and ongoing.**

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- I.41 Shallotte will consider revising its subdivision ordinance to encourage the development of joint or shared driveways in newly approved subdivisions. **Schedule: Fiscal Year 2008-2009.**
 - I.42 The Town will create a committee to identify future corridors within the planning jurisdiction and think about how to plan for and reserve them. **Schedule: Fiscal Year 2007-2008.**
 - I.43 Shallotte will require the construction of acceleration/deceleration lanes for the entrances to major commercial and residential developments. **Schedule: Continuing Activity.**
 - I.44 To ensure safe and effective traffic patterns are created in new developments, Shallotte will require traffic impact studies for all major commercial and residential developments. **Schedule: Continuing Activity.**
 - I.45 Shallotte will revise the UDO to require interconnectivity between new developments, including residential, commercial, and redevelopment projects. **Schedule: Fiscal Year 2007-2008.**

7. Natural Hazard Areas

a. *Management Goal*

To preserve and maintain natural hazard areas and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.

b. *Planning Objective*

To develop policies and actions that minimize threats to life, property, and natural resources resulting from development located in or adjacent to hazard areas.

c. *Land Use Plan Requirements*

The following are Shallotte's policies and implementing actions for natural hazard areas.

Policies:

- P.41 The Town supports development projects that do not weaken or eliminate natural barriers to erosion.

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- P.42 To minimize the hazards to life, health, public safety, and property, Shallotte will discourage development within flood hazard areas.
- P.43 The Town supports the US Army Corps of Engineers 404 Wetlands program, the guidelines of the Coastal Area Management Act, and the use of local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands. The Town does not want any development as defined by the Town's zoning ordinance to result in any net loss of wetlands.
- P.44 The Town supports the construction of bulkheads if they fulfill the use standards set forth in 15A NCAC 7H.
- P.45 Shallotte supports relocation of structures endangered by erosion, if the relocated structure will be in compliance with all applicable policies and regulations.
- P.46 Shallotte recognizes the difficulty in predicting sea level rise and determining policy decisions regarding it. Therefore, the Town will support cooperation with local, state, and federal efforts to inform the public of the anticipated effects of sea level rise.
- P.47 Shallotte supports hazard mitigation planning. The Town has a FEMA-approved Hazard Mitigation Plan that is to be updated every five years. The Land Use Plan and Hazard Mitigation Plan should be consistent with one another. Should there ever be conflicting policies, the Land Use Plan takes precedence.

Implementing Actions:

- I.46 Shallotte will cooperate with the US Army Corps of Engineers in the regulation and enforcement of the 404 wetlands permit process. **Schedule: Ongoing Activity.**
- I.47 The Town will evaluate and revise the Hazard Mitigation Plan. **Schedule: Every three years and following every Presidentially Declared Disaster.**
- I.48 Shallotte will coordinate all development within the special flood hazard area with the Town's Zoning and Code Enforcement personnel, North Carolina Division of Coastal Management, FEMA, and the US Army Corps of Engineers. **Schedule: Ongoing Activity.**
- I.49 Shallotte will continue to enforce its existing zoning and flood damage prevention regulations found in the UDO. **Schedule: Ongoing Activity.**

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- I.50 Shallotte permits redevelopment of previously developed areas, provided the projects comply with all applicable policies, regulations, and ordinances. **Schedule: Ongoing Activity.**
 - I.51 Shallotte will enforce the density controls in the UDO. **Schedule: Ongoing Activity.**
 - I.52 Shallotte will utilize the future land use maps to assist with controlling the locations and types of development. **Schedule: Ongoing Activity.**

8. Water Quality

a. *Management Goal*

To maintain, protect, and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.

b. *Planning Objective*

To plan for increased development and economic growth while protecting and/or restoring the quality and intended uses of surface waters within Shallotte and its planning jurisdiction.

c. *Land Use Plan Requirements*

The following provides Shallotte's policies/implementing actions on water quality.

Policies:

- P.48 Shallotte will allow marinas provided they meet local, state, and federal requirements.
- P.49 The Town of Shallotte opposes the location of floating homes within its planning jurisdiction.
- P.50 Shallotte will allow the construction of both open water and upland marinas where allowed by the UDO.
- P.51 The Town of Shallotte opposes the construction of package treatment plants within its corporate limits, except in industrial facilities where pretreatment is necessary. The Town opposes the installation of package treatment plants and septic tanks or discharge of waste in any areas classified as coastal wetlands, freshwater wetlands (404), or natural heritage areas.

