



REQUEST FOR BOARD ACTION

ITEM NO. 29.

DATE OF MEETING: July 23, 2012

REQUESTED BY: Kyle M. Breuer, Director, Department of Planning and Community Development

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

BACKGROUND: On June 21, 2010, the Board adopted the 2010 Pender County Comprehensive Land Use Plan which became effective on July 1, 2010. The Division of Coastal Management reviewed the Plan to determine compliance with CAMA Land Use Planning Guidelines in an effort to have this Plan serve as Pender County's required CAMA Land Use Plan. 11 items were identified that needed to be included within the Plan to meet these requirements, which ranged from text revisions to land use and population analyses with current data. Staff addressed all items and presented the detailed revisions to the Comprehensive Plans and Policies Committee, Planning Board, and Board of Commissioners in May and June. Staff is presenting the plan for adoption tonight and will proceed with the certification process through the Coastal Resources Commission in August 2012.

SPECIFIC ACTION REQUESTED: To hold a public hearing on the updates to the 2010 Pender County Comprehensive Land Use Plan to meet CAMA Land Use Planning requirements and consider a resolution adopting the plan as amended.

COUNTY MANAGER'S RECOMMENDATION

Respectfully recommend approval.



Initial

RESOLUTION

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

the Board hereby authorizes the adoption of the updates to the 2010 Pender County Comprehensive Land Use Plan to meet CAMA Land Use Planning requirements as described herein. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS

YEA VOTES: Brown ___ Tate ___ Rivenbark ___ Ward ___ Williams ___

George R. Brown, Chairman

7-23-12

ATTEST

7-23-12

PLANNING STAFF REPORT

Comprehensive Plan Text Amendment

SUMMARY:

Hearing Date: Planning Board – July 10, 2012
Board of County Commissioners – July 23, 2012

Applicant: Administrator, Division of Planning

Application Number: ZTA 10755 Pender County

Text Amendment Proposal: The specific request consists of amending the 2010 Comprehensive Land Use Plan by making 11 specific revisions as required to meet CAMA Land Use Planning requirements.

Background: In June, 2010, the Pender County Board of Commissioners adopted the Pender County Comprehensive Land Use Plan as a policy document used as a guide in developing and approving land development proposals and for setting capital improvement plans and priorities.

Being a coastal county, as defined by the Coastal Area Management Act, Pender County is required to have a land use plan which is certified by the Coastal Resources Commission. At the time of adoption of the Comprehensive Plan, the required CAMA items were not included but had been anticipated to be incorporated in to the document at a future date. Staff has been evaluating projects with the Comprehensive Plan as well as the 2005 CAMA Land Use Plan, rendering minor inconsistencies in project review. The incorporation of the required CAMA Land Use Plan guidelines will eliminate the adopted 2005 land use plan and combine the adopted Comprehensive Plan and CAMA required items in to one cohesive document. This will be the first plan in the state to combine a comprehensive plan and CAMA land use plan elements.

Comprehensive Plans and Policies Committee (CPPC) Recommendation: The Pender County CPPC recommends approval of amending the 2010 Comprehensive Land Use Plan.

Pender County Planning Board Recommendation: The Pender County Planning Board, at their July 10, 2012 meeting, recommended approval of amending the 2010 Comprehensive Land Use Plan.

Administrator Recommendation: Administrator respectfully recommends **amending** the 2010 Comprehensive Land Use Plan as described in the staff report and supplemental information provided herein:

After reviewing the 2010 Comprehensive Land Use Plan, Division of Coastal Management staff provided staff with 11 items which needed to be included in order for the plan as adopted to meet CAMA Land Use Planning requirements. Staff then addressed these items, which ranged from text revisions to analyses using current census, land use, and infrastructure data. Staff has filed a formal Intent to Certify the Plan with the Division of Coastal Management, and pending local approval of the proposed changes, the Plan will be reviewed by the Coastal Resources Commission for approval on August 28 and 29, 2012.

The following list summarizes the changes that are proposed. A detailed packet including all changes and their location within the updated Plan is included in the informational packet which has been distributed to accompany this report.

1. Revisions to Introduction
2. Summary of missing items from the CLUP as it was adopted in June 2010 based off DCM's review of the plan. This summary includes the staff action and status to address the missing items.
3. Matrix identifying the location of CAMA required elements within the CLUP;
4. Composite Map of Environmental Conditions and analysis;
5. Projections of future land use needs;
6. Descriptive data for Future Land Use designations;
7. Acreage totals for Future Land Use designations;
8. Consistency comparisons between Zoning Districts and Future Land Use designations;
9. Land area allocations and analysis;
10. Land Suitability Map and analysis;
11. Land Use Planning Management policies;
12. Policy Impact Analysis

Evaluation:

As prescribed in the Pender County Unified Development Ordinance (UDO) Article 3.18.5 in evaluating any proposed ordinance text amendment, the Planning Board and the County Commissioners shall consider the following:

- 1) The extent to which the proposed text amendment is consistent with the remainder of the Ordinance, including, specifically, any purpose and intent statements;
- 2) The extent to which the proposed text amendment represents a new idea not considered in the existing Ordinance, or represents a revision necessitated by changing circumstances over time;
- 3) Whether or not the proposed text amendment corrects an error in the Ordinance; and
- 4) Whether or not the proposed text amendment revises the Ordinance to comply with state or federal statutes or case law.

In deciding whether to adopt a proposed Zoning Text Amendment, the central issue before the County Commissioners is whether the proposed amendment advances the public health, safety or welfare and is consistent with any adopted County Land Use Plan documents, the CAMA Land Use Plan, and the specific intent of this Ordinance.

Staff Recommendation:

The proposed text amendment is consistent with the Ordinance, including, specifically, any purpose and intent statements; therefore, staff is recommending approval of the amendment as presented.

Comprehensive Plans and Policies Committee Recommendation:

Staff met with the CPPC on May 29, 2012 to provide a detailed overview of the updates. The CPPC and Pender County Planning Department have recommended approval of the request.

Planning Board

Motion: Garrett Seconded: Nalee

Approved: X (4-1) Denied: _____ Unanimous: _____

Boney: X Williams: Edens: X Garrett: X Marshburn: X Millette: Nalee: X

Pender County Comprehensive Land Use Plan

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**GUIDE OF REQUIRED PLANNING ELEMENTS
CAMA CORE LAND USE PLAN**

| | Page (s) |
|---|----------------------------------|
| Organization of the Plan. If document does not follow the outline of Rules, a matrix shall be included showing the exact location of required elements. | Matrix: 1 |
| Community Concerns and Aspirations: Key issues & Vision statement: | Sec.1:1-4 |
| Analysis of Existing and Emerging Conditions within the planning jurisdiction. <u>Population, Housing, and Economy.</u> Including 5 - 10 – 20 year) projections. | Appendix B B 13-39 |
| <u>Natural systems analysis.</u> | |
| ○ Mapping and analysis of natural features. | B 48-54 |
| ○ Composite map of environmental conditions: Breaks community into 3 classes of developability based on environmental conditions. | Appendix D B 48-54 |
| ○ Description of Environmental conditions: | Appendix D |
| <u>Analysis of Land Use and Development: Existing Land Use Map</u> | D 1-2 |
| ○ Analysis of conflicts, trends, and areas expected to grow within next 5 years and areas of any potential conflicts w/composite map. | |
| ○ <u>Projections of future land needs.</u> Short term (5-10-20 year) projections population & land needs. May be increased up to 50%. Low or no growth projections of land needs may consider economic strategies. | Figure D.1 |
| <u>Analysis of Community Facilities.</u> Existing/planned capacity, location, & adequacy of key facilities that serve community’s existing/planned population and economic base including: | Appendix B B 75-86 B 87-93 |
| ○ Public and private water supply and wastewater systems. | Appendix B |
| ○ Transportation systems. | Appendix D |
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| Plan for the Future: Land use and development goals & Policies | Section II |
| Land Use Plan Management Topics | Section II:1 |
| Public Access: <u>Goal:</u> Maximize public access/ <u>Objective:</u> Access opportunities for the public | II.7.C.1 |
| ○ <u>Requirements:</u> Establish local criteria for frequency and type of access facilities & criteria for areas targeted for beach nourishment. | N/A |
| Land Use Compatibility: <u>Goal:</u> Ensure development/use of resources or preservation minimizes direct & secondary environmental impacts, avoids risks to public health, safety & welfare & is consistent w/capability of the land based on considerations of interactions of natural & manmade features. | |
| ○ <u>Objective:</u> Policies balancing protection of natural resources/fragile areas w/economic development; provides clear direction for local decision-making, consistency findings for zoning, divisions of land, & projects. | II.9A.1 |
| ○ <u>Requirements:</u> Establish building intensity & density criteria for each land use designation on the FLUP Map; Establish local mitigation criteria and concepts. | |
| Infrastructure Carrying Capacity: <u>Goal:</u> Ensure public infrastructure systems are appropriately sized; located & managed so quality & productivity of AECs/fragile areas are protected or restored. | Section III |
| ○ <u>Objective:</u> Establish level of service policies/criteria for infrastructure consistent w/Projections of Future Land Needs. | |

| | |
|---|-----------------|
| <ul style="list-style-type: none"> ○ <u>Requirements</u>: Identify/establish service area boundaries; Correlate FLUPM categories w/existing and planned infrastructure. | II.1A.1.1-6 |
| <p>Natural Hazard Areas: <u>Goal</u>: Conserve/maintain barrier dunes, beaches, flood plains, & other coastal features for natural storm functions & their natural resources w/recognition to public health, safety, and welfare issues.</p> | II.6A, 9A |
| <ul style="list-style-type: none"> ○ <u>Objective</u>: minimize threats to life, property, & natural resources from development located in/adjacent to hazard areas. | 6A.1.2, 9A.1-13 |
| <ul style="list-style-type: none"> ○ <u>Requirements</u>: density/intensity criteria for new/existing development & redevelopment including public facilities and infrastructure to better avoid or w/stand natural hazards; Correlate existing and planned development with existing and planned evacuation infrastructure. | II.6A.1 |
| <p>Water Quality: <u>Goal</u>: Maintain/protect where possible enhance WQ in all coastal wetlands, rivers, streams & estuaries.</p> | II.6A.1 |
| <ul style="list-style-type: none"> ○ <u>Objective</u>: help ensure that WQ is maintained if not impaired & improved if impaired. | II.6A.1 |
| <ul style="list-style-type: none"> ○ <u>Requirements</u>: Policies that help prevent or control nonpoint source discharges; policies & land use categories aimed at protecting open shellfishing waters/restoring closed or conditionally closed. | II.6A.1 |
| <p>Local Areas of Concern: <u>Goal</u>: Integrate local concerns with the overall goals of CAMA.</p> | Section II |
| <ul style="list-style-type: none"> ○ <u>Requirements</u>: Evaluate local concerns and issues for the development of goals, policies and implementation strategies. | Section II:1-11 |
| <p>Future land use map. Depicts policies application for growth and development, desired future patterns of land use/development with consideration given to natural system constraints & infrastructure policies. Shall include at a minimum:</p> | Section III |
| <ul style="list-style-type: none"> ○ 14-digit hydrological units encompassed by the planning area; | Section III |
| <ul style="list-style-type: none"> ○ areas/locations planned for conservation/open space w/description of compatible uses | Section III |
| <ul style="list-style-type: none"> ○ areas/locations planned for future growth/development w/descriptions of: <ul style="list-style-type: none"> ○ predominant & supporting land uses that are encouraged in each area; ○ overall density/development intensity planned for each area; | Section III |
| <ul style="list-style-type: none"> ○ areas for infill, preservation, and redevelopment; | Section III |
| <ul style="list-style-type: none"> ○ existing/planned infrastructure, including major roads, water, and sewer. | B 77-78 |
| <p>Tools for Managing Development. (initial five-year action plan for implementation)</p> | Section I:3 |
| <ul style="list-style-type: none"> ○ <u>Guide for land use decision-making</u> | Section I:3-4 |
| <ul style="list-style-type: none"> ○ <u>Existing development program.</u> This description of community's approach to coordinating these codes and rules to implement the LUP. | Appendix D |
| <p>Policy Impact Analysis</p> | N/A |
| <ul style="list-style-type: none"> ○ Contain description of type/extent of analysis to determine the impact of Plan policies on management topics; both positive & negative; description of policies/methods/programs & processes to mitigate negative impacts on applicable management topics. | N/A |
| <ul style="list-style-type: none"> ○ If local policies exceed the State and Federal requirements, such policies must be identified & to what extent. If the local body intends to rely on Federal/State laws & regulations it shall reference in the plan. | N/A |
| <ul style="list-style-type: none"> ❖ If development patterns/uses are not consistent w/natural systems analysis, or the LSA, then includes description of steps local government will take to mitigate the impacts. | N/A |
| <ul style="list-style-type: none"> ❖ Include estimate/cost of any facilities or services that shall be extended or developed. | D:2 |
| <ul style="list-style-type: none"> ❖ Amount of land allocated to various uses shall be calculated and compared to the projection of land needs. The amount of land area thus allocated to various uses may not exceed projected needs; except for slow growth communities. | |

