
SECTION VI. PLAN FOR THE FUTURE

A. FUTURE DEMANDS

I. Introduction

Growth is expected to continue through 2020 at a rate of 133.0% for the 20-year time period. Development in Shallotte's planning jurisdiction could strain the capacity of the existing transportation system; increase demand for municipal supplied water, wastewater, and solid waste disposal; and place increasing demands on school facilities, recreational facilities, police and fire departments, and administrative/regulatory agencies. The basic demand for housing – in particular, affordable housing – will continue to be an important need to be addressed by the Town in the coming decade.

The next section of the CAMA Core Land Use Plan applies the information learned throughout the plan into the formulation of goals, policies, and implementing actions. The goals, policies, and implementing actions should take into consideration the information obtained as well as address the demands for future infrastructure needs discussed in this section.

2. Housing Trends

According to the 2000 US Census, from 1990 to 2000 the Town of Shallotte's housing stock increased by 187 dwelling units for an average of 18.7 dwelling units per year. This trend is increasing within the Town. Building permit data provided by the county shows that between January 1, 2003 and December 31, 2004, 162 single-family residence building permits were issued and 17 mobile home permits were issued. The data indicates a 179 dwelling unit increase for an average of 90 units per year.

The average household size for all units decreased slightly from 2.34 persons per household in 1990 to 2.30 persons per household in 2000. For forecast purposes, through 2020 this trend has been continued. The forecast growth of households is provided in Table 41.

Table 41. Town of Shallotte
Estimated Population Growth and Household Characteristics

	2000	2010	2020
Total Population*	1,230	1,893	2,866
# of Households**	534	1,335	2,136
Persons per Households	2.3	1.42	1.34

*In a household. In 2000, 89% of the Shallotte population were reported to live in a household. That percentage was applied to the 2010 and 2020 forecasts.

**In 2000, households made up 89% of housing units.

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

3. Commercial Land Use

Commercial land use is expected to expand during the planning period. However, no significant changes in the location/distribution of commercial land use are expected. Commercial area comprises 9.4% of the total land use acreage within the corporate limits and 1.9% of the total land within the Town's ETJ.

The majority of commercial development is expected to continue along Main Street, Whiteville Road, and US Highway 17. The need for redevelopment or renovation of commercial areas in the Central Business District may become necessary for new businesses desiring to locate in Shallotte as the age of existing commercial structures increases and buildings deteriorate.

4. Industrial Land Use

Industrial land use within Shallotte's planning jurisdiction comprises approximately 780 acres. Almost 628 acres (18.9%) of the Town's corporate area is being utilized for industrial use and 151.8 acres (4.0%) within the ETJ is being utilized for industrial use. Shallotte should continue to provide sound infrastructure including water, sewer, and electrical service to industrial areas. As industrial development occurs, land use compatibility problems should be avoided.

5. Residential/Commercial/Industrial Land Use Summary

The comparison of residential, commercial, and industrial existing land use compared to existing zoned acreage for these uses indicates more than ample land available for development. The following table provides a comparison.

Table 42. Town of Shallotte Corporate Limits and ETJ
2003 Residential-Commercial-Industrial Land Use Acreage Compared to Zoned Acreage

	Actual Land Use Acreage	Zoned Acreage	Percentage of Zoned Acreage
Residential*	2,486.7	4,200.4	59.2%
Commercial	383.0	2,057.8	18.6%
Industrial	779.5	906.3	86.0%

*Excludes Office and Institutional and Mixed Use areas.

Source: Holland Consulting Planners, Inc.

There should be ample zoned undeveloped land to accommodate growth during the planning period.

6. Transportation

The 1992 CAMA Land Use Plan identified three important transportation issues. Two continue to be important issues and are identified as follows:

- » Preparation of a thoroughfare plan.
- » Revise Subdivision Ordinance as appropriate to provide for the location of new thoroughfares as shown on the official Thoroughfare Plan.

During the planning period, one bridge project is expected which is included in the North Carolina Department of Transportation's (NCDOT) Transportation Improvement Program (TIP). This includes a bridge replacement on SR 1349 over Mulberry Swamp. There is also a road project at SR 1357 that involves realigning an intersection. The following summarizes both improvements. These projects are delineated on Map 15. The TIP also proposes two unfunded projects. Unfunded projects are not delineated on TIP maps.

ID No.	Description	Total Est. Cost (Thou.)	Length (Miles)	Work Type	Funding Source	Schedule (Fiscal Years)
B-4440	Replace Bridge No. 163 over Mulberry Swamp - SR 1349	500	N/A	Right-of-way Construction	NFA* NFA	FY07 FY08
U-3462	New location - SR 1357 & NC 130 - Realign intersection to eliminate offset	9144	N/A	Planing/Design Mitigation Right-of-way Construction	STP** STP STP	In Progress FY06 FY06 FY08
U-3463	New route - NC 179 to US17 Business - Two lanes	5400	1.7	Right-of-way Construction Unfunded Project	STP STP	Post Years Post Years
U-3473	US 17 to NC 130 - Construct a 2 lane facility US 17 at SR 1184 (Ocean Isle Beach Road) to SR 1320 (McMiley Road) on new location and upgrade SR 1320 to NC 130	5500	1.9	Right-of-way Construction Unfunded Project	STP STP	Post Years Post Years

*Bridge Replacement Off-Federal-Aid-System.

**Surface Transportation Program.

7. Public Land Use

The Town is considering the acquisition of land adjacent to Town Hall for expansion of the Administration, Police, and Fire Departments. The estimated cost of the Town Hall expansion is \$1 to \$1.5 million, the estimated cost for the Fire Station is \$1.2 million, and the estimated cost of the Police Department is \$500,000. There has been talk about acquiring land for passive park use but there are no plans right now for the acquisition. Shallotte will continue to maintain and improve its existing public facilities.

8. Education

At this time, Shallotte is served by two public elementary schools (Supply Elementary and Union Elementary), one public middle school (Shallotte Middle), and one public high school (West Brunswick). The combined enrollment at these schools for the 2004/2005 school year was 3,500. At this time, Supply Elementary School, Shallotte Middle School, and West Brunswick High School are operating at slightly over capacity.

Recent forecasting suggests the Town's population will increase by approximately 1,839 persons by 2020. Historically, school-aged children have comprised approximately 9% of the Town's population. If this trend continues, the Brunswick County School System may need to accommodate around 166 additional students from Shallotte by 2020. Assuming these students will be divided between the four schools listed above, the impact on the school system from Shallotte should be relatively minor. However, with three of the schools already operating over capacity and the fact that Brunswick County is one of the fastest growing counties in the state, there will be a significant amount of pressure placed on the system as a whole. Currently, the Brunswick County School System is researching areas for land acquisition that will accommodate the construction of the equivalent of two elementary schools and one middle school.

9. Recreation

The Recreation, Parks, and Open Space Standards and Guidelines, 2001, was published by the National Recreation and Parks Association to provide national guidelines to serve as an expression of reasonableness and adequacy with respect to quality service delivery for recreation, parks, and open space. The following table provides a summary of the national standards for selected recreational facilities and Shallotte's existing and future demand for new facilities.

Table 43. National Recreation Standards and Demand for Facilities in Shallotte

	Standard	Existing Facilities	Existing Facility Demand*	Year 2020 Additional Facility Demand**
Baseball	1 per 10,000 persons	4***	No demand	None
League Softball	1 per 4,000 persons	4***	No demand	None
Practice Fields	1 per 3,000 persons	None	1	+ 1
Youth Baseball Fields	1 per 3,000 persons	4***	1	+ 1
Tennis Courts	1 per 1,000 persons	2	No demand	+ 2
Basketball Goals	1 per 500 persons	2	1	+ 4
Football/Soccer	1 per 6,000 persons	1****	No demand	None
Swimming	900 square feet per 1,000 persons	None	1,243 SF	+ 2,898 SF

*This column represents the number of additional facilities the Town currently needs to serve its existing population.

**This column represents the number of additional facilities the Town will need to serve a population of approximately 3,220 in 2020.

***There are a total of 4 baseball/softball/youth baseball fields.

****There is one full size soccer field. However, the field can be broken into 3-5 fields for small children.

Source: National Recreation and Parks Association, 2001.

As indicated in the table, according to National Recreation Standards, the Town's future demands include development of one practice field, one youth baseball field, two tennis courts, four basketball goals, and a swimming facility. However, it should be noted that these guidelines reflect professional judgement, rather than an assessment of community needs, and no two communities are the same. Furthermore, many communities have found the national guidelines difficult to meet. Therefore, the pursuit of achieving national recreation standards should not take the place of common sense and recognizing the needs of the community. It should also be noted that many communities have taken out basketball courts or are not constructing additional courts because they are often a breeding ground for illegal activity. In addition, Shallotte is located in an area that is rich in natural outdoor recreational opportunities. Therefore, the National Recreational Guidelines may not be considered an absolute standard.