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- P.52 The Town supports the guidelines of the Coastal Area Management Act and the efforts and programs of the North Carolina Department of Environment and Natural Resources, Division of Coastal Management and the Coastal Resources Commission to protect the coastal wetlands, estuarine waters, estuarine shorelines, and public trust waters in Shallotte.
- P.53 Shallotte supports conserving its surficial groundwater resources.
- P.54 Shallotte supports regulation of underground storage tanks in order to protect its groundwater resources.
- P.55 The Town supports commercial and recreational fishing and will cooperate with other local governments and state and federal agencies to control pollution of these waters to improve conditions so that commercial and recreational fishing will increase. It also supports the preservation of nursery and habitat areas.
- P.56 Shallotte opposes the disposal of any toxic wastes, as defined by the US Environmental Protection Agency's Listing of Hazardous Substances and Priority Pollutants (developed pursuant to the Clean Water Act of 1977), within its planning jurisdiction.
- P.57 Shallotte supports the control of stormwater runoff to aid in the preservation of water quality. The Town will support existing state regulations relating to stormwater runoff resulting from development (Stormwater Disposal Policy 15 NCAC 2H.001-.1003) and regulations outlined in the Town's Stormwater Management Manual.
- P.58 Shallotte supports implementation of the Lumber River Basinwide Water Quality Management Plan.
- P.59 The Town supports protection of those waters known to be of the highest quality or supporting biological communities of special importance.
- P.60 The Town supports management of problem pollutants, particularly biological oxygen demand and nutrients, in order to correct existing water quality problems and to ensure protection of those waters currently supporting their uses.
- P.61 Shallotte supports aquaculture activities that meet applicable federal, state, and local policies and permit requirements and that do not negatively alter the natural environment.
- P.62 Shallotte objects to any discharge of water from aquaculture activities that will degrade in any way the receiving waters. The Town objects to withdrawing water from aquifers or

surface sources if such withdrawal will endanger water quality or water supply from the aquifers or surface sources.

Implementing Actions:

- I.53 Shallotte may develop and distribute a water quality pamphlet that educates the public about their role in protecting water quality. **Schedule: Fiscal Year 2008-2009.**
- I.54 The Town will provide a public service announcement on how the public can contribute to protecting water quality. **Schedule: Fiscal Year 2007-2008.**
- I.55 Shallotte will establish the basis for a comprehensive stormwater management program to work in conjunction with its existing stormwater management ordinance. **Schedule: Fiscal Year 2007-2008.**
- I.56 The Town of Shallotte will conserve its surficial groundwater resources by enforcing CAMA and the NC Division of Water Quality stormwater runoff regulations and by coordinating local development activities involving chemical storage or underground storage and installation/abandonment with Brunswick County Emergency Management personnel and the NC Division of Water Quality. The Town will plan for an adequate long-range water supply. In the planning process, Shallotte will cooperate with adjacent local governments to protect water resources. **Schedule: Ongoing Activity.**
- I.57 The Town recognizes the negative impact that nonpoint source pollutants have on shellfish harvesting waters and will strictly enforce its riparian buffer requirements of 30 feet. **Schedule: Ongoing Activity.**
- I.58 The Town of Shallotte will encourage Site Design Best Management Practices to decrease NPS pollutants from entering SA waters. Those practices include Low Impact Development Strategies such as:
- » Disconnecting impervious surfaces;
 - » Maintaining green space; and
 - » Utilizing cluster and traditional neighborhoods. **Schedule: Ongoing Activity.**
- I.59 The Town will enforce its UDO to aid in protecting sensitive shoreline areas. It will rely on state and federal agencies to promote and protect environmentally sensitive areas. **Schedule: Ongoing Activity.**