ATTACHMENT A
Pender County Comprehensive LUP Comments
February 26, 2010

The following are detailed comments based on the information included in the Pender County Comprehensive Land Use Plan document submitted to DCM. The comments follow the 7B CAMA Land Use Plan Guidelines as a formal outline. The comments include both missing/required elements as well as suggestions that may make the document stronger or more user-friendly.

(a) Organization of the Plan

Introduction to the Plan

Missing/Needed:

1. Within the Introduction to the Plan (may be added as a forward), include language to serve as a “how to use the document” for readers. Include language that notes that the Comp. Plan is also used as the Certified Plan for consistency purposes for CAMA Permits. Also, include some language on how and when this plan may be amended, as well as note plan amendments also require CRC certification. Within this section also note G.S. 160A-382, G.S. 160A-383, G.S. 160A-341 and G.S.160A-342 which requires statements of consistency with other locally adopted plan(s) before adopting or rejecting any local code, ordinance or zoning changes or amendments. Consider language such as the following:

“Effective January 1, 2006, state statutes require that all (not just CAMA) city and county planning boards comment in writing on any proposed zoning map or text amendment. The comment must address whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. When adopting or rejecting any proposed amendment, the city council or board of commissioners must also adopt a statement to address this issue (and also addressing why the board believes the action taken is reasonable and in the public interest). G.S. 160A-383; 153A-341. It is also important to note that other state statutes (G.S. 160A-382 and 153A-342) specifically require that a statement be prepared analyzing the reasonableness of all CUP, conditional zoning or other small-scale rezoning. The statutes allow substantial flexibility as to how these statements are prepared. Many jurisdictions have a staff analysis on this issue, often including a draft statement, prepared for planning board and governing board consideration, amendment and adoption.”

STAFF ACTION – Revision of language in “Comprehensive Plan and Zoning Significance of the Plan on Decision Making” on page 1:3, or insert as introduction into new “Appendix D: CAMA Additional Requirements.”

STATUS –Complete; draft text to revise page 1:3 completed on 12/29/10.

2. A matrix is needed at the beginning of the document illustrating where required plan elements are located within the document. See **Attachment B** for an example. **Note, this matrix recognizing missing plan elements was completed by Pender County staff. * Notes missing items as completed by Pender County staff.**

STAFF ACTION – Complete matrix when missing elements are to be inserted into plan, and insert matrix following Table of Contents or into new “Appendix D: CAMA Additional Requirements.”

STATUS – Complete; matrix located after List of Acronyms and Abbreviations.

Other missing items that must be addressed:

3. **Composite Map of Environmental Conditions.** The map and analysis breaks the community into 3 classes of areas to be developed based on environmental conditions. See **Attachment C.**

STAFF ACTION – Obtain needed data set from DCM. Create new analysis by collaborating with other Pender County departments (GIS) or outside agencies (DCM). Software availability may be issue.

STATUS – Complete; Composite Map completed 9/27/2011 and located in Appendix D.

4. **Projections of future land needs.** Short term (5-10-20 year) projections population and land needs. May be increased up to 50%. Low or no growth projections of land needs may consider economic strategies. The rule specifically states, “*The analysis shall include short term and long term projections of residential land area needed to accommodate the planning area’s projected future permanent and seasonal population...*” Further, “*the amount of land allocated to various uses (future land use classifications) shall be calculated and compared to the future land needs.*” The projected land need should be directly associated with the projected population found in the existing conditions section of the plan. Once the amount of land needed is calculated, the County must then compare those acreages with the amount of land that has been allocated to the Future Land Use Map. See **Attachment D.**

STAFF ACTION – Locate Future Land Needs discussion (pg 94/95) and chart (pg 44) in certified May 2006 Pender County CAMA LUP. These items may be inserted in new “Appendix D: CAMA Additional Requirements” to satisfy this item.

STATUS – Complete; analysis undertaken with 2010 census data and added to Appendix D.

5. Provide descriptions for each designation (land classes) on the Future Land Use Map to include the following under each designation:
 - Predominant and supporting land uses that are encouraged, as well as incompatible uses.
 - Overall density in units per acre, as applicable – a maximum density range is acceptable (this would include density for all designations that allow residential development).
 - Intensity planned in terms of maximum lot coverage and maximum building heights- a maximum lot coverage range is acceptable.
 - Existing and planned infrastructure.
 - Estimated cost of community facilities or services to be extended or developed. **See Attachment E.**

STAFF ACTION – Create chart similar to Caswell Beach model (Attachment E). Insert at end of “Section III: Future Land Use Classifications.”

STATUS – Complete; draft chart created on 3/22/10 and finalized in Winter 2012. Item summarized in Table D-4.

6. Provide acreage totals for each designation on the Future Land Use Map.

STAFF ACTION – Obtain GIS shapefile of Future Land Use Classifications and perform appropriate analysis to calculate data. Collaborate with Pender County GIS Administrator if necessary. Software availability may be issue.

STATUS – Completed 9/27/2011, located in Tables D-1,2,4.

7. A chart is needed to illustrate general consistency comparisons between County Zoning Districts and the Future Land Use Map designations. Be sure the Future Land Use Map designations are clear in terms of development allowed and at what density and intensity. Generally, make good descriptions of what is allowed under each designation on the map. **See Attachment F.**

STAFF ACTION – Replace column #3 in chart addressing Item 5 with “Compatibility with Corresponding Zoning Districts.” Determine compatibility value for each cell. Insert chart at end of “Section III: Future Land Use Classifications.”

STATUS – Draft chart created on 3/22/10, completed Winter 2012. Item summarized in Table D-4.

8. The amount of land area to be allocated to various uses on the Future Land Use Map is to be calculated and compared to the projected future land needs. The

amount of land area allocated to various uses on the Future Land Use Map may not exceed the projected needs. Please provide the calculation/comparison.

STAFF ACTION – Locate Future Land Needs discussion (pg 94/95) and chart (pg 44) in certified May 2006 Pender County CAMA LUP. These items may be inserted in new “Appendix D: CAMA Additional Requirements” to satisfy this item.

STATUS – GIS analysis complete in Spring 2012 using 2010 Census data, item located in Appendix D.

9. **Land Suitability Analysis and LSA Map:** Missing.

STAFF ACTION – Obtain needed data set from DCM. Create new analysis by collaborating with other Pender County departments (GIS) or outside agencies (DCM). Software availability may be issue.

STATUS – LSA Map and analysis completed 9/27/2011, located in Appendix D.

10. **LUP Management Topics:** Public Access Management Topic missing. Also, all policies need cross-referencing per corresponding management topic. There are three (3) policies under Section II: 40-41, Topic C: Water Access Facilities which speak to only boat ramp facilities. Some of the public access policies from the current certified LUP need to be incorporated into the Comprehensive Plan to satisfy the Public Access Management Topic. Nearly all of Section II, page 37 is empty. Additional policies may be added without creating pagination problems.

STAFF ACTION – Add/transfer additional policies from certified May 2006 CAMA LUP to Section II: 40-41, Topic D: Public Access Management to adequately address Public Management Topics. Create chart cross referencing CAMA Public Access Management Topics with policies and insert in Section II or in new “Appendix D: CAMA Additional Requirements.”

STATUS – Draft of “Section II, Issue 7, Topic D ‘Public Access Management’” created on 1/12/11. Cross referencing policies with management topics completed as described in item 11.

11. **Policy Impact Analysis:** Missing. Part of the analysis contains description of type/extent of analysis to determine the impact of Plan policies on management topics; both positive & negative; description of policies/methods/programs & processes to mitigate negative impacts on applicable management topics. Also, if local policies exceed the State and Federal requirements, such policies must be identified & to what extent. If the local body intends to rely on Federal/State laws & regulations it shall be referenced in the plan. Much of this analysis can be accomplished through a matrix... a policy analysis matrix which specifies how each policy within this plan relates to the Land Use Plan management topics defined by NCAC 7B. The matrix shall be compiled by reviewing each policy,

and making a determination on how each policy impacts the required management topics. **See Attachment G.**

STAFF ACTION – Create chart similar to Caswell Beach model (Attachment G). Insert in new “Appendix D: CAMA Additional Requirements.”

STATUS – Draft chart completed on 3/25/10, located in Table D-3.

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Section II: Issues, Goals, and Policies

Introduction

Plan goals and policies are intended to influence the timing, type, location and quality of future development within Pender County. By establishing and adhering to goals and policies, County leaders and staff working in concert with citizens, property owners and developers can ensure quality growth that meets the needs of current and future residents. Plan goals and policies presented in this section are based on planning principles in use by local governments in North Carolina and throughout the United States but are fashioned to specifically address the unique land use planning issues and concerns of Pender County.

Goals and Policies

Goals and policies are organized into eleven (11) categories:

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

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Issue 1: Growth Management

Topic A: Growth Management - Timing, Location and Intensity

The private market is the primary driver of growth; however, local governments can affect the market through the adoption and enforcement of land use regulations and through the provision of services. Local governments are charged with protecting the health, safety, and public welfare (G.S. 153A 342-349.11) and for providing for the public good. As such, local governments have an interest in ensuring that the timing, location and intensity of growth are sustainable.

Local governments can affect growth by the private market by zoning adequate, properly located land that is served by water and sewer services, schools, police and fire protection, and a transportation network. Local governments, as providers of these services, have an interest in ensuring that their public investments in water and sewer service, schools, police and fire protection and transportation are used to support growth in an efficient and sustainable manner. For instance, growth that is located adjacent to or near existing water and sewer service lines does not require the same cost to extend those lines as would be true of development located farther away.