10. Water System

The Town of Shallotte purchases water from Brunswick County. The capacity of the water system should be adequate through the planning period. However, as the Town continues to grow, additional lines and connections will be required. The county expects to exceed water treatment plant capacity by 2010. In order to offset that demand, the county plans to upgrade or design and expand the surface water treatment plant. The Town has a contract with the county that obligates the county to provide water to the Town. For estimates of future water demand, see Section VI.E.6.

11. Sewer System

During the planning period, the major sewer system needs will be installation of 2 to 3 lift stations to reduce head pressure. The estimated cost of the installation is \$750,000 per lift station, or \$2.25 million total. For estimates of future sewer demand, see Section VI.E.6.

12. Solid Waste

Garbage pickup is provided by Brunswick County. A private hauler picks up recycling within the Town. As a result, there are no public facility needs related to solid waste disposal and recycling.

13. Police, Fire, and Rescue Services

In estimating the impact of growth, planning standards for public services have been estimated; the following figures are averages, and are intended to help quantify the impacts of growth: Per 1,000 persons in population growth, a town is likely to need two additional police officers, 0.6 vehicles, and 200 square feet of facility space for law enforcement. Likewise, fire protection will involve 1.65 personnel, 0.2 vehicles, and 250 square feet of facility space for every 1,000 persons. Increased demand on emergency medical services amounts to 36.5 calls per 1,000 population, one vehicle, and 4.1 full-time personnel per 30,000 persons.

As previously discussed, Shallotte is expected to have a net gain of approximately 1,839 persons by 2020. Based on this assumption, the following provides a summary of additional equipment and staffing required to accommodate growth:

	Police	Fire	Rescue
Vehicles	1	1	2
Square Feet	368	460	–
Staff	4	3	0
Calls	–	–	67

Source: Holland Consulting Planners, Inc.

As reflected above, the impact on the Town’s police, fire, and rescue services from anticipated population growth is moderate. However, as discussed elsewhere in this plan, these estimates do not include population growth resulting from annexation. It is impossible to estimate the impact from annexations at this time. If the Town decides to annex any areas, detailed annexation reports will need to be prepared describing how all Town services will be extended/provided to the area.

14. Redevelopment/Development Issues

One of the major development/redevelopment issues in the Town of Shallotte will be the upgrading of municipal and public facilities. Another major redevelopment issue is the revitalization of downtown. The preservation of this area and the support of the businesses there should be a priority. Any new development should be sensitive to the many fragile areas of environmental concern within the Town.

The Town should also make the preservation and renovation of housing for its low-to-moderate income families and individuals an important issue. The Town should undertake the following in support of residential development:

- » Support applications for North Carolina Community Development housing rehabilitation funds.
- » Support applications for North Carolina Housing Finance Agency home improvement funds.
- » Investigate the development and enforcement of a minimum housing code.

The redevelopment of areas following a hurricane or other natural disaster is an important issue for Shallotte based on the Town’s geographic location near the coast. The specifics of this redevelopment will be addressed in the Storm Hazard Mitigation and Post-Disaster Reconstruction section of this plan. Wind damage and flooding could result from the inland movement of a major hurricane or nor’easter.

B. LAND USE/DEVELOPMENT GOALS AND IMPLEMENTING ACTIONS

This section of the plan is intended to guide the development and use of land in Shallotte's planning jurisdiction. The future land use map and policies are intended to support the Town's and CAMA's goals. Specifically, this section includes the Town of Shallotte's goals, land use development policies, and the future land use map for the Town's planning jurisdiction. The future land use map and the specified development goals are based on the Town of Shallotte community concerns (identified on pages 6 and 7 of this plan) and the future needs/demands (identified in Section VI.A of this plan).

In addition, this document is intended to serve as Shallotte's Comprehensive Plan and Future Land Use Plan. The future land use plan or "map" is an essential tool for implementing land use planning. The map is intended to serve as a guide for the Planning Board and Board of Aldermen when they review private development proposals and make decisions on the location of public facilities.

The land use plan also provides a framework upon which zoning and subdivision regulations and the capital improvements program should be based. In fact, the preparation of a land use plan and map is mandated by legislation as a prerequisite for zoning. North Carolina General Statute 153A-341 states that:

Zoning regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the town's planning jurisdiction.

A land use plan is intended to accomplish three primary objectives. These objectives are as follows:

- » To promote economic efficiency by coordinating the size and location of publicly provided future community facilities with the location and intensity of future private residential, commercial, and industrial activity.

- » To optimize resources by allocating land for its most suitable use. For example, a town may want to encourage industrial development on sites accessible to existing water and sewer lines and in areas with suitable soil conditions. Or, a town may choose to arrange land uses in such a way as to protect environmentally sensitive areas.

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- » To provide a land use form that reflects the vision of the town’s residents, is unified, avoids conflicting land uses, optimizes resources, preserves the town’s character and is pleasing: providing open space, vistas, and distinguishable districts.

It is important that the Town of Shallotte understands that merely completing the land use plan, illustrating the Town’s vision for the future, does not ensure that its objectives will be met. The Town must continuously work at accomplishing plan implementation and maintaining an effective planning program.

C. POLICIES/IMPLEMENTING ACTIONS

I. Introduction

The policies included in this plan are intended to be consistent with the goals of CAMA. This plan will address the CRC management topics for land use plans and comply with all state and federal rules and regulations. The following will serve as a guideline to assist in assuring that this land use plan will guide the development and use of land in a manner that is consistent with the management goal(s), planning objective(s), and land use plan requirements of this plan. These policies/implementing actions will apply to the Town’s entire planning jurisdiction. All policies/implementing actions shall be used for consistency review by appropriate state and federal agencies.

Resource conservation and impact analysis issues are addressed throughout the policies and implementing actions included in this plan. However, the following conservation related policies and implementing actions are emphasized:

- » Public Access, page 111.
- » Conservation, page 116.
- » Stormwater Control, page 117.
- » Natural Hazard Areas, page 123.
- » Water Quality, page 124.
- » Cultural, Historical, and Scenic Areas, page 129.

Specifically, in implementing this plan, the Town of Shallotte Planning Board and Board of Aldermen will continually do the following:

- » Consult the Land Use Plan during the deliberation of all re-zoning requests.
- » Consider the following in deliberation of all zoning petitions:
 - » Consider the policies and implementing actions of this plan and all applicable CAMA regulations in their decisions regarding land use and development (including 15A NCAC 7H).

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- » All uses that are allowed in a zoning district must be considered. A decision to re-zone or not to re-zone a parcel or parcels of property cannot be based on consideration of only one use or a partial list of the uses allowed within a zoning district.

 - » Requests for zoning changes will not be approved if the requested change will result in spot zoning. Spot zoning is a form of discriminatory zoning whose sole purpose is to serve the private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan. Spot zoning is based on the arbitrary and inappropriate nature of a re-zoning change rather than, as is commonly believed, on the size of the area being re-zoned.

 - » Zoning which will result in strip development should be discouraged. Strip development is a melange of development, usually commercial, extending along both sides of a major street. Strip development is often a mixture of auto-oriented enterprises (e.g., gas stations, motels, and food stands), and truck-dependent wholesale and light industrial enterprises along with the once-rural homes and farms that await conversion to commercial use. Strip development may severely reduce traffic-carrying capacity of abutting streets by allowing for excessive and conflicting curb cuts.

 - » The concept of uniformity should be supported in all zoning deliberations. Uniformity is a basic premise of zoning which holds that all land in similar circumstances should be zoned alike; any different circumstances should be carefully balanced with a demonstrated need for such different treatment.

 - » Zoning regulations should be made in accordance with the Shallotte Land Use Plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Shallotte's planning jurisdiction.

 - » Specifically, the Planning Board and Board of Aldermen should ask the following questions:
 - » Does Shallotte need more land in the zone class requested?

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- » Is there other property in the Town that might be more appropriate for this use?
 - » Is the request in accordance with the Shallotte Land Use Plan? It should be noted that no CAMA permits (minor or major) shall be issued for any proposal that is inconsistent with any of the policies noted within the Land Use Plan.
 - » Will the request have a serious impact on traffic circulation, parking space, sewer and water services, and other utilities?
 - » Will the request have an impact on other Town services, including police protection or fire protection?
 - » Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?
 - » Will the request, as proposed, cause serious noise, odors, light, activity, or unusual disturbances?
 - » Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?
 - » Does the request adversely impact any CAMA AECs or other environmentally sensitive areas including water quality?