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- I.60 Shallotte will rely on the technical requirements and state program approval for underground storage tanks (40 CFR, Parts 280 and 281), and any subsequent state regulations concerning underground storage tanks adopted during the planning period. **Schedule: Ongoing Activity.**
- I.61 The Town of Shallotte will encourage low impact development techniques. **Schedule: Ongoing Activity.**
- I.62 Shallotte will implement the following actions through local ordinances to improve water quality:
- (1) Use watershed-based land use planning
 - (2) Protect sensitive natural areas, including coastal wetlands
 - (3) Establish buffer network
 - (4) Minimize impervious cover in site design
 - (5) Limit erosion during construction
 - (6) Maintain coastal growth measures
 - (7) Restoration of impaired waters
 - (8) Management of the cause and sources of pollution to ensure the protection of those waters currently supporting their uses allowing for reasonable economic growth.
 - (9) Reduction of nutrients in local waters. **Schedule: Review local ordinances annually.**
- I.63 Preservation of wetlands is important to the protection/improvement of water quality in Shallotte. The following will be implemented:
- (1) Consider preservation of large wetland areas (> one acre) in a natural state to protect their environmental value. **Schedule: Ongoing Activity.**
 - (2) Coordinate all development review with the appropriate office of the US Army Corps of Engineers and the Soil Conservation Service. **Schedule: Ongoing Activity.**
 - (3) Require that wetland areas be surveyed and delineated on all preliminary and final subdivision plats. **Schedule: Fiscal Year 2007-2008.**
 - (4) Encourage cluster development in order to protect sensitive natural areas. **Schedule: Ongoing Activity.**

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- (5) Make wetlands acquisition a priority in future expansions of Shallotte parks and recreation areas. **Schedule: Ongoing Activity.**

9. Local Areas of Concern

a. *Management Goal*

To integrate local areas of concern (cultural, historic, and scenic areas; economic development; and general health and human services needs) with the overall goals of CAMA in the context of land use planning.

b. *Planning Objective*

To identify local concerns and issues and provide actions to address them.

c. *Land Use Plan Requirements*

The following provides Shallotte's policies/implementing actions on local areas of concern.

Policies - Cultural, Historic, and Scenic Areas:

- P.63 Shallotte will protect its historic resources as a valuable cultural and economic asset.
- P.64 The Town supports development that is consistent with the surrounding areas.
- P.65 The Town supports efforts to protect historic properties within its planning jurisdiction and to perpetuate its cultural heritage.

Implementing Actions - Cultural, Historic, and Scenic Areas:

- I.64 The Town will work with the US Army Corps of Engineers to coordinate local approval of industrial projects with the "404" permitting process. **Schedule: Ongoing Activity.**
- I.65 Shallotte will guide development so as to protect historic and potentially historic properties within the Town. **Schedule: Ongoing Activity.**
- I.66 Shallotte will coordinate all housing code enforcement and/or redevelopment projects with the NC Division of Archives and History, to ensure that any significant architectural details or buildings are identified and preserved. **Schedule: Ongoing Activity.**

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- I.67 Shallotte will coordinate all Town public works projects with the NC Division of Archives and History, to ensure the identification and preservation of significant archaeological sites. **Schedule: Continuing Activity.**

Policies - Economic Development:

- P.66 Shallotte supports activities that promote the Town as a tourist destination.
- P.67 Shallotte supports North Carolina Department of Transportation projects to improve access to the Town. The Town supports the current I-74 program (Bolton-Supply-US 17-SC 31).
- P.68 The Town encourages economic and community growth and development.
- P.69 The Town encourages industrial and commercial development in areas with existing infrastructure.
- P.70 Shallotte supports the extension of public infrastructure from existing systems and encourages the use of central systems for new developments whether residential, commercial, or industrial in nature.
- P.71 Shallotte supports the current efforts of the state to locate a new port in Southport.

Implementing Actions - Economic Development:

- I.68 The Town of Shallotte will work with the Chamber of Commerce and other services to recruit companies to the area. **Schedule: Ongoing Activity.**
- I.69 The Town will continue to support “Downtown Shallotte” to study downtown revitalization efforts. **Schedule: Ongoing Activity.**
- I.70 Shallotte will support the following in the pursuit of industrial development:
- (1) New heavy industrial developments should be located so that there is no adverse effect on the Town’s ecosystem and be encouraged in areas where such uses can utilize available infrastructure. **Schedule: Continuing Activity.**
 - (2) Re-zone additional parcels for industrial and commercial use along existing growth corridors with adequate infrastructure existing or planned and, when the need is

demonstrated, provide a consistent growth policy with amendments to the future land development map when revision is needed. This will accommodate the future demand for additional industrial and commercial development in suitable areas.