Extending service lines into undeveloped areas often encourages development which will reduce the longer term supply of developable land and affect the community's ability to provide services in a sustainable manner. For instance, development of suburban or urban densities within a primarily agricultural community can create problems for those who depend on working lands for their living.

Pender County can enhance its ability to direct growth through coordinated planning and extension of infrastructure, primarily water and sewer services.

Pender County has several areas with distinctly different characteristics. The western portion of the County – west of the I-40 /US 117 corridor – is largely rural and undeveloped with a strong agricultural tax base. The towns of Burgaw, Watha and Saint Helena are located along the I-40/US 117 corridors which run essentially north-south through the middle of the County.

East of the I-40 corridor, much of Pender County's land area is contained in two protected areas – Holly Shelter and Angola Bay. These two gamelands which are owned by the Wildlife Resources Commission comprise over 77,000 acres and represent about 14% of the total land area within the County.

The most intensely residential-commercial developed areas of the County are located in the southeast along and near the Intracoastal Waterway. The towns of Surf City and Topsail Beach along with the unincorporated Hampstead and Scotts Hill communities comprise a large portion of the County property tax base. Another unincorporated area of the County that is experiencing economic development is the Rocky Point area just

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west of the interchange of NC 210 with I-40 at Exit 408 just north of the Pender County/New Hanover County line.

Some of the issues discussed by the CPPC included:

- ▶ possibility of incorporation of urbanizing communities
- ▶ concerns about the cost to property owners in potentially annexed areas
- ▶ sprawl and strip development patterns
- ▶ future of US 17 - planned bypass and current alignment
- ▶ proximity to Wilmington/New Hanover County which provide most employment opportunities
- ▶ encouraging more employment opportunities versus remaining primarily a bedroom community to New Hanover and Onslow Counties
- ▶ impact of build out in New Hanover County on Pender County
- ▶ impact of growth at Camp Lejeune in Onslow County
- ▶ balancing density - single family, multi-family and mixed use
- ▶ meeting rental housing demand
- ▶ perception quality of schools varies within the County
- ▶ appropriate types of growth for rural areas
- ▶ lack of services in rural areas

Growth Management Goal 1A.1

Manage the physical growth and development of Pender County by promoting more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the predominant rural lifestyle and coastal environment that makes the County a unique place to live.

Policy 1A.1.1 Encourage development in and around municipal corporate limits and other developed areas within the County to yield a more compact pattern of development that will reduce suburban/rural sprawl.

Policy 1A.1.2 Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development.

Policy 1A.1.3 The County shall actively direct growth towards suitable land areas and away from fragile natural resources areas, conservation areas, and hazardous areas.

Policy 1A.1.4 The County should develop and utilize innovative and flexible land planning techniques that encourage developments to efficiently use land resources that result in more compact urban areas, infill development, redevelopment, and the adaptive re-use of existing buildings.

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Policy 1A.1.5 The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike.

Policy 1A.1.6 Use conditional zoning process to enable developers to contribute to addressing the impact of developments on capital facilities and other resources; incorporate regulations into new Unified Development Ordinance to enable a small project to address specific impacts to an existing adjacent community.

Topic B: Growth Management - Intergovernmental Coordination

The actions of one local government affect others, and local governments can enhance their ability to manage growth by working together in a coordinated manner. Even if a local government is planning and managing its own growth well, some issues can be effectively addressed only through strong coordination and cooperation among neighboring units of government. Transportation, water quality, water supply, air quality, and habitat protection usually must be addressed regionally as well as locally. Common goals such as infrastructure improvements, business recruitment strategies, and identifying industrial sites will also require combined efforts.

NC local governments have extensive authority to plan together and coordinate with one another. There is authority for voluntary interlocal coordination on planning and management issues. Even with intergovernmental cooperation, it is imperative that each local government remain autonomous and strengthen positions within the local planning jurisdiction

Growth Management Goal 1B.1

Continue existing and develop new partnerships among Pender County local governments and with surrounding communities to better address growth management in a coordinated manner.

Policy 1B.1.1 Continue participation in the Wilmington MPO and Cape Fear RPO.

Policy 1B.1.2 Create regular forums for local government officials to promote intergovernmental cooperation within Pender County and with surrounding counties on topics of mutual interest.

Policy 1B.1.3 Coordinate and plan public investment decisions and extraterritorial jurisdictions to prevent duplication of efforts among local government

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Issue 2: Infrastructure and Community Services

Investments in infrastructure, including water and sewer, transportation, schools, parks, solid waste management, stormwater management and emergency and public safety services can encourage development and guide the timing and location of development. It is a proper function of governments to provide public services and infrastructure and it is a responsibility of government to ensure that it is able to continue to provide services and infrastructure in a sustainable manner as growth continues to occur.

Topic A: Infrastructure and Community Services - Water and Sewer

Water and sewer improvements are necessary for property to be developed to urban densities. Extensions of water and sewer lines significantly affect the timing and density of development and it is imperative that land use and utility extensions be coordinated in order to achieve the desired land use patterns identified in the Comprehensive Land Use Plan. Through utility planning, development required to use public water and sewer will occur in a more orderly pattern adjacent to existing developed areas.

Utility extension policies directly impact the cost, timing and spatial distribution of development. Utility extension policies should address:

- ▶ Contribution a developer must make for the extension;
- ▶ Location, alignment and capacity of facilities to be extended;
- ▶ Potential and process for recouping costs for providing excess capacity;
- ▶ Areas where facilities may or may not be extended; and
- ▶ Timing of facility extensions.

The conditions under which utilities may or must be extended to a project should be consistent with comprehensive plan policies discouraging sprawl, premature subdivision, conversion of agriculturally viable land and inefficient infrastructure investments. The coordination of utility extension and land use policies is critical to avoid creating incentives for growth that are inconsistent with the land use plan or creating disincentives for desired growth.

Water Services in Pender County

At present, unincorporated areas of Pender County do not have a centralized water supply and distribution system; however, in 2006 the County established six (6) Water & Sewer Districts to serve various population areas in the County. To date, two (2) Districts (Rocky Point/Topsail WSD and Maple Hill WSD) provide water service to over 4,600 residential and commercial customers. Each of the County's municipalities, with the exception of Watha, has its own water system.

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In 1999 Pender County started a program to extend water service to existing residential and commercial areas with sufficient densities to support voluntary connection to the system. After completing five (5) phases of construction, Pender County Utilities currently serves over 4,600 residential and commercial customers. In 2009, the County began design of a new 4 million gallon per day water treatment plant at the new county commerce park on US 421 to serve water and sewer districts in the County.

The County is also exploring regional cooperation with Cape Fear Public Utility Authority, Lower Cape Fear Water and Sewer Authority, Onslow Water and Sewer Authority (ONWASA), and the Town of Surf City to more effectively, timely and cost-efficiently expand water and sewer services.

Sewer Services in Pender County: The unincorporated area of Pender County lacks centralized sewage treatment services and there are increasing pressures for development of centralized sewage. The County received a \$757,000 State grant in 1999 for developing a sewer system to serve industrial/business development in the Rocky Point area. A "regional" pump station was constructed near the intersection of Highway 117 S and Highway 133 and currently serves 15 industrial and commercial customers. The pump station sends wastewater via a 6" force main across the Pender County line into New Hanover County, eventually discharging into the Cape Fear Public Utility Authority's Northside Wastewater Treatment Plant (WWTP). Other sewer service areas are being explored. (See Water and Wastewater Master Plans.)

Package Sewage Treatment Plants in Pender County: Package plants have been discouraged for many years by the State largely due to challenges involved in proper operation and maintenance. New package plant treatment technologies and recommended operational organizations are being developed that offer hope in use of package sewage treatment plants. Package treatment plants have the potential to fill a technological void. For instance, in sensitive environmental areas, package sewage treatment plants may offer the best hope of allowing for greenspace residential development. Pender County has elected to allow package treatment plants, but only where centralized public sewer is not feasible.

Water and Sewer Goal 2A.1

Manage the timing, location and intensity of growth by locating water and sewer improvements in accordance with the Comprehensive Land Use Plan and Water and Wastewater Master Plans.

Policy 2A.1.1 Develop a countywide plan for the expansion and extension of water and sewer improvements and develop a capital improvements program, using revenue from water and sewer utilities, to finance those improvements.

Policy 2A.1.2 Allow the use of package treatment plants only in areas where development is desirable but public sewer service is not feasible. If package treatment plants are use they should be designed to enable, at minimum public

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cost, the conversion of the system to public ownership, operation and maintenance in the future when public sewer service is viable, and cost effective.

Policy 2A.1.3 Encourage systems to be designed and located such that expansion to serve future development is feasible.

Policy 2A.1.4 Seek regional cooperation and coordination to maximize service delivery while minimizing duplication of infrastructure and services.

Policy 2A.1.5 The County shall vigorously pursue grants to expand the sewer and water system to serve 1) priority economic development areas and 2) areas that have inadequate or degraded service levels or environmental concerns with onsite systems.

Topic B: Infrastructure and Community Services - Transportation Improvements

In North Carolina, the State has the primary responsibility for improvements to major and minor thoroughfares that comprise the backbone of the transportation system. Counties within North Carolina generally do not spend local tax funds on transportation system improvements or maintenance.

Pender County participates in two regional transportation planning organizations. The southern and eastern portions of the County are included within the urban transportation planning area for the Wilmington Urban Area Metropolitan Planning Organization (Wilmington MPO). The County also participates in the Cape Fear Rural Planning Organization (Cape Fear RPO) which covers Pender, Brunswick and Columbus counties.

Private Streets

Private streets have a role to play in urbanizing areas of the County. However, the resistance of developers and property owners to extending or connecting private streets to other private streets or to public streets decreases public access and alternative vehicular routes. Lack of interconnectivity forces vehicular traffic back to public collector streets and major thoroughfares which increases traffic volumes and decreases traffic carrying capacities of public streets.

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Transportation Goal 2B.1

Manage the timing, location and intensity of growth by coordinating transportation improvements in accordance with the Comprehensive Land Use Plan and the Coastal Pender Collector Street Plan.

Policy 2B.1.1 Ensure that the Pender County Comprehensive Transportation Plan is updated and that it is coordinated with the Comprehensive Land Use Plan.

Policy 2B.1.2 Ensure that Pender County's transportation needs are adequately addressed through the Wilmington MPO and Cape Fear RPO Transportation Improvement Program requests.

Policy 2B.1.3 The County should utilize and promote a hierarchical, functional transportation system, that prioritizes needed improvements, and promotes the proper arrangement of land use patterns to ensure and determine the proper levels of service (LOS) to reduce any associated negative impacts to the overall transportation network.

Policy 2B.1.4 Adopt regulations that require new developments and individual sites throughout the County to provide vehicular and pedestrian interconnectivity to existing or planned adjacent sites and adjoining developments.

Policy 2B.1.5 The County should utilize the legislatively enabled authority vested them to work with public and private partners to explore and implement an array or innovative techniques for financing new surface transportation projects as well as providing improvements to current facilities.