It is intended that this plan will serve as the basic tool to guide development/growth in Shallotte's planning jurisdiction subject to the following:

- » The Town of Shallotte Unified Development Ordinance should be revised from time to time to be consistent, as reasonably possible, with the recommendations of this plan and the evolving nature of the Town's growth and development policy.
- » Land development regulations should be designed: to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.
- » The Town of Shallotte will coordinate all development proposals with appropriate State and/or Federal agencies.

2. Policies Regarding Land Use and Development in AEC's

The Town of Shallotte accepts state and federal law regarding land uses and development in AECs. By reference, all applicable state and federal regulations are incorporated into this document. However, Shallotte does not consider the following issues to be relevant/applicable within its planning jurisdiction:

- » Outstanding Resource Waters
- » Maritime Forests
- » Development of Sound and Estuarine System Islands
- » Peat or Phosphate Mining's Impact on any Resource
- » Beach Nourishment

The Areas of Environmental Concern and Fragile Areas within Shallotte's planning jurisdiction include the following:

- » Public trust areas as defined in 15A NCAC 7H.0207 public trust areas.
- » 404 jurisdiction determinations can only be made by Corps of Engineers personnel through individual on-site analysis.

For the issuance of CAMA permits within areas of environmental concern, the state's minimum acceptable use standards are defined by 15A NCAC 7H. A local unit of government must adopt policies which are, at a minimum, equal to and consistent with the state's minimum use standards. Shallotte may adopt policies which are more stringent than the minimum use standards. For example, the state standards allow marinas to be located within primary nursery areas if some minimum conditions are met. Shallotte could adopt a policy stating that marinas will not be permitted within primary nursery areas (this is only an example, not a recommendation). If this were to occur, a CAMA permit for marina construction in a primary nursery area would not be issued. **IT IS CRUCIAL THAT A LOCAL GOVERNMENT UNDERSTAND THE IMPACT OF ITS POLICIES WITHIN AREAS OF ENVIRONMENTAL CONCERN.**

The second area of land use plan application is that of establishing policies to guide the jurisdiction's local planning. This may apply both within areas of environmental concern where CAMA regulations apply and in non-CAMA regulated areas of the Town. Under North Carolina legislation, land use plans are not regulatory controls. Non-CAMA related recommendations must be implemented with local land use ordinances such as zoning or subdivision ordinances. If this plan recommends that the average residential density should be three dwelling units per acre within a particular area, then that density must be achieved through local zoning ordinance or other regulatory control. (This should not be confused with the interaction of the land use plan with the CAMA regulations and 15A NCAC 7H use standards.)

The final area of application is that of “Consistency Review.” Proposals and applications for state and federal assistance or requests for agency approval or projects are normally reviewed against a jurisdiction’s land use plan to determine if the project is consistent with local policies. Inconsistencies of a project with local policies could serve as grounds for denial or revision of a project. For example, an individual or agency may request state or federal funding to construct a 30-unit low-to-moderate income housing project. If the proposed location of the project is within an area in which this land use plan states that the residential density should not exceed two dwelling units per acre, the project may be judged to be inconsistent with the local land use plan.

All policies and implementing actions are to be utilized by the State of North Carolina for consistency review. Note the following:

- » No policy is subordinate to another.
- » All management topics have equal status.
- » The future land use map may show some areas in a developed category which may also include sensitive habitats or natural areas. The intent is that development should be designed/permitted to protect these areas through utilization of concepts such as cluster development. Development/project approval will be based on project design which avoids substantial loss of important habitat areas.

D. LAND USE PLAN MANAGEMENT TOPICS

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. Refer to page 150 for a list of those policies/implementing actions which have a specific schedule. The policies and implementing actions frequently utilize the following words: should, continue, encourage, enhance, identify, implement, maintain, prevent, promote, protect, provide, strengthen, support, work. The intent of these words is defined in Appendix III.

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 6 and 7 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. Also refer to Tools for Managing Development, Section VII, page 148.

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.

At the January 24, 2006, Land Use Plan Committee Meeting, the committee discussed issues that they felt were of importance to the Town. These issues were based on Section V, Analysis of Existing and Emerging Conditions of this plan and the issues identification meeting held on November 17, 2004. The following summarizes the relationship of the issues identified at the January meeting to the policy statements/implementing actions which follow this section:

Comment	Policy and/or Implementing Action Reference #
Develop a recreation plan.	I.71, I.72
Provide public access via a boardwalk.	I.1
Provide public access via a boat ramp.	I.2
Expand Central Business District.	I.20
Increase the distance between frontage roads and major highways.	I.39, I.40
Address buffers along the US Highway 17 corridor.	P.33, P.34
Identify future corridors.	I.42
Recruit new companies to the area.	I.68
Capitalize on natural resources.	P.22
Make the Shallotte River a navigable river.	I.3
Provide more sidewalks.	I.13, I.14
Add mixed use provisions to the UDO.	I.10
Include information regarding clear cutting.	P.25, I.28

Comment	Policy and/or Implementing Action Reference #
Address the Town’s feelings regarding metal buildings.	I.21
Upgrade municipal facilities.	I.74
Revitalize downtown.	I.63
Protect existing residential areas.	P.7, P.8
Emphasize green and blue trails.	I.71
Development of a community center.	I.75
Public infrastructure.	I.30, I.31, I.32
Housing for seniors and affordable housing	P.6
Planning for construction of Interstate 74	P.68
Protect areas of environmental concern	P.15, P.21, P.22, P.23, I.24
Environmental education	I.24, I.53, I.54

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.

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- 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**
- 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.
- 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.

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- 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.**
- 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.**

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- 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 (see Map 19).
- 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.
- 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.

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- 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 (Map 17, page 81).

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.**

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- 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.
- 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.

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.**

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- 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.**
 - 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

<u>ID No.</u>	<u>(Location) Description</u>	<u>Schedule (Fiscal Year)</u>
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

ID No.	(Location) Description	Schedule (Fiscal Year)
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
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 Acquisition 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

Refer to Map 15 (page 71) for further detail of TIP projects in Shallotte. Shallotte also supports the widening of NC Highways 87 and 211, and Midway Road.

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- 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.**
- 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.
- 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. The Hazard Mitigation Plan strategies are included as Appendix VI.

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.**

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.

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.

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- 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.**

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- 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.**
- 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

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- (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.**
- (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.**
- 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.

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- 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.

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- 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.**
- 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.**

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- 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:
- (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.**

E. FUTURE LAND USE

I. Introduction

The Future Land Use map (Map 19) depicts application of the policies for growth and development and the desired future patterns of land use and land development. Some areas are classified as low suitability areas. The intent is not to prohibit development in these areas but to indicate areas where careful review of proposed development should be undertaken. The future land use map must include the following:

- (1) Areas and locations planned for conservation or open space and a description of compatible land uses and activities.
- (2) Areas and locations planned for future growth and development with descriptions of the following characteristics:
 - » Predominant and supporting land uses that are encouraged in each area;
 - » Overall density and development intensity planned for each area; and
 - » Infrastructure required to support planned development in each area.
- (3) Land use which reflects existing and planned infrastructure.
- (4) The information depicted on the Environmental Composite Map (Map 9) and the Land Suitability Analysis (Map 17). On the Future Land Use Map there are some areas that are considered least suitable for development which have been assigned a Future Land Use category other than Conservation or Low Density Residential. In most of those cases, they are considered least suitable because of their locations in floodplain or wetland areas, or significant natural heritage areas. For those undeveloped parcels with wetlands coverage, the Town will make every effort to ensure that any development that occurs will be located outside of the wetland areas or that the negative impact to the environment is minimal, if any. For those undeveloped parcels with all or portions located within a floodplain, the Town will encourage the location of development on the portions of the property outside of the floodplain.

Map 19 - Future Land Use

2. Smart Development

The Town of Shallotte must continuously work at accomplishing plan implementation and maintaining an effective planning program. This may require a change in Shallotte's management of growth. In contemporary planning, the most discussed concept is "smart development." In reality, this concept is not a new idea. It is simply the blending of many existing ideas. Randall Arendt, considered an authority on smart development, believes that smart development adheres to six basic principles which are described as follows:

Principle 1 - Efficient Use of Land Resources: Smart development supports the preservation of land and natural resources. This is accomplished through compact building forms, in-fill development, and moderation in street and parking standards.

