

TOWN OF SHALLOTTE
CAMA CORE LAND USE PLAN
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Appendix IIA	Poverty Thresholds in 2000, by Family and Number of Related Children Under 18 Years
Appendix IIB	Division of Community Assistance Income Limits
Appendix III	Policy/Implementing Action Definitions of Common Terms
Appendix IV	Brunswick County Comprehensive Wastewater Master Plan (CD)
Appendix V	Absentee Property Owners Survey Results
Appendix VI	Hazard Mitigation Plan Mitigation Strategies

MATRIX OF REQUIRED ELEMENTS

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(a) Organization of the Plan	page i and I
(b) Community Concerns and Aspirations	
(1) Significant Existing and Emerging Conditions	page 6
(2) Key Issues	page 6
(3) A Community Vision	page 7
(c) Analysis of Existing and Emerging Conditions	
(1) Population, Housing, and Economy	
(A) Population:	
(i) Permanent population growth trends using data from the two most recent decennial Censuses;	pages 8-10
(ii) Current permanent and seasonal population estimates;	pages 12-13
(iii) Key population characteristics;	pages 13-15
(iv) Age; and	
(v) Income	
(B) Housing Stock:	pages 16-19
(i) Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multi-family, and manufactured); and	
(ii) Building permits issued for single-family, multi-family, and manufactured homes since last plan update	
(C) Local Economy	pages 20-24
(D) Projections	page 25
(2) Natural Systems Analysis	
(A) Mapping and Analysis of Natural Features	
(i) Areas of Environmental Concern (AECs);	pages 37-39
(ii) Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development;	pages 33-36
(iii) Environmental Management Commission water quality classifications and related use support designations, and Division of Environmental Health shellfish growing areas and water quality conditions;	pages 45-48
(iv) Flood and other natural hazard areas;	pages 27-32
(v) Storm surge areas;	
(vi) Non-coastal wetlands including forested wetlands, shrub-scrub wetlands, and freshwater marshes;	pages 39-44
(vii) Water supply watersheds or wellhead protection areas;	page 37
(viii) Primary nursery areas, where mapped;	page 56
(ix) Environmentally fragile areas; and	pages 37-44
(x) Additional natural features or conditions identified by the local government.	pages 44-48
(B) Composite Map of Environmental Conditions:	pages 48-51
(i) Class I	
(ii) Class II	
(iii) Class III	

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
<p>(C) Environmental Conditions</p> <p>(i) Water Quality:</p> <p>(I) Status and changes of surface water quality, including impaired streams from the most recent NC Division of water Quality Basinwide Water Quality Plans, 303(d) List and other comparable data;</p> <p>(II) Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation Section of the NC Division of Environmental Health;</p> <p>(III) Areas experiencing chronic wastewater treatment system malfunctions; and</p> <p>(IV) Areas with water quality or public health problems related to non-point source pollution</p> <p>(ii) Natural Hazards:</p> <p>(I) Areas subject to storm hazards such as recurrent flooding, storm surges, and high winds;</p> <p>(II) Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities; and</p> <p>(III) Where data is available, estimates of public and private damage resulting from floods and wind that has occurred since the last plan update</p> <p>(iii) Natural Resources:</p> <p>(I) Environmentally fragile areas or areas where resource functions may be impacted as a result of development; and</p> <p>(II) Areas containing potentially valuable natural resources</p>	pages 51-59
<p>(3) Analysis of Land Use and Development</p>	pages 59-68
<p>(A) A map of land including the following: residential, commercial, industrial, institutional, public, dedicated open space, agriculture, forestry, confined animal feeding operations, and undeveloped;</p>	page 61
<p>(B) The land use analysis shall including the following:</p> <p>(i) Table that shows estimates of the land area allocated to each land use;</p> <p>(ii) Description of any land use conflicts;</p> <p>(iii) Description of any land use-water quality conflicts;</p> <p>(iv) Description of development trends using indicators; and</p> <p>(v) Location of areas expected to experience development during the five years following plan certification by the CRC and a description of any potential conflicts with Class II or Class III land identified in the natural systems analysis</p>	<p>page 62</p> <p>pages 62-63</p> <p>pages 63-66</p>
<p>(C) Historic, cultural, and scenic areas designated by a state or federal agency or by local government</p>	page 67
<p>(D) Projections of future land needs</p>	page 67
<p>(4) Analysis of Community Facilities</p> <p>(A) Public and Private Water Supply and Wastewater Systems</p>	pages 72-73
<p>(B) Transportation Systems</p>	pages 68-70