Policy 2B.1.6 The County shall work with the NCDOT, MPO, and the RPO to encourage alternative forms of transportation including regional rail, local transit, Transportation Demand Measures such as van-pooling and ride sharing, and an inter-modal transportation system.

Policy 2B.1.7 Ensure that the Coastal Pender Collector Street Plan, adopted on May 21, 2007, is used consistently when reviewing and approving new development proposals within the Hampstead and Scotts Hill areas of the County. Consider applying Plan recommendations for roadway connectivity to all new developments countywide.

Policy 2B.1.8 As recommended in the Coastal Pender Collector Street Plan, develop a system to track and monitor all future right-of-way dedications, "paper streets", and stub-outs. Research recorded documents to expand the database

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to include existing / paper streets to ensure maximum coordination and connectivity.

Policy 2B.1.9 As recommended in the Coastal Pender Collector Street Plan, all new streets that have the potential to connect to adjacent developments should be constructed to NCDOT secondary road standards and accepted for public maintenance to ensure future connectivity.

Policy 2B.1.10 Allow and encourage flexible road design standards, incorporating low impact development and smart growth principles.

Policy 2B.1.11 Within the UDO, incorporate recommended “Regulatory and Policy Tools” set out in the Coastal Pender Collector Street Plan.

Policy 2B.1.12 The County should consider conducting studies and engaging in special planning initiatives for major transportation corridors within its jurisdiction to implement supportive plans and ordinances to assist in accomplishing the following objectives:

- preserving and maintaining existing and future transportation facilities and corridors;
- improving safety, site access and design standards;
- enabling continuity and community identity;
- enhancing aesthetic appearances of non-residential developments using reasonable architectural standards;
- enhancing landscaping regulations, and flexible yard, bulk, and area requirements.

Topic C: Infrastructure and Community Services - Schools



South Topsail Elementary School

Parents will usually consider the quality of schools in deciding where to buy a home. School systems can better plan for the need and location of new schools if they are kept up to date on population growth, especially with regards to proposed residential developments. School systems may be able to identify needed sites for new schools within new developments if they are involved in the development review process. Sometimes school systems negotiate with property owners to purchase land which exceeds their needs. If other local governments are advised of the potential availability of land on or

near a school site, they may be able to satisfy some of their need for community facilities, such as parks and libraries.

Rapid growth in Pender County, particularly in the 1990s, has placed a severe strain on capacity of the County’s public school system, especially as the composition of new

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residents has changed from a significant number of retirees toward more families with school-age children. Paying for school facilities and traffic circulation and safety near schools are important issues.

The Pender County School system actually lost enrollment during early 1980s, during the latter part of the “baby bust” period in America. However, just 5 years later, rapid growth and an increasing birth rate pushed student enrollment up by over 700 to nearly 5,000 students.

In 1996, voters approved a \$25 million school bond and in 2005 approved a \$52 million bond to address crowded conditions. Capital budgets were set to build new schools and complete much needed renovations to others:

- ▶ Two new elementary schools, North Topsail and South Topsail, were built in the Hampstead community as the first two projects under the bond referendum and a state grant.
- ▶ Two new elementary schools were built in Rocky Point. They were intended to alleviate crowded conditions at Malpass Corner Elementary and Rocky Point Elementary.
- ▶ A new middle school will house students for West Pender Middle and Burgaw Middle Schools.
- ▶ A new Topsail high school and Trask high school were built to relieve crowding of the existing high schools in the county.

School Traffic - Access, Management, and Circulation

Concerns have been expressed regarding adequacy of traffic management and site planning at County schools. There are a greater number of high school students driving, and a greater number of elementary students are being chauffeured to school by parents. Most campuses were not designed to address the vehicular traffic volumes and turning movements found at these schools today. Traffic tie-ups can be routinely lengthy and motor vehicle accidents are a constant concern.

Schools Goal 2C.1

Ensure adequate enrollment capacity in Pender County Public Schools and encourage co-location of community facilities.

Policy 2C.1.1 Create a process for all local governments, including the Technical Review Committee, to advise public school officials of pending large developments and population growth in general so that they may adequately plan to increase capacity.

Policy 2C.1.2 As Pender County Public Schools purchase properties for new schools, consider having other local governments participate in the land

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purchase in order to co-locate other public facilities, such as parks and libraries, on or near school sites.

Policy 2C.1.3 In approving new development, particularly large residential developments, work with the developer and the public school system to identify sites to be reserved for future schools pursuant to the requirements in NC General Statutes §153A-331.

Policy 2C.1.4 Ensure that capital improvements to schools adequately address the needs of different areas of the County, including improvements to existing schools update the facilities to modern standards of newer schools.

Policy 2C.1.5 Address traffic access and circulation issues through physical improvements and operating procedures.

Topic D: Infrastructure and Community Services - Libraries

The Pender County Public Library system is presently developing a building program to address existing and future library facility needs and to seek funding necessary to implement a countywide building program. The plan includes a three phase expansion plan over a 20-year period. The public library system has identified three 7-mile boundary search areas for potential future library branches as shown on the Future Public Facilities Map.

The Plan recognizes that the best opportunity for a partnership with a developer for land donation for a regional library facility will probably be in the southwestern portion of the County. The Plan recommends that the County consider offering a density credit or bonus to encourage developers to support the library capital building program through a site donation or reservation.

Public Libraries Goal 2D.1

Support Pender County Public Library building funding and program.

Policy 2D.1.1 In approving new development, particularly large residential developments, work with the developer and the public library system to identify sites to be reserved for future libraries.

Policy 2D.1.2 Ensure that capital improvements for libraries adequately address the needs of different areas of the County, including improvements to existing libraries.

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Insert Future Public Facilities Map

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Topic E: Infrastructure and Community Services - Emergency Services

The ability of law enforcement, fire and emergency medical services to respond in a timely manner to an emergency can be affected by the transportation system, the patterns of land development, the availability of fire hydrants in the case of a fire, and the specific design of a development.

For instance, a development located in a rural or suburban area will take longer to access, which is compounded if a private road system is not adequate and the design of a development does not accommodate emergency vehicles. In the case of a fire, the lack of fire hydrants with sufficient residual pressure can impede fire suppression.



To reduce the amount of property in Pender County that is greater than six miles from a fire station, the following seven future station locations (as shown on the Future Public Facilities Map) are proposed:

1. Rocky Point substation in the Carver Drive area;
2. Rocky Point substation on Shaw Highway near NC 210;
3. Long Creek substation within new development on Blueberry Road;
4. Atkinson substation in the area of NC 210 and Point Caswell Road;
5. Hampstead substation in Scotts Hill;
6. Hampstead substation on Island Creek Road near Cross Creek; and
7. Maple Hill substation near NC 53 and Shaw Highway.

To meet minimum state specifications, each substation would have to have two apparatuses: 1) a rated pumper with a minimum 750 GPM pump; and 2) a rated tanker with a total water capacity between the two trucks of 1500 gallons. The buildings are required to be heated, but living quarters are not required. The roster of each department would have to increase by eight (8) people (above a minimum of 20 for the primary station) for each substation added.

Emergency Services Goal 2E.1

Ensure adequate response times and capabilities of Sheriff, Police, Fire and Emergency Medical Services.

Policy 2E.1.1 Coordinate plans for Emergency Services, Fire and Emergency Medical Service facilities with the Comprehensive Land Use Plan, Transportation

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Plan and Metropolitan Planning Organization requests for Transportation Improvement Program funding.

Policy 2E.1.2 Ensure that streets and parking lots within new developments are designed and constructed to accommodate the turning radius and load bearing requirements for emergency services vehicles and equipment.

Topic F: Infrastructure and Community Services - Solid Waste Management

Solid waste management includes not only providing facilities or arrangements for disposal of solid waste, but also minimizing the amount of solid waste that must be disposed of in a landfill. The movement to recycling, reducing and reusing solid waste can provide economic opportunities for entrepreneurs who develop markets for solid waste.

Approximately 75% of Pender County's waste is residential, 19% non-residential and 4% from construction and demolition. Solid waste is collected and hauled by private enterprises. It is a concern that some County collection centers have unpaved surfaces and are prone to unpleasant, messy, and muddy conditions following rain events.

Pender County does not own or operate a sanitary landfill. Solid waste materials are collected at a transfer station in Hampstead then transported to a landfill in Sampson County.



Hampstead Trash Service, a private company in Pender County that provides recycling pick-up.

Currently, the County recycling program accepts ten recyclable materials but due to the current slow economy, there is less demand for recycled materials. The County does not have a litter or illegal household dumping prevention program, but the County code makes it illegal to do so, and establishes fines and provides for enforcement.

Solid Waste Management Goal 2F.1

Ensure adequate capacity and proper management of solid waste, including reducing, reusing and recycling materials

Policy 2F.1.1 Continue to enhance the County's recycling program by partnering with public schools to create a student-run recycling program.

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Policy 2F.1.2 Provide public education, focusing on school children, to encourage the public to reduce, reuse and recycle solid waste.

Policy 2F.1.3 Encourage entrepreneurs to recycle and reuse solid waste through economic incentives, such as a grant program to provide gap financing, needed by an entrepreneur to start a recycling program.

Policy 2F.1.4 When siting collection centers, consider surrounding land uses, traffic and aesthetics.

Topic G: Infrastructure and Community Services - Stormwater Management

Stormwater runoff is the water that runs off streets, rooftops, parking lots and other impervious and partially impervious surfaces during and after a rain or snow event. As communities develop, more impervious surfaces are created which means more stormwater runoff and less rainfall can soak into the ground to recharge water tables. Nationally, non-point sources of pollution, such as stormwater runoff from roads and parking lots and from chemicals applied to lawns, golf courses, and crops are recognized as the principal cause of water quality degradation.

Stormwater management is of particular concern in Pender County due to the County's location in the NC Coastal Plain and the proximity of development to sensitive streams, lakes and rivers and to the Atlantic Ocean/Intracoastal Waterway. For instance, a rapid influx of freshwater can change the temperature and natural salinity of sound water and disrupt the biological balance of natural systems.

The lack of natural sloping ground elevations and poorly drained soils can also contribute to stormwater problems. Large ponds of stormwater that do not adequately drain can create hazardous driving conditions on roadways and can serve as breeding grounds for disease-carrying mosquitoes. Often drainage ditches that were installed in the past have not been maintained and have in some cases been filled in by property owners. Pender County has just recently appointed a drainage task force to study stormwater drainage issues.

In developing stormwater management goals and policies, the Business Alliance for a Sound Economy (BASE) and the North Carolina Coastal Federation jointly recommended that the County consider:

1. Developing policies and techniques that encourage the use of voluntary low impact development standards that can be applied to projects at the individual lot level or to major residential or commercial developments to mimic natural features and pre-development hydrology.
2. Developing policies and techniques that incorporate voluntary low impact development practices. The County should adhere to the guidance set forth from the Division of Water Quality for details on how to design, construct and maintain LID practices.

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3. Implementing fee-based as well as land-based incentive packages for developers that utilize low-impact development (LID) techniques to manage the

Stormwater Management Goal 2G.1

Protect the water quality of public trust waters in and around Pender County, particularly Class SA waters. (Class SA waters, as designated by the NC Division of Water Quality, are High Quality Waters (HQW) that are rated excellent based on biological and physical/chemical characteristics; SA waters are typically used for commercial shell fishing.)

