



REQUEST FOR BOARD ACTION

ITEM NO. 14.

DATE OF REQUEST: June 21, 2010

REQUESTED BY: Patrick T. Davenport, Director of Planning and Community Development

SHORT TITLE: Public Hearing for 2010 Comprehensive Land Use Plan and Resolution of Adoption

BACKGROUND: The Planning Board, Citizen Committee members and staff have been working on the 2010 Comprehensive Land Use Plan since October of 2008 and the project is completed. The Board of Commissioners and Planning Board held a joint public hearing on February 15, 2010 and staff received no revision requests at that meeting or since then.

One (1) replacement page is attached to this staff report and needs to be exchanged in the binder. This replacement page indicates that required elements for this Plan to be legally considered as a CAMA Land Use Plan will be presented later this year. The CAMA Land Use required elements will be supported by recently collected existing land use data obtained from the County-wide canvassing for the revaluation project and the soon to be permitted County water plant and construction of distribution lines.

Staff is requesting the Board of Commissioners to hold a public hearing and adopt the Plan with or without revisions as appropriate. The Commissioners are also requested to consider making the effective date of the Plan July 1, 2010.

SPECIFIC ACTION REQUESTED: 1) To hold a public hearing on the plan to solicit public comment; and 2) to consider a resolution adopting the plan and making it effective July 1, 2010.

COUNTY MANAGER'S RECOMMENDATION

Respectfully recommend approval.

RS
Initial

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED by the Pender County Board of Commissioners that

the 2010 Comprehensive Land Use Plan is hereby adopted (as recommended or amended after the public hearing) and made effective July 1, 2010. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS _____

YEA VOTES: Tate ____ Blanchard ____ Brown ____ Rivenbark ____ Williams ____

Jimmy T. Tate, Chairman 06/21/2010
Date

ATTEST 06/21/2010
Date

Pender County Comprehensive Land Use Plan

The major implementation strategy outlined in the Plan is the creation of a unified development ordinance which should be completed in the spring of 2010. Other actions include amending this plan so it may also serve as the certified CAMA Land Use Plan, updating the parks and open space plan, developing a comprehensive transportation plan, establishing voluntary agricultural districts, among others. The challenges for the County are to provide for expanded public services in as efficient manner as possible, to preserve and protect natural and cultural resources that give Pender County the character and charm that make the community attractive for living and working, and to preserve to the greatest extent possible the rural and agricultural heritage that defines the history of the County.

Various sections of this plan will be updated to contain CAMA Land Use Plan required elements. Appendix C is reserved to contain these elements which will include a matrix illustrating the location of required elements, Composite Map of Environmental Conditions, projections of future land needs, Land Suitability Analysis and Map, cross-reference of policies with required Land Use Plan management topics, and a policy impact analysis.

Until the plan is amended to meet current CAMA Land Use Planning requirements, decisions on land use matters must be evaluated with each of these plans, with the 2005 CAMA Land Use Plan taking precedence where evaluation with the Coastal Area Management Act is required or necessary.

Guide to the Plan

In addition to Section I, the plan consists of two other sections and three appendices.

Section II Issues, Goals and Policies

Section II represents the culmination of the planning effort. Section II starts with a discussion of growth issues and presents a list of goals and policies for implementation. Each goal statement is followed by a list of policies that offer guidance on specific actions that should be undertaken.

The eleven goal areas are:

1. Growth Management
2. Infrastructure and Community Services
3. Preferred Development Pattern / Community Appearance
4. Housing and Community Development
5. Natural Resource, Historic and Cultural Preservation
6. Parks, Recreation, Open Space, and Waterway Access
7. Agricultural Conservation
8. Hazard Mitigation
9. Economic Development
10. Small Area Plans
11. Procedure for Amendments to the Comprehensive Plan

Section III Land Use Classifications and Future Land Use Maps

Section III describes the six land use classifications that are used to graphically depict the desired future land use pattern on the future land use maps. The six land use classifications are:

1. Conservation
2. Rural Growth