Principle 2 - Full Use of Urban Services: The same frugality of land development supports efficient use of public and private infrastructure. Smart development means creating neighborhoods where more people will use existing services like water lines and sewers, roads, emergency services, and schools.

Principle 3 - Mix of Uses: Smart development supports locating stores, offices, residences, schools, and recreation spaces within walking distance of each other in compact neighborhoods with pedestrian-oriented streets. This promotes:

- » Independence of movement, especially for the young and the elderly who can conveniently walk, cycle, or ride public transit;
- » Safety in commercial areas, through around-the-clock presence of people;
- » Reduction in auto use, especially for shorter trips;
- » Support for those who work at home, through nearby services and parks; and
- » A variety of housing choices, so that the young and old, singles and families, and those of varying economic ability may find places to live.

Principle 4 - Transportation Options: Transportation must be safe, convenient, and interesting. These performance factors affect sidewalk and street design, placement of parking, and location of building fronts, doors, and windows.

Principle 5 - Detailed, Human-Scale Design: Community acceptance of compact, mixed-use development requires compatibility between buildings to ensure privacy, safety, and visual coherency. Similar massing of buildings, orientation of buildings to the street, the presence of windows, doors, porches, and other architectural elements, and effective use of landscaping all contribute to successful compatibility between diverse building types.

Human-scale design is also critical to the success of streets and paths as preferred routes for pedestrians, cyclists, and motorists alike. In general, smart street design considers the role of pedestrians along with that of vehicular traffic, emphasizing the quality of the walking environment.

Principle 6 - Implementation: The Town’s ability to adopt smart development principles will depend on the ability and willingness of developers to apply the principles. Frustrating, costly, and time-consuming delays due, in part, to inflexible standards, regulations, and processes will discourage innovative approaches to development and design. Providing for flexibility and certainty in the application of standards can help promote creative development that complies with the principles.

3. Future Land Use Acreages

Table 44 summarizes the Town’s future land use acreages. The future land use plan map depicts areas for development which are consistent with the land suitability analysis (Map 17, page 81). It should be noted that the Town established an expanded planning boundary on the Future Land Use Map. The expanded planning boundary extends approximately one half mile outside of the Town’s ETJ. This area is to be used for future planning purposes only and is therefore, not shown on the existing land use map or other maps throughout this plan. Carrying capacity forecasts are also not included for this area. The policies/implementing actions included in this plan should apply to the expanded planning boundary. The Town established the boundary to serve as a planning guide when considering contiguous or satellite annexations and any ETJ boundary extensions. Development within the expanded area may result in the need for revisions to the policies and implementing actions included in this plan and/or local regulatory documents.

Table 44. Town of Shallotte
Future Land Use Acreages

	Corporate Limits		ETJ		Total		1/2-Mile Planning Boundary	
	Acres	%	Acres	%	Acres	%		
Commercial	1,438.1	37.3%	830.8	21.5%	2,268.9	29.5%	321.8	5.5%
Conservation	56.4	1.5%	277.9	7.2%	334.3	4.3%	0	0.0%
Industrial	762.5	19.8%	63.2	1.6%	825.7	10.7%	126.8	2.1%
High-Density Residential	92.4	2.4%	3.1	0.1%	95.5	1.2%	88.6	1.5%
Medium-Density Residential	852.8	22.1%	830.8	21.5%	1,683.6	21.8%	4,540.6	77.0%
Low-Density Residential	473.4	12.3%	1,785.0	46.2%	2,258.4	29.2%	819.7	13.9%
Mixed Use	116.0	3.0%	35.5	0.9%	151.5	2.0%	0	0.0%
O&I	64.2	1.7%	39.7	1.0%	103.9	1.3%	0	0.0%
TOTAL	3,855.8	100.0%	3,866.0	100.0%	7,721.8	100.0%	5,897.5	100.0%

*The acreages in this table assume total build-out of the attached future land use map.
Source: Holland Consulting Planners, Inc.

All future land use acreages are based on suitability of land for development and not forecast market demand for future acreages. The land uses in each of these areas have been coordinated with the Town's UDO zoning classifications. The zoning classifications specify allowable uses for each land use category. Refer to the UDO's Table of Permitted Uses for a specific listing of allowable uses in each district. A complete list of the land use categories utilized on the future land use map, the zoning classifications that should be included in each category, and the assumed development patterns that are to occur in Shallotte are provided in Section VI.E.4. These categories are intrinsically tied to the policy section of the plan.

4. Locational Aspects of Land Use

The purpose of this section is to describe the reasoning behind the location of land uses as shown on the future land use map. It should be noted that the land use plan depicts a desired or optimum pattern of land uses. For land areas that are already developed, the desired land use may not be consistent with the existing land use. In cases where the planning process resulted in a land use that deviated from the existing land use, preferred land use is indicated. The following provides an example of a case in which an existing land use would not be indicated on the map: An industry might locate in an area that was considered "rural" ten years ago. As the years go by, development occurs, urban areas of the city expand, and eventually the industry finds itself in an urbanized setting surrounded by residential development. This situation has resulted in a conflicting land use. In this case the existing land use of the industrial property is industrial but might be shown on the land use map as Office/Institutional, a more suitable and compatible use for a residential area.

Generally, the land use map was drafted with consideration given to key land use issues (identified on page 6); development constraints, existing zoning patterns, and citizen input. It should be stressed that while the future land use map indicates a desired pattern for future land use, it is not being suggested that the land uses portrayed cannot be deviated from. However, it is recommended that as the need for changes in the land use map becomes apparent that the map be revised and approved by the Board of Aldermen. A general description of land use by type follows. NOTE: There are no impervious surface maximum percentages. However, for all developments, stormwater runoff must be controlled so that there is no more than a 5% net increase in the peak discharge from the predevelopment conditions for the 10-year, 24-hour storm.

a. Conservation

The Conservation designation is located as a buffer in areas where there is a potential for flooding and in areas where there is a potential land use conflict. The designation is intended to protect floodplain and estuarine areas as well as residential areas. This designation primarily occurs along the Shallotte River, but can be found in other environmentally sensitive areas and along the perimeters of industrial land uses.

Corresponding zoning district: C

Appropriate uses: passive recreation areas

Inappropriate uses: residential, commercial, and industrial development
Allowable density: N/A - There are to be no permanent public or private structures
Maximum height: 40 feet
Minimum lot size: None

b. *Commercial*

Commercial land uses in Shallotte's planning jurisdiction are currently concentrated along Main Street. Future commercial development is intended to be located along major thoroughfares such as Main Street, US Highway 17 Bypass, Whiteville Road, and areas along Holden Beach Road near its intersection with Main Street.

Corresponding zoning district: CB, HB, CW, B-2
Appropriate uses: a variety of high intensity retail and wholesale establishments such as grocery stores and builders supply as well as lower intensity commercial uses such as offices and boutiques
Inappropriate uses: manufacturing operations
Allowable densities: CB - 8 units/acre, HB - 4 units/acre, CW - 2 units/acre, B-2 - 2 units/acre
Maximum height: 40 feet
Minimum lot size: CB - 5,000 s.f., HB - 10,000 s.f., CW - 20,000 s.f., B-2 - 20,000 s.f.

c. *Office/Institutional*

Future office and institutional land uses are located as a buffer between commercial and residential development behind the commercial land use designation on south Main Street and as buffers along Village and Bridger Roads.

Corresponding zoning district: O&I
Appropriate uses: single-family dwellings and professional and government offices
Inappropriate uses: commercial establishments and industrial operations
Allowable density: 4 units/acre
Maximum height: 40 feet
Minimum lot size: 10,000 s.f.

d. *Residential*

Residential land uses have been divided into three separate land use categories based on associated variable residential densities. These categories include high, medium, and low density residential. The location of residential land uses by density was based on existing residential development patterns and constraints to development (i.e. floodplains and wetlands).

(1) High Density Residential

Corresponding zoning districts: R-7 and RM-10

Appropriate uses: single and multi-family residential uses

Inappropriate uses: commercial and industrial

Allowable densities: R-7 - 6 units/acre, RM-10 - 4 units/acre

Maximum height: 40 feet

Minimum lot size: R-7 - 7,000 s.f. for first dwelling; 3,000 for each additional dwelling unit
RM-10 - 10,000 s.f. for first dwelling; 3,000 for each additional dwelling unit.

(2) Medium Density Residential

Corresponding zoning districts: R-10, RAM-15, PUD, and PRD (Overlay)

Appropriate uses: single-family residences, manufactured homes, Planned Unit Developments, and Planned Residential Developments - Please note that not every use listed above is permitted in all districts.