HQW is a classification intended to protect waters that are 1) Water Supply I or II waters; 2) Shellfishing waters; 3) Outstanding Resource Waters; 4) Waters designated as Primary Nursery Areas or other functional nursery areas by the Marine Fisheries Commission; or 5) Native and Special Native (wild) Trout Waters as designated by the Wildlife Resources Commission.

The Outstanding Resource Waters (ORW) classification is intended to protect unique and special waters having excellent water quality and of exceptional state or national ecological or recreational significance. ORW classified waters are threatened by sediment and stormwater runoff from development.

To qualify for ORW designation, waters must be rated as having an "outstanding resource value." This resource value must be one of the following: 1) Outstanding fish habitat or fisheries; 2) Unusually high level of water-based recreation; 3) Special designation, such as North Carolina or National Wild/Scenic/Natural/Recreational River, National Wildlife Refuge, etc.; 4) Be an important component of a state or national park or forest; or 5) Be of special ecological significance.

potential impacts of stormwater runoff within the county.

Policy 2G.1.1 Consider establishing a stormwater/ditch maintenance program coordinated through the County Public Works Department and with the NC Department of Transportation.

Policy 2G.1.2 The UDO shall address the use of fill material to create building sites/lots by altering natural drainage patterns.

Policy 2G.1.3 Pender County will consider developing policies and techniques that encourage the use of voluntary low impact development standards that can be applied to projects at the individual lot level or to major residential or commercial developments to mimic natural features and predevelopment hydrology.

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Policy 2G.1.4 When considering developing policies and techniques that incorporate low impact development practices Pender County should adhere to the guidance set forth from the Division of Water Quality for details on how to design, construct and maintain LID practices.

Policy 2G.1.5 Consider implementing fee-based as well as land-based incentive packages for developers that utilize low-impact development (LID) techniques to manage the potential impacts of stormwater runoff.

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Issue 3: Preferred Development Pattern / Community Appearance

Topic A: Preferred Development Patterns

An essential part of any land use planning process is for the public to determine what type of community they want in the future. The predominant development pattern in much of Pender County is suburban. Most people living in Pender County work elsewhere. There also appears to be a preference for traditional single-family communities and for clean, modern industries that do not have negative environmental impacts.

Preferred Development Patterns Goal 3A.1

Develop a preferred growth pattern that includes traditional suburban communities but also allows for higher density residential development and for innovative mixed-use developments to encourage more compact, sustainable growth patterns.

Policy 3A.1.1 Use the creation of the Unified Development Ordinance (UDO) as an opportunity to allow more development flexibility while setting higher standards for sustainable development.

Policy 3A.1.2 To the extent possible, incorporate more flexible zoning categories that establish performance standards and do not exclude uses as much as encourage compatible co-location of uses to encourage sustainable land use patterns. Neo-traditional or traditional neighborhood planning standards should provide for a compatible mix of uses to encourage more livable communities.

Policy 3A.1.3 Support the inclusion in the UDO of conditional zoning which provides more flexibility for the land owner/developer and the County to mutually agree upon specific development conditions and requirements. (Conditional zoning is a method that incorporates all the site-specific standards directly into the zoning district regulations and then applies that zoning district only to the property that is the subject of the rezoning petition.)

Policy 3A.1.4 Consistently use the Comprehensive Land Use Plan, as well as other plans and studies, to determine if a rezoning request is appropriate and consistent with local policies.

Topic B: Community Design and Appearance

Community established design standards can be used to ensure that new development is compatible with existing and planned development. Design standards shape the

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location, scale and appearance of development – regulating height, bulk, setbacks, landscaping, buffering, building materials and/or architectural features. Design standards may be used to maintain the rural, historic, or other established character of an area. Performance-based design standards may be used to allow greater intensity of development in exchange for increased design amenities. Standards can be either mandatory standards or recommended guidelines.

Community design standards should address all types of land uses allowed within the County – residential, office, commercial and industrial uses. Specific standards for each zoning district should be included in the UDO.

Benefits include:

- ▶ Design standards can help soften the visual impacts of new development.
- ▶ Regulations can be tailored to the individual characteristics of the community.

Limitations include:

- ▶ Heightened regulations add a layer of complexity and cost to the development review process.
- ▶ Additional requirements can increase the cost of development.

Another key component in protecting community character and aesthetics is to provide for cluster development options. Cluster development standards allow for adjustments in the location and/or type of dwelling units and/or non-residential lots/units on a site. The technique is used to preserve environmentally sensitive areas, agricultural lands and upland sites for recreation / open space or to eliminate the need to develop portions of sites that, owing to wetlands, tree cover, or other factors, would more appropriately remain undeveloped. When applying cluster development standards:

- ▶ Reserve a combination of environmentally sensitive areas and upland sites to provide usable, consolidated open space;
- ▶ Density/intensity bonuses may be provided to encourage clustering;
- ▶ Clustering may be mandatory or voluntary; and
- ▶ Balance of property must be reserved for specified uses, as approved by County.

Benefits include:

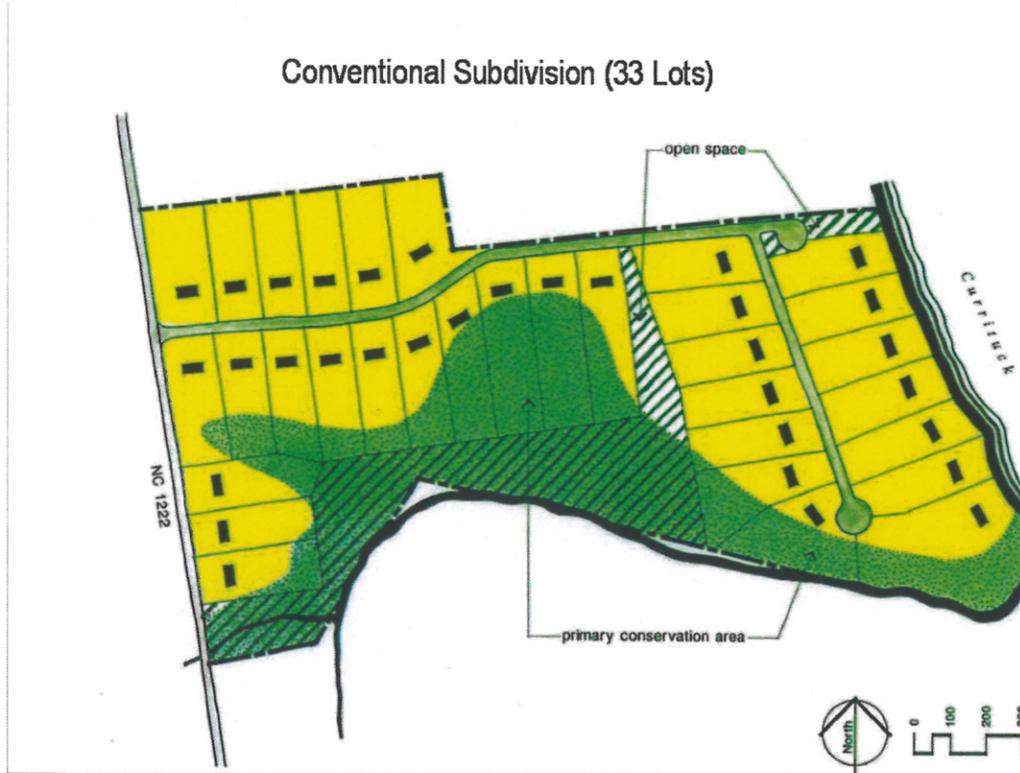
- ▶ Allows for flexibility in design to protect natural resource areas.
- ▶ Can result in preservation of substantial amounts of open space while not reducing densities.
- ▶ Construction and infrastructure costs are reduced.

Limitations include:

- ▶ If not well-designed and developed, cluster development can result in fragmented open space that makes agricultural uses difficult.
- ▶ Requires higher level of review to determine appropriate and feasible development layouts.
- ▶ Clustering is not often a popular option with developers.
- ▶ Long-term management of common open space may become problematic for homeowners.

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Figure II-1 Conventional vs. Conservation Subdivision
from "Conservation Design for Subdivisions" by Randall G. Arendt



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Community Design and Appearance Goal 3B.1

Provide for thoroughfare buffer overlay districts as a means to provide for undisturbed vegetated and/or natural buffers along both sides of existing and planned controlled access or limited access highways.

Policy 3B.1.1 Revise area and bulk regulations enabling flexible design standards and improved streetscape appearances.

Policy 3B.1.2 Require existing significant vegetation (mature hardwood tree species) to remain undisturbed, where possible and encourage development to incorporate significant tree preservation.

Community Design and Appearance Goal 3B.2

Improve community appearance by using cluster development options to preserve roadside views and open space.

Policy 3B.2.1 Incorporate cluster development standards in the Unified Development Ordinance.

Policy 3B.2.2 Consider providing incentives to encourage use of the cluster development option to preserve environmentally sensitive areas and upland sites as open space to protect community character.

Community Design and Appearance Goal 3B.3

Increased code enforcement staff.

Policy 3B.3.1 Increasing code enforcement staff and legal staff to support increased enforcement efforts and follow-up action.

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Issue 4: Small Area Plans

Pender County has experienced significant population growth over the past 30 years. Census data indicate that the County's population grew 85% between 1980 and 2000. Projections are that the County will grow another 33% by the year 2010 bringing the population of the County from 28,855 persons in 1990 to an estimated 54,764 by 2010 – a 90% growth rate. The NC State Data Center projects population growth for Pender County at 96.1% from 2000 to 2030 (see Appendix B Graph B-1)

Population growth has not been evenly spread across the county. Although the majority of the County's population in 2000 Census still lived in rural areas, the percent of the population living in urban areas grew from 8% to 18% between 1990 and 2000.

Coastal Pender

Coastal Pender including the towns of Topsail Beach and Surf City and the unincorporated areas of Hampstead and Scotts Hill has experienced the highest population growth rates.

Rocky Point

Another area experiencing rapid development is the Rocky Point area located near the intersections of I-40, US 117 and NC 210. Rocky Point has not experienced as much population growth but is experiencing significant non-residential growth serving the immediate area and the traveling public along the major highways.

US 421 South

The US 421 corridor is a primary arterial running north-south in the western portion of the County. US 421 South leads into a developed industrial corridor in New Hanover County just over the county line to the south. In an effort to capture economic development in this expanding industrial area, Pender County has made plans to expand water and sewer services to serve industrial growth.

Why Small Area Plans?

Small Area Plans are meant to supplement the larger context of the Comprehensive Land Use Plan. A Small Area Plan is appropriate for a specific area of the community that has special attributes to be protected, e.g., rural character, historic significance, downtown business district, or an area that is experiencing more significant growth pressures than the community at large. The edges or boundaries of Small Area Plans are not "hard" in that future land uses recommended at area boundary may also be appropriate for areas immediately adjacent to or just outside the Small Area Plan boundary.

Benefits of Small Area Plans:

- Infill development can strengthen traditional neighborhoods and already developed areas that are experiencing more rapid growth.

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- Infill development is less expensive to service than development in fringe areas because of established infrastructure (roads, water, sewer, etc.) and more compact development patterns.
- Infill helps create diversity of housing types and mixed-use activity centers.
- Infill helps reduce urban sprawl.