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(C) Stormwater Systems	pages 75-77
(D) Other Facilities	pages 69-75
<p>(5) Land Suitability Analysis</p> <ul style="list-style-type: none"> (A) Water quality; (B) Land Classes I, II, and III summary environmental analysis; (C) Proximity to existing developed areas and compatibility with existing land uses; (D) Potential impacts of development on areas and sites designated by local historic commission or the NC Department of Cultural Resources as historic, culturally significant, or scenic; (E) Land use and development requirements of local development regulations, CAMA Use Standards and other applicable state regulations, and applicable federal regulations; and (F) Availability of community facilities, including water, sewer, stormwater, and transportation 	pages 77-83
<p>(6) Review of Current CAMA Land Use Plan</p> <ul style="list-style-type: none"> (A) Consistency of existing land use and development ordinances with current CAMA Land Use Plan policies; (B) Adoption of the land use plan's implementation measures by the governing body; and (C) Efficacy of current policies in creating desired land use patterns and protecting natural systems 	pages 83-97
<p>(d) Plan for the Future</p> <p>(1) Land Use and Development Goals:</p> <ul style="list-style-type: none"> (A) Community concerns and aspirations identified at the beginning of the planning process; (B) Needs and opportunities identified in the analysis of existing and emerging conditions (C) Land development patterns that are inconsistent with the natural systems analysis or the land suitability analysis (D) Estimated cost of community facility demand (E) Projection of land needs 	<p>pages 6-7</p> <p>pages 98-103</p> <p>pages 133</p> <p>pages 102 & 143-147</p> <p>page 67 & 142</p>
<p>(2) Policies:</p> <ul style="list-style-type: none"> (A) Shall be consistent with the goals of the CAMA, shall address the CRC management topics for land use plans, and comply with all state and federal rules; (B) Shall contain a description of the type and extent of analysis completed to determine the impact of CAMA Land Use Plan policies on the management topics, a description of both positive and negative impacts of the land use plan policies on the management topics, and a description of the policies, methods, programs, and processes to mitigate any negative impacts on applicable management topics; (C) Shall contain a clear statement that the governing body either accepts state and federal law regarding land uses and development in AECs or, that the local government's policies exceed the requirements of state and federal agencies. 	page 104-132

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(3) Land Use Plan Management Topics.	
(A) Public Access	page 111
(B) Land Use Compatibility	page 113
(C) Infrastructure Carrying Capacity	page 118
(D) Natural Hazard Areas	page 123
(E) Water Quality	page 124
(F) Local Areas of Concern	page 128
(4) Future Land Use Map (A) 14-digit hydrological units encompassed by the planning area; (B) Areas and locations planned for conservation or open space and a description of compatible land use and activities; (C) Areas and locations planned for future growth and development with descriptions of the following characteristics: (i) Predominant and supporting land uses that are encouraged in each area; (ii) Overall density and development intensity planned for each area; (iii) Infrastructure required to support planned development in each area (D) Areas in existing developed areas for infill, preservation, and redevelopment; (E) Existing and planned infrastructure, including major roads, water, and sewer	pages 134-143
(e) Tools for Managing Development (1) Guide for Land Use Decision-Making (2) Existing Development Program (3) Additional Tools. (A) Ordinances: (i) Amendments or adjustments in existing development codes required for consistency with the plan; (ii) New ordinances or codes to be developed (B) Capital Improvements Program (C) Acquisition Program (D) Specific Projects to Reach Goals (4) Action Plan/Schedule	pages 148-161