Inappropriate uses: commercial uses outside of a PUD or PRD, and industrial operations

Allowable densities: R-10 - 4 units/acre, RAM-15 - 2.9 to 4 units/acre, PUD - 6 units/acre, PRD - Cannot exceed the density of the underlying zoning district

Maximum height: 40 feet

Minimum lot size: R-10 - 10,000 s.f., RAM-15 - 15,000 without public water/sewer; 10,000 with public water/sewer, PUD - 25 acres, PRD - 10 acres

(3) Low Density Residential

Corresponding zoning district: R-15, RA-15, PUD, and PRD

Appropriate uses: single family residences and parks

Inappropriate uses: commercial uses outside of a PUD or PRD, and industrial operations

Allowable densities: R-15 - 2.9 units/ acre, RA-15 - 2.9 to 4 units/acre, PUD - 6 units/acre, PRD - Cannot exceed the density of the underlying zoning district

Maximum height: 40 feet

Minimum lot size: R-15 - 15,000 s.f., RA-15 - 15,000 without public water/sewer; 10,000 with public water/sewer, PUD - 25 acres, PRD - 10 acres

e. *Industrial*

Existing industrial areas are located in the north and northwest portions of the town. Future industrial development should occur along Whiteville Road in the plus one mile area of the Future Land Use Map. Future industrial land uses have been located in this area in an effort to concentrate new uses near

existing industrial land uses. Industrial land uses that are adjacent to residential land uses have been buffered with open space land uses. Buffering should be provided to help prevent land use conflicts between industrial development and neighboring land uses. The width of the buffer should be based on the type of industry and its potential to create compatibility problems. It is not the Town's intention to acquire land to be utilized as buffer areas, but rather to encourage industries to incorporate adequate buffers into their development plans.

Corresponding zoning districts: HI and LI

Appropriate uses: a variety of commercial and industrial uses - Please note that not every use listed in one district is permitted in the other district.

Inappropriate uses: residential development

Allowable density: 1 unit/acre

Maximum height: 40 feet

Minimum lot size: HI - 50,000 s.f., LI - 1 acre

f. *Mixed Use*

The Town of Shallotte recognizes the positive impact that Smart Development practices could have in an area. One of the implementing actions in the policy section (Land Use Compatibility - Residential) is to revise the UDO to include definitions and regulations for a Mixed Use zoning district. Therefore, the Town added a Mixed Use land use designation to the Future Land Use Map. The designation will provided the Town with guidance for locating the district when it is eventually created.

g. *Least Suitable Land Overlay*

The Future Land Use Map (Map 19, page 134) includes a least suitable Land Overlay. These areas parallel the areas that are least suitable as identified during the land suitability analysis (Map 17, page 81). Development of any areas located within the overlay should be sensitive to protection of the environmentally sensitive areas. Development proposals should be reviewed on a case by case basis for the needs of the particular area.

h. *Land Use Compatibility Matrix*

Each of the land use categories is supported by zoning districts contained in the Town's existing Unified Development Ordinance. Table 45 provides a comparison of the land use categories and the Town's existing zoning districts. The reader is cautioned that this is an "overview" and detailed analysis must be based on careful review of the Town's Unified Development Ordinance.

Table 45. Future Land Use Plan Compatibility Matrix

Consistency Review of Future Land Use Map Designations and Existing Zoning Districts

Zoning Districts	R-7	R-10	RM-10	R-15	RA-15	RAM-15	PUD	CB	HB	CW	B-2	O&I	LI	HI	C	PRD
Min. Lot Size (SF)	Note 1	10,000	Note 2	15,000	Note 3	Note 3	25 acres	5,000	10,000	20,000	20,000	10,000	1 acre	50,000	None	10 acres
Max. Bldg. Height (ft.)	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Designations/ Average Density (du per acre)																
Commercial/4	x	x	x	x	x	x	c	g	g	g	g	c	c	c	x	c
O&I/4	x	x	x	x	x	x	c	g	g	g	g	g	c	c	x	c
Industrial/1	x	x	x	x	x	x	x	x	x	x	x	x	g	g	x	x
Mixed Use/7	c	c	c	x	x	x	g	g	g	g	g	g	x	x	x	g
High Density Residential/6	g	c	g	x	x	x	c	c	c	c	c	c	x	x	x	c
Med. Density Residential/4	x	g	x	x	x	g	g	x	x	x	x	c	x	x	x	g
Low Density Residential/3	x	x	x	g	g	x	g	x	x	x	x	c	x	x	x	g
Conservation/N/A	x	x	x	x	x	x	x	x	x	x	x	x	x	x	g	x

g = generally consistent; c = conditionally consistent; x = inconsistent

Note 1: 7,000 s.f. for first dwelling; 3,000 s.f. for each additional dwelling.

Note 2: 10,000 s.f. for first dwelling; 3,000 s.f. for each additional dwelling unit.

Note 3: 15,000 s.f. without public water/sewer, 10,000 s.f. with public water/sewer.

5. Future Land Demand Acreages/Carrying Capacity

The explosion of growth in the region, particularly in Brunswick County, calls for research and thought on the availability of water and sewer in the future. Currently, the Town of Shallotte purchases water from Brunswick County. As mentioned earlier, the County expects to exceed water treatment plant capacity by 2010. In order to offset the demand, the County plans to upgrade or design and expand the surface water treatment plant. The Town does not foresee a problem with water supply throughout the planning period (5-10 years) or throughout the extent of the land demand forecast time frame (2025). **NOTE: The future cost of water and sewer services/facilities will depend upon the development of specific service plans and negotiations with providers of water and sewer services.**

The Town sold its sewer treatment plant to Brunswick County in July 2005. The plant has the capacity to treat 500,000 gallons of sewer per day. The Town only uses about 350,000 gallons per day of that capacity. The Town entered into a contract with Brunswick County for additional capacity in July 2006. The additional capacity gave the Town a total of 1,000,000 gallons per day. Brunswick County developed a Comprehensive Wastewater Master Plan that delves into current wastewater treatment and how to deal with it through 2020. A copy of the plan as been included on CD as an appendix to this plan (see Appendix IV).

The following table forecasts the shift in land use within the Town of Shallotte’s planning jurisdiction (including the ETJ) through the year 2025. These land demand forecasts serve as a density and intensity analysis required to satisfy requirements outlined in NCAC 7B. These forecast take into account the fact that non-residential growth within Shallotte is expected to occur but will be modest.

Table 46. Town of Shallotte Land Demand Forecast

Land Use (Growth Rate)	Existing Land Use	Future Land Demand Forecast				% Growth 05-25	Additional Hsg. Units (2025)	Avg. Units Per Acre*
		2010	2015	2020	2025			
Agricultural/Open Space/Vacant	2,893	2,642	2,347	1,993	1,564	-45.9%	N/A	N/A
Commercial (20%)	383	460	552	662	794	107.4%	N/A	N/A
Industrial (less than 1%)	780	780	781	782	783	0.4%	N/A	N/A
High Density Residential (5%)	67	71	74	78	82	21.6%	77	5.3
Medium Density Residential (40%)	150	210	294	411	575	284.2%	1,532	3.6
Low Density Residential (3%)	2,417	2,489	2,564	2,641	2,720	12.6%	910	3.0
Office and Institutional (10%)	369	405	446	491	540	46.4%	N/A	N/A
Total	7,058	7,058	7,058	7,058	7,058			

*For the purposes of these forecasts, categories reflected on the existing land use map have been redefined based on densities. These densities are defined in the future land use discussion of the plan.

Notes: 1) This table does not reflect build-out in every land use classification as indicated on the Future Land Use Map.

2) The land demand forecast outlined above will result in a population increase of 5,793 through 2025. This assumes an average household size of 2.3 as established by the 2000 US Census.

Source: Holland Consulting Planners, Inc.

6. Infrastructure Carrying Capacity Estimates

Tables 47 and 48 provide estimates of water and sewer carrying capacity demands in five year increments through 2025 based on the land demand forecast outlined in Table 46. The Town of Shallotte identified a half mile planning boundary on the Future Land Use Map (Map 19, page 134). Table 49 provides estimates of water and sewer carrying capacity demand for that area as a whole. These three tables do not account for buildout; however, they do reflect the development of a majority of the Town’s buildable land. The most significant increase in sewer capacity demand is expected to occur in the residential customers. According to the land demand forecast, Shallotte will experience an estimated increase of 2,519 housing units by 2025. The half mile planning boundary has the potential for an additional 1,550 housing units for a total of 4,069 housing units.