Limitations of Small Area Plans:

- Current market forces and financing systems favor development on vacant land over infill development.
- Infill can require significant public funding if infrastructure upgrades are needed.
- Affected neighbors can be vocal opponents of infill development.

In particular, the three Small Area Plans are intended to:

- address the unique character and issues and rapidly changing conditions within each area
- provide a more focused opportunity for residents to get involved in planning for their community
- address more specific issues relevant to each area in terms of growth and land use goals
- encourage and enable appropriate future growth within the boundaries of each area
- provide focus on the need for capital facilities investments that support land use policies for these areas

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4A. Coastal Pender Small Area Plan

Coastal Pender Goal 4A.1

The primary goal of the Coastal Pender Small Area Plan is to direct higher density residential and mixed use growth toward the Scotts Hill area, closer to the New Hanover/ Wilmington metro area. Development can be expected to continue in the Hampstead community but growth is to be focused more towards the southeastern edge of the Coastal Pender area. Coordinating future growth with the adjacent local governments of Surf City to the north and New Hanover County to the south and east are of prime importance.

Large scale developments should expect to be supported by public utilities and closely evaluated through coordinated development plan review. Commercial, office and mixed used infill, re-development of existing sites and development of new sites are expected to continue as market forces permit along the US Highway 17 corridor in Hampstead.

New land use proposals and approvals should closely consider the status of future transportation projects such as the US Highway 17 / Hampstead Bypass. Development should be encouraged and/or required to protect and support the integrity of historical and cultural sites within the area.

Policy 4A.1.1 Direct and encourage future high density residential and mixed use planned development toward the Scotts Hill area. Growth in this area should be supported by public utilities in order to achieve higher densities and more compact development. Larger tracts of land should be required to submit master plans that indicate how development will be coordinated both on site and with existing or future development on adjacent properties.

Policy 4A.1.2 The preference is for larger-scale developments that plan for and provide public utilities that serve on a regional basis or that can be expanded to serve a regional purpose. Individual on-site well and septic systems and small package plants that provide water or sewer service on a small scale should not be permitted.

Policy 4A.1.3 Establish flexible development regulations which encourage a variety of mixed use infill and re-development along the US Highway 17 corridor.

Policy 4A.1.4 Incorporate transportation recommendations from the Coastal Pender Collector Street Plan into the UDO including recommendations for improved roadway interconnectivity and shared driveways.

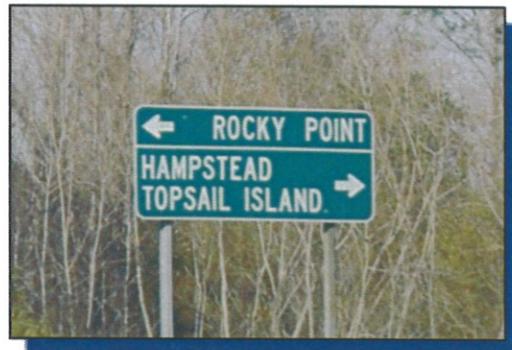
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Policy 4A.1.5 The US 17 / Hampstead Bypass project has not yet designated a “corridor” in which a specific alignment will be designed and built. The process to designate a corridor should encourage maximum participation in gathering public input on selecting the final corridor and public support to fully fund the project. When the corridor is selected, revise the Coastal Pender Small Area Plan to reflect the proposed corridor and if necessary revise future land uses to the most appropriate category, depending on the final location of the corridor. Regulations should also be revised reflecting all legislative authority to protect the corridor from future development plans and to encourage approval of development proposals which are in harmony with the bypass project. Furthermore, adopt regulations that offer development incentives to projects that assist with right of way dedications or construction of portions of the bypass, as appropriate.

Policy 4A.1.6 Special historical/cultural features present in the Coastal Pender Small Area Plan include Poplar Grove Plantation, Browntown School, Topsail Battery Earthworks, and Sloop Point post office, among others. Incorporate UDO regulations that enable future development projects that are adjacent to or near these sites to assist in their preservation and/or restoration. Encourage original “industries” such as seafood markets within the Hampstead area to continue as viable business and community icons.

4B. Rocky Point Small Area Plan

The focus of the Rocky Point Small Area Plan is the anticipated commercial development near the intersections of Interstate 40 / NC 117 and NC 210, the additional sewer capacity becoming available from the Cape Fear Public Utility Authority, and the future of the NCDOT ‘rail banked’ corridor from Wallace to Castle Hayne.



Other important issues within this small area include new and infill development along the US 117 Highway corridor. New large scale developments need to be compatible with existing development. A future regional park is being planned for the area behind Heidi Trask High School and other recently approved projects are planned within the area.

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Rocky Point Goal 4B.1

The primary goal of the Rocky Point Small Area Plan is to accommodate higher density mixed use growth in and around the I-40 / US 117 and NC 210 intersections. Coordinating future growth with already planned projects within the area will be of prime importance. Large scale developments should expect to be supported by public utilities and closely evaluated through coordinated development plan review. Commercial, office and mixed used infill is expected to occur along the major highway corridors, particularly close to major intersections.

Policy 4B.1.1 Encourage and enable commercial and employment-related development to occur near the intersection of Interstate 40/US 117/NC 210 and along the US 117 corridor toward New Hanover County when additional sewer and water capacity is available.

Policy 4B.1.2 Focus higher density residential and other mixed use development toward existing County facilities such as Heidi Trask High School and other developing areas being served by public water and sewer.

Policy 4B.1.3 Encourage and support the re-establishment of rail-based freight and new passenger rail service along the 'rail-banked' Wallace to Castle Hayne railroad corridor. New development proposals should be carefully planned to either support this future service or not hinder future development of the railroad corridor.

Policy 4B.1.4 New development within the small area should be compatible with existing residential uses.

Policy 4B.1.5 Adopt new regulations which enable large scale residential developments to offset impacts to the County's capital facilities and to participate in future capital facilities construction.

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4C. US 421 South Corridor Small Area Plan

The focus of the US 421 South Corridor Small Area Plan is the development of the Pender County Commerce Park and adjacent properties for major economic development projects that support the creation of new jobs and enable significant non-residential tax base growth. Once County utilities are available to this area, it is anticipated that the US 421 South corridor will receive significant interest in development of all types including market driven high intensity development which should be encouraged. Large scale developments should expect to be supported by public utilities and closely evaluated through appropriately coordinated plans.



The northern portion of the US 421 South corridor should be developed in a manner closely compatible with existing development where public utilities are not available. Major intersections within the area are expected to develop appropriately scaled commercial/office/institutional uses that support the local economy and the traveling public and transportation-related market demands.

US 421 South Corridor Goal 4C.1

The primary goal of the US 421 South Corridor Small Area Plan is the development of the Pender County Commerce Park and adjacent properties for major economic development projects that support the creation of new jobs and enable significant non-residential tax base growth.

Policy 4C.1.1 Encourage and support economic development projects of industrial, commercial and other employment-related construction in Pender Commerce Park and other properties in the vicinity.

Policy 4C.1.2 Focus other large scale residential and mixed use development closer to the New Hanover County line and smaller residential and other site development toward the northern end of the Corridor.

Policy 4C.1.3 Support the development of commercial/office/institutional land uses at major intersections along the US 421 South to serve the local economy and the traveling public and transportation-related market demands

Policy 4C.1.4 New residential development within the area should be compatible with existing residential uses.

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Policy 4C.1.5 Adopt new regulations which enable large scale residential developments to offset impacts to the County's capital facilities and to participate in future capital facilities construction.

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Issue 5: Housing and Community Development

Topic A: Low and Moderate Income Families and Neighborhoods



** Photo courtesy of Wilmington Metropolitan Planning Organization (wmpo.org)*

The housing and community development markets do not always address the needs of all residents, especially the needs of low and moderate income residents. In Pender County, there is a lack of workforce housing. Workforce housing is housing that is both affordable and available to essential workers such as teachers, nurses, firefighters, police officers, and retail clerks. In addition, the variety of housing options was identified as an issue that needs to be addressed.

Lack of sewer and lack of maintenance of on-site wastewater treatment facilities are a special concern in lower income portions of a community. Another concern is the age and appearance of manufactured housing (mobile homes) that are often the only cost appropriate choice for lower income households.

Low and moderate income residents and neighborhoods can be assisted by upgrading roads, water and sewer services and other community services and facilities as well as assisting in financing improvements to individual homes. The Federal Government provides funding through the Department of Housing and Urban Development (HUD) to assist local governments in funding improvements to low and moderate income communities and families. Pender County lacks staff to apply for and administer these grants but these services can be procured using specialized consulting services to oversee the programs.

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Housing and Community Development Goal 5A.1

Ensure that low and moderate income families and communities are adequately served by public facilities and that dwelling units in these communities meet acceptable housing standards.

Policy 5A.1.1 Pender County shall seek to accommodate the development and appropriate placement of a variety of housing types, including site built homes, apartments, townhouses, garage apartments, accessory living units, and manufactured homes.

Policy 5A.1.2 Provide resources to seek funding through the HUD Small Cities grant program to upgrade community services in low and moderate income communities.

Policy 5A.1.3 Ensure that opportunities to improve substandard housing are available to low and moderate income homeowners and owners of rental housing serving low and moderate income families.

Policy 5A.1.4 Apply for all appropriate Community Development Block Grant opportunities for housing and infrastructure project.

Policy 5A.1.5 Provide incentives such as density bonuses to developers that offer established affordable/workforce housing programs through community land trusts such as the Cape Fear Housing Community Land Trust.

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Issue 6: Natural Resource, Historic, and Cultural Preservation

As communities develop, natural, historic and cultural resources can be damaged or eliminated through the development of private property. These resources often are quality of life resources which add to the community's character. Protection, maintenance and enhancement of these scarce resources are a legitimate function of local government as part of the government's role in protecting the public welfare and providing for the common good. The first step is to identify these resources and then to take steps to ensure that they are maintained or enhanced through acquisition, investment or regulation.

Topic A: Natural Resources

Water quality, natural vegetation and areas of environmental importance can be adversely impacted by development patterns and practices. For instance, water quality can be affected by stormwater runoff from new developments and the canopy of natural vegetation can be affected by clearing needed to install septic tank drainage fields.

Natural Resources Protection Goal 6A.1

Ensure that natural resources are maintained or enhanced as development occurs.

Policy 6A.1.1 Identify and maintain a database of significant natural resources such as floodplains, wetlands, areas of environmental concerns (AECs) and significant tree canopies.

Policy 6A.1.2 Consider regulations that restrict or limit development in flood hazard areas, wetlands, and other identified hazardous or natural resource areas.

Policy 6A.1.3 Require use of conservation subdivision and low impact development techniques to preserve natural resources on new development sites.

Policy 6A.1.4 Consider establishing staff resources to manage and strengthen stormwater quality standards in addition to state minimum standards.

Policy 6A.1.5 Adopt regulations that provide enhanced protection of groundwater resources where needed as appropriate.

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Topic B: Historic and Cultural Resources

Historic, cultural, or architecturally significant properties are often in private ownership and are subject to being eliminated as development occurs. It is necessary first to

Historic and Cultural Resources Protection Goal 6B.1

Ensure that historic and cultural resources are maintained or enhanced as development occurs.

identify these properties and then apply appropriate designation for protection. Local designation as a historic landmark provides the property owner with tax benefits, but also allows a local historic landmarks commission to delay demolition of the landmark. Designation as a National Register Historic Landmark does not provide tax benefits or local control but does bring attention to valuable resources that need to be protected.