Schedule: Continuing Activity.

Policies - General Health and Human Services Needs:

- P.72 Shallotte supports safe public transportation including the Brunswick County Public Transportation System and opportunities for seniors.
- P.73 The Town desires to have a variety of recreational opportunities for its citizens.
- P.74 Shallotte supports a comprehensive program of both active and passive recreational opportunities.
- P.75 Shallotte supports responsible and environmentally safe expansion of public and private energy production and distribution facilities.
- P.76 Shallotte supports the continued public provision of public water, public sewer, street maintenance and related drainage, police protection, fire protection, and solid waste disposal to all citizens.
- P.77 Shallotte supports recycling efforts.
- P.78 The Town supports local, state, and federal efforts to minimize the adverse impact of man-made hazards.
- P.79 Shallotte supports the construction of water systems with adequate line sizes to ensure adequate water pressure and fire protection.

Implementing Actions - General Health and Human Services Needs:

- I.71 The Town of Shallotte will develop a comprehensive recreation plan that identifies current facilities and deficiencies. The plan should also address green and blue trailways. ***Schedule: Fiscal Year 2009-2010.***
- I.72 The Town will prioritize park facility needs and apply for Parks and Recreation Trust Fund money for a park facility. ***Schedule: Fiscal Year 2008-2009.***

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- I.73 The Town will investigate, with the Institute of Government, the use of impact fees as a way of making new development pay for the services demanded. **Schedule: Fiscal Year 2008-2009.**
- I.74 The Town of Shallotte will consider design and funding sources for upgrading municipal facilities. **Schedule: Fiscal Year 2007-2009.**
- I.75 Shallotte will consider design and funding sources for a community center. **Schedule: Fiscal Year 2010-2011.**
- I.76 The Town has an Emergency Response Plan and supports the coordination of a county-wide evacuation plan. **Schedule: Continuing Activity.**
- I.77 The Town will continue to enforce the flood hazard reduction provisions of the Shallotte UDO. **Schedule: Continuing Activity.**
- I.78 The Town will prohibit the installation of underground storage tanks in the 100-year floodplain. **Schedule: Continuing Activity.**
- I.79 The Town will zone for open space, recreational, agricultural, or other low-intensity uses within the floodplain. **Schedule: Continuing Activity.**
- I.80 To effectively manage Shallotte's investment in existing and proposed community facilities and services, the Town will:
- (1) Maintain a specific capital improvements plan (CIP) with emphasis placed on services and facilities that affect growth and development. **Schedule: Fiscal Year 2008-2009.**
 - (2) Provide the Brunswick County Board of Education with locational information on all residential development. **Schedule: Continuing Activity.**
 - (3) In concert with the Brunswick County Board of Education, develop a plan for the protection of future school sites. **Schedule: Fiscal Year 2008-2010.**
- I.81 Shallotte will provide sufficient emergency services to all residents by ensuring the implementation of the following:

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- (1) Require that all necessary infrastructure firefighting capability/capacity be provided in new subdivisions and developments. **Schedule: Continuing Activity.**
 - (2) Continue to maintain an effective signage and addressing system for all streets, roads, and highways. **Schedule: Continuing Activity.**

Implementing Actions - Funding Options:

I.82 Shallotte will continue to support state and federal programs that are deemed necessary, cost-effective, and within the administrative and fiscal capabilities of the Town. These include:

- (1) Community Development Block Grant Program
- (2) Emergency Medical Services
- (3) Coastal Area Management Act, including shoreline access funds
- (4) Small Business Association
- (5) Economic Development Administration Funds
- (6) Rural Development/USDA
- (7) Federal Emergency Management Program
- (8) Parks and Recreation Trust Fund

Schedule: Continuing Activity.

I.83 Shallotte will selectively support state and federal programs related to the Town. The Town, through its boards and committees, will monitor state and federal programs and regulations. It will use opportunities as they are presented to voice support for or to disagree with programs and regulations that are proposed by state and federal agencies. **Schedule: Continuing Activity.**

I.84 Shallotte officials will continue to work with the Army Corps of Engineers and any other state and federal agencies to ensure continued dredging and maintenance of channels and rivers as needed to keep these facilities open to navigation. **Schedule: Continuing Activity.**