The growth estimates outlined in the tables make assumptions regarding the growth of commercial, office and institutional, and industrial growth. It is difficult to make a determination regarding the number of new structures or operations under these land use categories based on acreage and minimum lot size calculations. Projections of growth for each of these land use categories has been based on a realistic growth rate for the establishment of new businesses, industrial operations, and office spaces. Residential growth has been based strictly on the estimated increase in acreage under each land use category divided by the average allowable density for a respective land use category. Average usage rates for each land use category have been established as follows. The rates outlined in this table are average usage rates as reported by the American Water Works Association (AWWA). The sewer usage rates assume that 95% of all potable water use will be channeled through the wastewater treatment system.

Average Daily Usage Rates (Gallons Per Day)

Water System		Sewer System	
Residential:	170	Residential:	161
Commercial:	100	Commercial:	95
Office & Institutional:	100	Office & Institutional:	95
Industrial:	200	Industrial:	190

Current Infrastructure System Capacity and Usage

Water System	
System Capacity:	Water is purchased from Brunswick County.
Capacity Utilized:	317,808 GPD

Sewer System

System Capacity: 1,000,000 GPD*

Capacity Utilized: 350,000 GPD

*The Town's wastewater treatment plant was sold to Brunswick County. However, this is the available capacity for the Town of Shallotte at the time of this writing.

Based on Table 47, the Town will need to purchase 775,538 gpd from Brunswick County in order to have adequate water capacity to support growth through 2025. As is evidenced in Table 48, the Town will be 220,153 gpd under the available capacity for sewer. Table 49 indicates that the Town could need to purchase a total of 1,056,138 gpd of water and 1,046,418 gpd of sewer capacity by 2025 if water was also provided to the half mile planning boundary. The Town will continue to monitor growth and provide updated information to the County when necessary.

Table 47. Town of Shallotte Infrastructure Demand Forecast - Water

	2010			2015			2020			2025		
	Additional Units	Increased GPD Capacity	Total GPD Capacity	Additional Units	Increased GPD Capacity	Total GPD Capacity	Additional Units	Increased GPD Capacity	Total GPD Capacity	Additional Units	Increased GPD Capacity	Total GPD Capacity
Commercial	38	3,800		46	4,600		55	5,500		66	6,600	
Industrial	0	0		1	200		1	200		1	200	
High Density Residential	20	3,400		16	2,720		20	3,400		21	3,570	
Medium Density Residential	217	36,890		303	51,510		421	71,570		591	100,470	
Low Density Residential	216	36,720		225	38,250		231	39,270		238	40,460	
Office and Institutional	18	1,800		20	2,000		22	2,200		24	2,400	
Total Flow*	509	82,610	400,418	611	99,280	499,698	750	122,140	621,838	941	153,700	775,538

*The Town of Shallotte purchases water from Brunswick County. The Town's current flow is 317,808 gpd.

Source: Holland Consulting Planners, Inc.

Table 48. Town of Shallotte Infrastructure Demand Forecast - Sewer

	2010			2015			2020			2025		
	Additional Units	Increased GPD Capacity	Total GPD Capacity	Additional Units	Increased GPD Capacity	Total GPD Capacity	Additional Units	Increased GPD Capacity	Total GPD Capacity	Additional Units	Increased GPD Capacity	Total GPD Capacity
Commercial	38	3,610		46	4,370		55	5,225		66	6,270	
Industrial	0	0		1	190		1	190		1	190	
High Density Residential	20	3,230		16	2,584		20	3,230		21	3,392	
Medium Density Residential	217	35,046		303	48,935		421	67,992		591	95,447	
Low Density Residential	216	34,884		225	36,338		231	37,307		238	38,437	
Office and Institutional	18	1,710		20	1,900		22	2,090		24	2,280	
Total Flow*	509	74,480	424,480	611	94,317	518,797	750	116,034	634,831	941	145,016	779,847

*The Town's current flow is 350,000 gpd.

Source: Holland Consulting Planners, Inc.

Table 49. Town of Shallotte Half Mile Planning Boundary Infrastructure Demand Forecast - Water and Sewer

	Additional Units	Water		Sewer	
		Increased GPD Capacity	Total GPD Capacity	Increased GPD Capacity	Total GPD Capacity
Commercial	161	16,100		15,295	
Industrial	5	1,000		950	
High Density Residential	16	2,720		2,584	
Medium Density Residential	1,261	214,370		203,652	
Low Density Residential	273	46,410		44,090	
Office and Institutional	0	0		0	
Total Flow*	1,716	280,600	1,056,138	266,571	1,046,418

*The Total Flow for water is the sum of the increased water capacity and the total water flow in 2025 from Table 46. The Total Flow for sewer is the sum of the increased sewer capacity and total sewer flow in 2025 from Table 47.

SECTION VII. TOOLS FOR MANAGING DEVELOPMENT

A. GUIDE FOR LAND USE DECISION MAKING

It is intended that this document be an integral part of the Town of Shallotte decision making process concerning future land use. This document should be consulted prior to any decision being made by the Shallotte staff, Planning Board, and/or Board of Aldermen concerning land use and development.

B. EXISTING DEVELOPMENT PROGRAM

The existing management program includes the following ordinances: Town of Shallotte Unified Development Ordinance (UDO), North Carolina Building Code, National Flood Insurance Program, the 1992 Shallotte Land Use Plan, and the Town of Shallotte Hazard Mitigation Plan.

C. ADDITIONAL TOOLS

The Town of Shallotte will utilize the following additional tools to implement this plan:

- » Conduct annual training sessions for the Town of Shallotte Planning Board and Board of Adjustment.
- » The Planning Department staff, in concert with the Planning Board, shall prepare an annual report assessing the effectiveness of plan implementation. This report shall be presented to the Town of Shallotte Board of Aldermen.
- » At a minimum, update the Land Use Plan and implementation process every six to seven years.
- » Revise the Town's UDO to support the policies and implementing actions contained in this plan.
- » Maintain a capital improvements plan/program to address the following community facilities: water, sewer, stormwater, and transportation.
- » Rely on the policies and implementing actions included in this plan.

D. LAND USE PLAN AMENDMENTS

At which time the Town of Shallotte CAMA Core Land Use Plan needs to be amended, the Town will apply the guidelines for Land Use Plan Amendments under Subchapter 7B, Section 0.400 of the North Carolina Administrative Code. A brief summary of those guidelines is provided below.

-
- » The Land Use Plan may be amended as a whole by a single resolution or in parts by successive resolutions. The successive resolutions may address geographical sections, county divisions, or functional units of subject matter.
 - » The Town must hold a public hearing of which the public has been properly notified.
 - » Copies of the proposed amendment(s) must be available for review at the Town Hall during designated hours.
 - » The executive secretary or a designated agent of the Coastal Resources Commission shall be given notice of the public hearing, a copy of the proposed amendment(s), and a reason for the amendment(s).
 - » Amendments must be consistent with the Coastal Resources Commission's Land Use Planning Guidelines (15A NCAC 7B) and, if possible, with the Land Use Plans of adjacent jurisdictions.
 - » If possible, the Town will adopt the plan amendments expeditiously following the close of the public hearing.
 - » The Town will provide the executive secretary of the Coastal Resources Commission with a copy of the amended text or maps, and certification of adoption within 7 days of adoption.

E. ACTION PLAN/SCHEDULE

I. Citizen Participation

For the preparation of this plan, the Shallotte Board of Aldermen adopted a citizen participation plan on September 21, 2004. A copy of that plan is included as Appendix I. Following adoption of this plan, Shallotte will implement the following to ensure adequate citizen participation:

- » The Town will encourage public participation in all land use decisions and procedure development processes and encourage citizen input via its boards and commissions.
- » The Town of Shallotte will advertise all meetings of the Town's Planning Board and Board of Adjustment through newspaper advertisements and public service announcements.
- » The Town will, at least annually, conduct a joint meeting of the Town of Shallotte Board of Aldermen and the Town's Planning Board to identify planning issues/needs.
- » Ensure that the membership of all planning related and ad hoc advisory committees has a cross section of Shallotte's citizenry.

2. Action Plan/Schedule

The following describes the priority actions that will be taken by the Town of Shallotte to implement this CAMA Core Land Use Plan and the fiscal year(s) in which each action is anticipated to begin and end. This action plan will be used to prepare the implementation status report for the CAMA Land Use Plan.