Policy 6B.1.1 Coordinate with other county departments and historic preservation organizations to identify and map historic, cultural or architecturally significant properties in Pender County.

Policy 6B.1.2 Designate historic, cultural or architecturally significant properties through National Register or local historic programs.

Policy 6B.1.3 Consider prioritizing historic, cultural or architecturally significant properties for public acquisition / protection.



Poplar Grove Plantation

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Issue 7: Parks, Recreation, Open Space and Waterway Access

Topic A: Parks and Recreation Facilities and Services

As a community grows, informal open spaces, recreation areas and waterway access areas may be developed and then no longer be available for public use. In addition, the community will often demand passive as well as active recreation and open space areas.

Recognizing the need for parks and open spaces, the Board of Commissioners adopted the Pender County Recreation and Open Space Plan in 1998. The Plan identified 11 public school sites and 17 park locations available for recreation activities. The Plan identified on-going citizen involvement, formation of public-private partnerships, and the need to balance park improvements within the County as key to the Plan's successful implementation. Despite limited funding and staff resources to implement the 1998 Plan, the County has been able to provide considerable recreation activities through the Parks and Recreation Community Partnership Program.

The County plans to develop a new long range parks and recreation plan that will go further towards ensuring adequate recreation, open space and waterway access for County residents and visitors. Eleven potential new park and boat access locations have been identified as shown on the Future Public Facilities Map.

Parks, Recreation, Open Space and Waterway Access Goal 7A.1

Ensure adequate, appropriately located parks, recreation and open spaces to serve the needs of Pender County residents and visitors.

Policy 7A.1.1 Prepare a new, updated Comprehensive Parks and Recreation Master Plan.

Policy 7A.1.2 Ensure that the updated plan adequately reflects current and future recreation needs. Adopt implementation measures to acquire and develop parks, recreation areas and open spaces.

Policy 7A.1.3 Coordinate with Pender County Board of Education and partner with civic groups to co-locate parks and recreation sites on or adjacent to school property as appropriate.

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Topic B: Dedication of land or payments in lieu of dedication for parks and open space.

The State allows counties to require new subdivisions to set aside or “dedicate” a certain proportion of a subdivision development for open space and recreation. Many local governments require a “*fee in lieu of land dedication*”. In this process, fees paid by a developer are deposited into a special fund set up by County specifically for the provision of parks, open space, and recreation. Monies available for park development are commensurate with the level of demand created by new development. This process is particularly good for a small subdivision which would not yield sufficient open space for public use. This process ensures that small subdivisions, not just larger ones, provide for their fair share of open space needs of area residents.

Parks, Recreation, Open Space and Waterway Access Goal 7B.1

Increase the amount of land available and the funding for parks, recreation and open spaces to serve Pender County residents and visitors.

Policy 7B.1.1 Adopt regulations requiring construction of appropriate recreational amenities for large residential developments and provide a “fee in lieu of” option to enable the enhancement of amenities of nearby park facilities.

Policy 7B.1.2 Encourage the use of conservation subdivision development to preserve open amenities within new development.

Policy 7B.1.3 If practical, require development plans to arrange open space/amenities adjacent to other open space areas, county parks and recreation facilities, or state, federal, or other protected lands.

Policy 7B.1.4 If adjacency is not possible, require development plans to enable pedestrian and wildlife corridor connections to nearby open spaces.

Policy 7B.1.5 Ensure that park and recreation set asides include usable upland open space.

Policy 7B.1.6 Ensure UDO regulations include clearly defined open space standards, which include reasonable and quantifiable areas of open space to be provided outside of wetlands, stormwater ponds, and clustered or community sewage disposal areas.

Topic C: Water Access Facilities.

Currently, no public boat ramps are available in unincorporated Pender County to access the sound and the Intracoastal Waterway.

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Parks, Recreation, Open Space and Waterway Access Goal 7C.1

Increase the number of public boat ramps available within unincorporated Pender County.

Policy 7.C.1.1 Pender County will encourage not only the State of North Carolina, but also area local governments to diligently pursue the acquisition and development of waterfront properties for public use, particularly regarding boating access.

Policy 7C.1.2 Work with the NC Wildlife Resources Commission (WRC) Boating Infrastructure Program to identify and acquire land for public boat ramps and ancillary parking facilities to public trust waters.

Policy 7C.1.3 Consider co-location of other appropriate recreational amenities at future boat ramps.

Topic D: Public Access Management.

The County recognizes the need to ensure access points to valuable natural resource and areas for all citizens and visitors. These areas can be utilized and preserved for recreational, educational, economic, and social factors to improve the overall quality of life in the County.

Public Access Management Goal 7D.1

Pender County will support expansion of public access locations based on CAMA Site Classification Standards, through public and private actions as a high priority.

Policy 7.D.1.1 – Investigate use of property currently owned by public agencies for access sites

Policy 7.D.1.2 - When publicly owned property is suitable for development of an access site, the county will seek financial assistance for making required improvements, using the value of the property to satisfy local match requirements.

Policy 7.D.1.3 - Encourage property owners to dedicate sites for public access.

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Policy 7.D.1.4 - Work cooperatively with Pender County's barrier island communities and the state to locate and develop access sites.

Policy 7.D.1.5 - Encourage municipalities within the County to develop community access sites where appropriate.

Policy 7.D.1.6 – Design and operate all facilities in a manner that minimizes any negative impacts on water quality and that minimizes any conflicts with other natural resources and surrounding land uses and where feasible, providing for universal accessibility.

Policy 7.D.1.7 - Encourage developers of residential projects to provide neighborhood public access sites for the residents of the area where opportunities are present.

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Issue 8: Agricultural Preservation

As communities develop, prime agricultural land is often the most sought-after land for development. Loss of this land to development could affect the community's character, make agricultural products less accessible, and where land is developed in an agricultural area, could result in land use disputes between those who depend on working lands for their living and those who move into new developments.

Agricultural Preservation Goal 8A.1

Ensure that those who depend upon working lands for their living are able to continue working the land.

Policy 8A.1.1 Develop an agricultural preservation program to help farmers preserve large tracts of prime agricultural land from premature development and to ensure that farming remains a viable part of the local economy. This could range from a Voluntary Agriculture District program to more restrictive zoning regulations.

Policy 8A.1.2 Consider consequences of traditional development practices which are not compatible with agricultural operations and the extension of utility infrastructure into identified prime agricultural areas.

Policy 8A.1.3 Establish and/or expand local farmers' markets that support local farmers by marketing products to local consumers.

Policy 8A.1.4 Encourage agri-tourism business and on-site sale of agricultural products and related services.

Policy 8A.1.5 Encourage alternative energy development as a viable land use and standards, as necessary, to ensure minimal impact on surrounding land uses.

Policy 8A.1.6 Identify and preserve agricultural and open space areas that provide an appropriate buffer between non-compatible uses.

Policy 8A.1.7 Provide resources to help develop, promote, and support alternative farming methods in identified prime agricultural areas.

Policy 8A.1.8 Support NC Cooperative Extension efforts in development of alternative crops including promoting new farm crops, developing alternate farming methods, making effective use of farmlands; encouraging local restaurants to utilize local crops, and supporting farmers' markets and heritage tourism.

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Issue 9: Hazard Mitigation

Natural Hazards, such as flooding, can pose a significant risk to life and property. The potential impact of these hazards can be mitigated by identifying areas subject to hazards and ensuring that people do not build in harm's way. Several areas of Pender County have high risk threats from flood, wind, and wildfire. The county has recently experienced damage from these hazards.

Pender County operates four primary emergency shelters. These are located at Malpass Corner Elementary School, Burgaw Middle School, Cape Fear Middle School, and Topsail Middle School (this facility became Topsail Elementary School in August 2009).

Hazard Mitigation Goal 9A.1

Ensure that the effects of natural hazards on people and property are mitigated by coordinating hazard mitigation planning with other elements of the Comprehensive Land Use Plan.

Policy 9A.1.1 Incorporate implementation measures from the Pender County Hazard Mitigation Plan into relevant Pender County plans, programs and regulations.

Policy 9A.1.2 Discourage the extension of public water and sewer that would significantly increase new development in flood hazard areas.

Policy 9A.1.3 Within the UDO, revise standards to encourage arrangement of lots to avoid flood prone areas.

Policy 9A.1.4 Consistently use updated FEMA Flood Insurance Rate Maps (FIRMs) when reviewing proposed new development to discourage development within or near flood prone areas.

Policy 9A.1.5 Ensure that the County's Disaster Damage Assessment Teams are properly trained to inspect and collect data on flood and wind damaged structures and that data inventories are readily available.

Policy 9A.1.6 Continue to participate in the Community Rating System (CRS) program to reduce flood insurance premiums for property owners.

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Policy 9A.1.7 Use GIS and building permit records to inventory structures located within 100-year floodplain and to identify repetitive flood loss properties. Pursue grant funding to assist in elevation or acquisition of repetitive loss properties.

Policy 9A.1.8 Provide alternative power and heat sources for secondary as well as primary emergency shelter locations.

Policy 9A.1.9 Establish a program to maintain continuity of government operations during emergencies by setting up alternative office locations.

Policy 9A.1.10 Using GIS, identify series of interconnecting secondary roads that could be used as alternate evacuation routes.

Policy 9A.1.11 Place flood protection and other hazard education materials in all branches of the public library system.

Policy 9A.1.12 Continue program of visiting sites to advise property owners about problems associated with drainage, erosion and flooding.

Policy 9A.1.13 Coordinate with NC Forestry officials to identify wildfire hazard areas and adopt "Firewise" development and building standards in wildfire prone areas.

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Issue 10: Economic Development

Communities depend on a mix of residential and non-residential development in order to keep residential tax rates affordable. In addition, economic development can provide nearby jobs for community residents, and provided the jobs pay well, economic development can provide good wages for residents.

Economic Development Goal 10A.1

Promote economic development which meets the needs of the County for expanding the non-residential tax base and providing well-paying jobs

Policy 10A.1.1 Continue participation in regional economic development organizations, such as Wilmington Industrial Development (WID), Committee of 100, Southeast Regional EDC, etc.

Policy 10A.1.2 Commit County resources to improve and expand efforts to retain and recruit industries. Place emphasis on re-use of vacant buildings, recruitment of clean industries, and creation of jobs. (Clean industries are generally defined as sustainable businesses that participate in environmentally-friendly activities to ensure that all processes, products, and manufacturing activities adequately address environmental concerns.)

Policy 10A.1.3 Provide water and sewer infrastructure on a priority basis to locations suitable for industrial and business development.

Policy 10A.1.4 Support agricultural extension efforts to support existing farming operations and to expand agri-business opportunities.

Policy 10A.1.5 Encourage and support legislative efforts to address adverse effects of large-scale livestock farms, such as odor and potential groundwater pollution from waste lagoons.

Policy 10A.1.6 New and expanding industries and businesses shall be encouraged to 1) diversify the local economy, 2) train and utilize a more highly skilled labor force and 3) increase per capita income.

Policy 10A.1.7 Protect, enhance and encourage a high quality of life, including the conservation and management of natural and man-made resources, as an effective component of an economic development and diversification strategy.