Policy References	Implementing Actions	Schedule	
		Begin	End
P.1 - P.4	The Town will consider applying for public access funding for a boardwalk along and a boat ramp on the Shallotte River	FY2008	FY2009
P.1 - P.4	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.	FY2008	FY2009
P.1 - P.4	The Town will review and update, if necessary, the existing commercial waterfront zoning district.	FY2008	FY2009
P.1 - P.4	Shallotte will update the 1995 Waterfront Access Plan and request Division of Coastal Management funding for the update.	FY2008	FY2009
P.5 - P.11	The Town will compile and maintain a list of dilapidated and/or substandard houses within the planning jurisdiction.	FY2008	FY2009
P.5 - P.11	The Town will apply for grant funding to rehabilitate substandard houses and clear dilapidated houses for low to moderate income persons and the elderly.	FY2008	FY2009
P.5 - P.11	Shallotte will consider revisions to the Unified Development Ordinance to implement the policies contained in this Land Use Plan.	FY2008	FY2009
P.5 - P.11	The Town of Shallotte will appoint a committee to study and analyze the land within the 1/2-mile expanded planning boundary to determine appropriate future land use.	FY2007	FY2009
P.12 - P.21	Shallotte will consider expanding the Central Business District towards White Street and to include more of US Highway 17 Business.	FY2007	FY2008
P.24 - P.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.	FY2008	FY2009
P.24 - P.27	Shallotte will appoint a committee to develop a Tree Preservation Ordinance.	FY2008	FY2009
P.28 - P.31	The Town will install necessary lift stations to reduce head pressure.	FY2008	FY2009
P.28 - P.31	The Town intends to construct a 12 inch sewer main to the sewer plant and other lines necessary to ensure adequate service.	FY2008	FY2010
P.28 - P.31	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.	FY2008	FY2009

Policy References	Implementing Actions	Schedule	
		Begin	End
P.28 - P.31	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	FY2009	FY2010
P.32 - P.40	The Town may pursue the planting of street trees along the US Highway 17 Bypass corridor.	FY2009	FY2010
P.32 - P.40	Shallotte will require where reasonably possible the utilization of frontage roads in non-residential development along major state highways.	FY2007	FY2008
P.32 - P.40	The Town will create a committee to identify future corridors within the planning jurisdiction and think about how to plan for and reserve them.	FY2007	FY2008
P.48 - P.62	Shallotte may develop and distribute a water quality pamphlet that educates the public about their role in protecting water quality.	FY2008	FY2009
P.48 - P.62	The Town will provide a public service announcement on how the public can contribute to protecting water quality.	FY2007	FY2008
P.48 - P.62	The Town will require that wetland areas be surveyed and delineated on all preliminary and final subdivision plats.	FY2007	FY2008
P.72 - P.79	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.	FY2007	FY2008
P.72 - P.79	The Town will prioritize park facility needs and apply for Parks and Recreation Trust Fund money for a park facility.	FY2009	FY2010
P.72 - P.79	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.	FY2008	FY2009
P.72 - P.79	The Town of Shallotte will consider design and funding sources for upgrading municipal facilities.	FY2007	FY2009
P.72 - P.79	Shallotte will consider design and funding sources for a community center.	FY2010	FY2011
P.72 - P.79	The Town will maintain a specific capital improvements plan with emphasis placed on services and facilities that affect growth and development.	FY2008	FY2009
P.72 - P.79	The Town will, in concert with the Brunswick County Board of Education, develop a plan for the protection of future school sites.	FY2008	FY2010

F. RESOURCE CONSERVATION MANAGEMENT ACTION PLAN/POSITIVE AND NEGATIVE IMPACTS OF LAND USE PLAN POLICIES

The Town of Shallotte believes that the policies, management goals, planning objectives, and land use plan requirements contained in this document will have positive impacts for the Town. However, the following could have some negative impacts:

- » Possible degradation of water quality in the Shallotte River.
- » Infrastructure improvements which extend through sensitive environmental areas.
- » Potential infringement of growth on sensitive areas.
- » Increased stormwater runoff.
- » Increased development in some floodplain areas.

The management objectives, policies, and implementing actions address the issues associated with these possible negative impacts. Mitigating policies are stated on the following pages:

- » Conservation, page 116.
- » Stormwater Control, page 117.
- » Infrastructure Carrying Capacity, page 118.
- » Water Quality, page 124.

Table 50 provides an analysis matrix which summarizes this plan's policies and identifies them as beneficial, neutral, or detrimental.

Table 50. Town of Shallotte
Policy Analysis Matrix – Land Use Plan Management Topics

Management Topics	Policy Benchmarks – Indicate whether the policy is <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
Land Use and Development Policies	<ul style="list-style-type: none"> • more planned access locations • upgrades to existing access locations • increase pedestrian access • comply with state access standards to enhance opportunities for state funding 	<ul style="list-style-type: none"> • reduction in habitat loss and fragmentation related to impacts of land use and development • reduction of water resource and water quality degradation • balance growth demands with protection of the environment 	<ul style="list-style-type: none"> • water, sewer, and other key community facilities and services being available in required locations at adequate capacities to support planned community growth and development patterns • during construction of infrastructure systems, AECs and other fragile areas should be protected • transportation improvements should support the efficiency of traffic flow and pedestrian safety 	<ul style="list-style-type: none"> • land uses and development patterns that reduce vulnerability to natural hazards • land uses and development patterns that take into account the existing and planned capacity of evacuation infrastructure • minimize development in floodplains, AECs, wetlands, and other fragile areas 	<ul style="list-style-type: none"> • land use and development criteria and measures that abate impacts that degrade water quality • coordinate water quality efforts with Brunswick County 	<ul style="list-style-type: none"> • preservation of cultural, historic, and scenic areas • support of economic development • development of human resources • preservation of the Town's rural character • decrease residential density within Town
Public Access:						
P.1	B	B	B	N	B	B
P.2	B	N	N	N	N	B
P.3	B	B	B	N	B	B
P.4	B	B	N	N	N	B
Land Use Compatibility:						
P.5	N	B	N	N	N	N
P.6	N	B	N	N	N	N
P.7	N	B	B	N	N	B
P.8	N	B	B	N	N	B
P.9	N	B	B	B	B	B
P.10	N	B	B	B	B	B
P.11	N	B	B	B	B	B
P.12	N	N	B	N	N	B
P.13	N	B	B	N	N	B

Table 50 (continued)

Management Topics	Policy Benchmarks – Indicate whether the policy is <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
Land Use and Development Policies	<ul style="list-style-type: none"> • more planned access locations • upgrades to existing access locations • increase pedestrian access • comply with state access standards to enhance opportunities for state funding 	<ul style="list-style-type: none"> • reduction in habitat loss and fragmentation related to impacts of land use and development • reduction of water resource and water quality degradation • balance growth demands with protection of the environment 	<ul style="list-style-type: none"> • water, sewer, and other key community facilities and services being available in required locations at adequate capacities to support planned community growth and development patterns • during construction of infrastructure systems, AECs and other fragile areas should be protected • transportation improvements should support the efficiency of traffic flow and pedestrian safety 	<ul style="list-style-type: none"> • land uses and development patterns that reduce vulnerability to natural hazards • land uses and development patterns that take into account the existing and planned capacity of evacuation infrastructure • minimize development in floodplains, AECs, wetlands, and other fragile areas 	<ul style="list-style-type: none"> • land use and development criteria and measures that abate impacts that degrade water quality • coordinate water quality efforts with Brunswick County 	<ul style="list-style-type: none"> • preservation of cultural, historic, and scenic areas • support of economic development • development of human resources • preservation of the Town's rural character • decrease residential density within Town
P.14	N	B	N	N	N	B
P.15	N	B	B	B	B	B
P.16	N	B	B	B	B	B
P.17	N	B	B	B	B	B
P.18	N	B	B	N	N	N
P.19	N	B	B	N	B	N
P.20	N	B	N	N	B	B
P.21	B	B	N	B	B	B
P.22	B	B	N	B	B	B
P.23	N	B	B	B	B	B
P.24	N	B	B	B	B	B
P.25	N	B	B	B	B	B
P.26	N	B	N	B	B	B
P.27	N	N	N	B	B	B

Table 50 (continued)

Management Topics	Policy Benchmarks – Indicate whether the policy is <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
Land Use and Development Policies	<ul style="list-style-type: none"> • more planned access locations • upgrades to existing access locations • increase pedestrian access • comply with state access standards to enhance opportunities for state funding 	<ul style="list-style-type: none"> • reduction in habitat loss and fragmentation related to impacts of land use and development • reduction of water resource and water quality degradation • balance growth demands with protection of the environment 	<ul style="list-style-type: none"> • water, sewer, and other key community facilities and services being available in required locations at adequate capacities to support planned community growth and development patterns • during construction of infrastructure systems, AECs and other fragile areas should be protected • transportation improvements should support the efficiency of traffic flow and pedestrian safety 	<ul style="list-style-type: none"> • land uses and development patterns that reduce vulnerability to natural hazards • land uses and development patterns that take into account the existing and planned capacity of evacuation infrastructure • minimize development in floodplains, AECs, wetlands, and other fragile areas 	<ul style="list-style-type: none"> • land use and development criteria and measures that abate impacts that degrade water quality • coordinate water quality efforts with Brunswick County 	<ul style="list-style-type: none"> • preservation of cultural, historic, and scenic areas • support of economic development • development of human resources • preservation of the Town’s rural character • decrease residential density within Town
Infrastructure Carrying Capacity: P.28	N	B	B	N	N	N
P.29	N	N	B	N	N	B
P.30	N	N	B	N	B	B
P.31	N	N	B	N	Potentially D	B
P.32	N	B	B	N	N	B
P.33	N	B	B	N	N	B
P.34	N	B	B	N	B	B
P.35	B	N	B	B	N	B
P.36	N	B	B	B	N	B
P.37	N	B	B	N	B	B
P.38	N	N	B	N	N	N
P.39	N	N	B	N	N	B
P.40	B	N	B	B	N	B

Table 50 (continued)

Management Topics	Policy Benchmarks – Indicate whether the policy is <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
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Natural Hazard Areas:						
P.41	B	N	N	B	B	N
P.42	N	N	N	B	B	N
P.43	B	N	N	B	B	N
P.44	N	N	N	B	N	N
P.45	N	N	N	B	B	N
P.46	N	N	N	B	N	N
P.47	N	N	N	B	N	N
Water Quality:						
P.48	B	N	N	N	Potentially D	N
P.49	N	N	N	N	B	N
P.50	N	N	N	N	Potentially D	N
P.51	N	N	N	N	Potentially D	N
P.52	B	N	N	N	B	N
P.53	N	N	N	N	B	N
P.54	N	N	N	N	B	N

Table 50 (continued)

Management Topics	Policy Benchmarks – Indicate whether the policy is <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
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P.55	B	N	N	N	B	B
P.56	N	N	N	N	B	N
P.57	N	N	N	N	B	N
P.58	N	N	N	N	B	N
P.59	N	N	N	N	B	N
P.60	N	N	N	N	B	N
P.61	N	N	N	N	Potentially D	N
P.62	N	N	N	N	B	N
Local Concerns:						
P.63	N	N	N	N	N	B
P.64	N	B	B	N	N	B
P.65	N	N	N	N	N	B
P.66	N	N	N	N	N	B
P.67	N	N	B	B	N	B
P.68	N	N	N	N	N	B
P.69	N	B	B	N	N	B

Table 50 (continued)

Management Topics	Policy Benchmarks – Indicate whether the policy is <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
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P.70	N	N	B	N	B	B
P.71	N	N	N	N	N	B
P.72	N	N	N	N	N	B
P.73	N	N	N	N	N	B
P.74	B	N	N	N	N	B
P.75	N	N	N	N	N	B
P.76	N	N	N	N	N	B
P.77	N	N	N	N	B	B
P.78	N	N	N	N	B	B
P.79	N	N	B	N	N	B

Notes to the Policy Analysis Matrix:

1. Public Access

P.1 (B) - P.4 (B) - These policies are intended to improve existing access facilities and provide for acquisition of additional public access sites in accordance with NC CAMA standards. Public waterfront and access to public trust waters are integral parts of tourism. Providing easy public access will assist with tourism efforts as well as provide additional recreational opportunities for residents.

2. Land Use Compatibility

P.5 (B) and P.6 (B) - Both of these policies support maintaining a safe and viable inventory of housing. The Town will enforce its minimum housing code, regulate residential development through its Unified Development Ordinance, and pursue available state and federal funding to improve substandard housing.

P.7 (B), P.8 (B) and P.13 (B) - These policies are intended to improve the quality of and protect existing and future residential development. Implementation of these policies will require strict enforcement of the Town's UDO.

P.9 (B) - P.11(B) - These policies support the idea of smart development.

P.15 (B) and P.17 (B) - These policies are intended to protect and preserve water quality and apply to both surficial and groundwater and surface waters.

P.16 (B), P.20 (B), and P.21 (B) - Shallotte supports the recruitment of clean industries. Identified negative environmental impacts must be mitigated.

P.18 (B) - P.19 (B) - Industries that have access to major thoroughfares and existing public services reduce traffic congestion and land disturbing activities involved with water and sewer extensions.

P.22 (B) - P.23 (B) - The Town of Shallotte desires to protect environmentally sensitive areas from inappropriate development.

P.24 (B) - P.27 (B) - The Town recognizes the negative effects stormwater can have on receiving waters and supports efforts to lessen those effects.

3. Infrastructure

P.28 (B) - In-fill development assists in preventing sprawl and limits the land disturbing associated with extending infrastructure lines.

P.29 (B) - New development does not just effect existing water and sewer but puts a strain on law enforcement, fire departments, parks and recreation departments.

P.31 (D) - Package treatment plants are potentially detrimental to the environment.

P.32 (B) - P.33 (B) - Fewer curb cuts is safer and allows for a more efficient flow of traffic.

P.35 (B), P.38 (B), and P.40 (B) - Shallotte supports transportation improvement activities that provide for safe and efficient flow of traffic.

P.36 (B) - Interconnecting residential and commercial subdivisions reduces traffic congestion by alleviating curb cuts and allowing an internal flow of traffic, thereby reducing the number of vehicles required to travel major thoroughfares.

P.37 (B) - Traditional Neighborhood Developments encourage and accommodate alternate transportation modes by providing a high proportion of interconnected streets, sidewalks, and paths. They also have a higher potential for capturing internal trips, thus reducing vehicle miles traveled.

P.39 (B) - One of the primary objectives of this policy is to support emergency personnel when out on calls.

4. Natural Hazards

P.41 (B) - P.47 (B) - The Town recognizes the natural hazard potential that exists due to the location of the Town. These policies aim to preserve environmentally sensitive areas and protect property and life from natural disasters.

5. Water Quality

P.48 (B) - P.50 (B) - Water quality issues could arise with the location of marinas and floating homes in the jurisdiction. Sewage pumpout, abandoned vessels, and fuel spills are primary issues.

P.51 (B) - Malfunctioning package treatment plants can introduce pollutants into the fragile areas and kill the environment.

P.52 (B) and P.53 (B) - Shallotte recognizes the importance of protecting water quality for its citizens and the value that the CAMA guidelines and the Natural Resources Conservation Service Best Management Practices have for that protection.

P.54 (B) - Underground storage tanks installed before the mid-1980's were made of bare steel. Bare steel will likely corrode over time and has the potential to leak hazardous material into the groundwater. Faulty

installation and inadequate operation can also cause hazardous material to leak. Regulation of USTs has cause many of them to be closed.

P.55 (B) - The water quality is significant to commercial and recreational fishing in the area. Shallotte wants to improve the water quality conditions so that fishing will increase in the area. The increase of visitors to the area has a direct impact on the economy of the Town.

P.56 (B) - Disposal of toxic wastes negatively affects fragile areas and wildlife habitats.

P.57 (B)- The Town recognizes the negative effects that stormwater runoff can have on the water quality in the area. Stormwater runoff contains many pollutants such as animal waste, pesticides from lawn care, and oil and gas from motorized transportation vehicles.

P.58 (B) - Water quality issues in other areas could affect Shallotte. The Lumber River Basinwide Water Quality Management Plan recommends water quality management strategies for the entire basin.

P.59 (B) - High quality waters possess special qualities and may be, in some areas, a water supply.

P.60 (B) - These pollutants can degrade water quality and potentially destroy marine life.

P.61 (B) and P.62 (B) - The Town recognizes the importance and benefits of aquaculture. However, if aquaculture facilities do not meet certain requirements, they can negatively affect native fish (by crowding them out) and the water quality (water with high amounts of fish feces and uneaten food being introduced when released back into rivers and streams).

6. Local Areas of Concern

P.63 (B) and P.65 (B) - Preservation of historic properties is important to the Town. Maintaining historic properties and the historic character of the Town increases quality of life while providing a tourism draw.

P.66 (B) - P.71 (B) - These policies reinforce the Town's stance regarding economic development. The Town supports all policies, projects, and programs that will play a role in the advancement of economic development throughout the county.

P.72 (B) - Due to the Town's increase in the 65 and over population, safe public transportation for seniors may become increasingly important.

P.73 (B) - P.79 (B) - These policies are intended to generally protect the quality of life within the Town and to reduce environmental and structural hazards and nuisances. The policies outlined are general statements that address issues that are of specific concern to residents.