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Policy 10A.1.8 The County shall seek to foster a travel and tourism (including ecotourism) industry that is compatible with a high quality of life—as a means to facilitate diversification in the local economy.

Policy 10A.1.9 Promote coordination of economic development resources among various local institutional agencies and seek regional cooperation and interaction among areas with shared economic interests.

Policy 10A.1.10 Support on-going efforts to retain and enhance private as well as commercial passenger air service at Wallace Airport / Henderson Field.

Policy 10A.1.11 Support maritime-related industries by exploring opportunities to make commercial fishing more profitable and viable.

Policy 10A.1.12 Cultivate relationships with universities, community colleges, local schools, non-profits, and the NC Employment Security Commission to underwrite job training programs.\

Policy 10A.1.13 Support apprenticeship programs to improve the link between educational and vocational opportunities. Seek industry / business support for apprenticeship programs.

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Issue 11: Procedure for Amendments to the Comprehensive Plan

The Comprehensive Land Use Plan serves as the adopted guide for public policy makers concerning the use of land. The Plan considers not only appropriate land use classifications and locations but also the provision of public services to support the preferred land use pattern.

The Plan will also be used by the public as a guide in making the largest investment decision they will ever make, their home. Therefore, any changes to the Plan should be subjected to the same public scrutiny that was used to develop the adopted Plan. In addition, no decisions affecting land use, such as a rezoning, should be made if those decisions would be against or in violation of Plan principles. If circumstances arise that would justify a change to the Plan, the proposed revision should be evaluated carefully before making the decision to amend the Plan.

The County can use the Comprehensive Plan most effectively if:

- ▶ The plan is reviewed and updated on a regular basis;
- ▶ The plan and implementing ordinances (unified development ordinance, capital improvements program) are consistent with each other; and
- ▶ The plan is used consistently as a guide in making land use decisions such that the community as a whole has more confidence in the plan.

The Plan should be used by the Planning Board and the Board of Commissioners on a regular basis as a guide when rendering decisions on land use issues. Local officials, public agencies, land owners, developers, and citizens should consult the plan and be able to rely on decision-making to consistently follow the plan.

The Comprehensive Plan is not meant to be static. The planning process must recognize that situations change, that growth demands may not follow the anticipated pattern, and that one or more approved zoning changes may negate or impact implementation of parts of the Plan.

Plan Amendments Goal 11A.1

Ensure that the process for plan amendments allows for public participation.

Policy 11A.1.1 Maintain the Comprehensive Plan and Policies Committee as an advisory group on proposed amendments to the Comprehensive Plan including amendments to small area plan components. The Committee should consider all proposed amendments and provide a recommendation to the Planning Board regarding the approval or denial of each proposed amendment.

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Policy 11A.1.2 Ensure that the public has the opportunity to be informed of and participate in the process to amend the Comprehensive Plan. Provide adequate public notice and information for the public to understand the proposed changes and adequate opportunity for the public to express opinions about the proposed revision.

Policy 11A.1.3 Ensure that land use decisions are made in accordance with the Comprehensive Land Use Plan by denying proposals which would violate the plan. If such a proposal merits consideration because of changed conditions, an amendment to the Plan should be considered prior to considering the proposal.

Policy 11A.1.4 A request to amend either the written text and/or the maps within the Plan shall follow the same process as a text or map amendment as described in the Unified Development Ordinance.

Policy 11A.1.5 Maintain a database of all proposed plan amendments tracking information on applicant, description of amendment, and action taken.

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Appendix D: CAMA Planning Requirements

Introduction

As this Plan was being developed, Pender County staff worked with staff from the Division of Coastal Management to incorporate CAMA Land Use Planning requirements within. The inclusion of these items enables this Plan to serve as the County's required CAMA Land Use Plan, eliminating the need for a separate long range land use plan for the County. The matrix of required items and their location within this Plan is located in the beginning of the document, subsequent to the List of Acronyms and Abbreviations.

Projections of Future Land Needs

Between 1990 and 2010, Pender and Brunswick were the fastest growing counties in the Cape Fear Region. Pender's growth during this period was 55%. The total population for Pender County in the 2010 Census was 52, 217. Population forecasts place Pender County's population at 80,558 in 2030, a 65% increase totaling 28,341 new residents from the 2010 Census. An analysis of the 13 individual census tracts within the County determined the total number of residents living in the unincorporated areas of Pender County to be 47,530.

The individual census tracts were analyzed to calculate the total population, number of households, and acres allotted to each land use classification in the unincorporated areas of the County. In order to determine the 2030 projected population for each land use classification, an increase of 65% was applied to be consistent with the projected growth rate of the County from 2010 to 2030. This increase was not applied to the Conservation and Industrial classifications as no additional residential uses are permitted within these.

Using an average multiplier of 2.22 persons per household among the 13 census tracts, the amount of acres needed to accommodate the 2030 projected population within each classification was then calculated based on the number of dwelling units or minimum lot sizes allowed, as referenced in Table D-4.

Table D.1 shows the estimate of land needed for planned future land uses and development. The estimate is based upon the projected population growth and related increases in households between 2010 and 2030 as well as the housing units per acre and minimum lot size estimated within each of the future land use classifications.

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| 2010 - 2030 Projected Population Increase | 28,341 | | | | | | |
|---|--------------|--------------|-----------------|-----------|---------------------------------|------------|-----------------------------|
| 2010 - 2030 Projected Household Increase (2.22 persons/household) | 28,882 | | | | | | |
| Classifications | Conservation | Rural Growth | Suburban Growth | Mixed Use | Office/Institutional/Commercial | Industrial | Incorporated or other Areas |
| Population | 198 | 10,001 | 13,747 | 16,764 | 332 | 83 | 8,405 |
| Households | 99 | 4,706 | 6,026 | 8,065 | 144 | 45 | 4,589 |
| Projected Population Adjustment (+ 65%) | 198 | 16,502 | 22,683 | 27,661 | 548 | 83 | 13,868 |
| Acres Needed | 198 | 7,433 | 3,518 | 1,557 | 716 | 83 | N/A |
| Acres Allocated to Classification | 143,264.11 | 233,548.32 | 97,383.11 | 36,567.60 | 1,573.48 | 10,281.62 | N/A |

The projected population increase between 2010 and 2030 is 28,341 while the increase in households is estimated at 28,882, using an average household size of 2.22 persons. The County is able to meet the acres needed for future development with its existing acreage, land use, and development patterns.

Due to the vast amount of rural land within Pender County and the general low density single-family development pattern, the land area allocated to each land use classification significantly exceeds the acreage needed to support anticipated population growth. The Suburban Growth and Mixed Use classifications are the only classifications that support multi-family development; other classifications require a range of 15,000 square feet to 1 acre per dwelling unit. In addition, thousands of acres within the County are reserved or otherwise limited to development through conservation, timber, farming or other extraction activities, or environmental features.

Allocations of Land to Land Use Classifications

The CAMA planning guidelines require an analysis of the amount of land allocated to each of the land use classifications shown on the future land use map and a comparison with the land needs analysis shown in the previous section. Table D.2 shows that the total land allocated to each classification is consistent with the projected need.

| Land Classification | Total Acres Allocated | % of Total | Projected Need |
|---------------------------------|-----------------------|------------|----------------|
| Conservation | 143,264.11 | 25.96% | 198 |
| Rural Growth | 233,548.32 | 42.33% | 7,433 |
| Suburban Growth | 97,383.11 | 17.65% | 3,518 |
| Mixed Use | 36,567.60 | 6.63% | 1,557 |
| Office/Institutional/Commercial | 1,573.48 | 0.29% | 716 |
| Industrial | 10,281.62 | 1.86% | 83 |
| Incorporated Areas | 27,208.99 | 4.93% | N/A |
| Right-of-Way and Water | 1,937.47 | 0.35% | N/A |
| Total | 551,764.70 | 100% | 13,505 |

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Environmental Composite and Land Suitability Mapping

The Composite Map of Environmental Conditions classifies Pender County into 3 classes of areas that can be developed based on environmental conditions. Each class is defined below:

- Class 1 – land containing only minimal hazards and limitations that may be addressed by commonly accepted land planning and development practices;
- Class 2 – land containing development hazards and limitations that may be addressed by methods such as restrictions on types of land uses; special site planning; or the provision of public services; and
- Class 3 – land containing serious hazards for development or lands where the impact of development may cause serious damage to the functions of natural systems.

A significant percentage of the County (509,047 acres) is designated as Class 3 due to large portions of the County within Holly Shelter Gameland, Angola Bay Gameland, other conservation areas, hydric soils, coastal wetlands and jurisdictional wetlands. Class 2 makes up 3.6% (18,991 acres) and is generally located within Special Flood Hazard Areas and Areas of Environmental Concern. The remaining .2% (992 acres) is within a Class 1 and represents the highest suitable land for development. These areas are located along the major highway corridors where transportation is most efficient. In addition, water and wastewater infrastructure is either in place or planned within these areas, further increasing suitability for development.

The Land Suitability Analysis is a process for identifying land in the county that is most suitable for development. However, the analysis is not intended to exclude any land or site from development. It is intended to provide information to local decision-makers on land that may have fewer environmental and regulatory restrictions, land where services can be provided at lower cost, or land that is most attractive given its proximity to existing development or to the waterfront areas.

The Composite Map of Environmental Conditions is located on page D-11 while the Land Suitability Analysis is located on page D-12 of this section.

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Policy Impact Analysis

Each policy within this plan was cross-referenced with the five Land Use Management topics required within a CAMA Land Use Plan to determine the extent of the policy's impact on each respective topic. The evaluation of each policy results in a determination of a positive, negative, neutral, neutral-positive, or neutral-negative impact on each management topic, as defined in below:

Positive – Implementation of the policy will more than likely have an immediate or long-range positive impact on the Management Topic goals. The policy could foster the attainment of other goals.

Negative – Implementation of the policy will more than likely have an immediate or long-range negative impact on the Management Topic goals. The policy could conflict with the attainment of other goals.

Neutral – Implementation of the policy will more than likely not have any impact on the Management Topic goals. The policy will probably not affect the attainment of other goals.

Neutral-Positive – Implementation of the policy could range from no impact to an immediate or long-range positive impact on the Management Topic goals. The policy may have no effect on the attainment of other goals or the policy could foster the attainment of other goals if actions are coordinated or expanded.

Neutral-Negative – Implementation of the policy could range from no impact to an immediate or long-range negative impact on the Management Topic goals. The policy may not affect the attainment of other goals if carried-out with other policies or goals in mind, or the policy could conflict with the attainment of other goals if carried-out without mitigation or management activities.

Among all the policies within this Plan analyzed, none were determined to have a negative or neutral-negative impact on any of the management topics. A complete summary of the Policy Impact Analysis is displayed in Table D-3 below.

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| Management Topics | Land Use Compatibility | Infrastructure | Public Access | Water Quality | Natural Hazards |
|-------------------|---|---|--|---|---|
| | <i>Reduction in Habitat Loss and Fragmentation Related to Impacts of Land Use and Development Reduction of Water Resource and Water Quality Degradation</i> | <i>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</i> | <i>More Planned Access Locations Upgrades to Existing Access Locations</i> | <i>Land Use and Development Criteria and Measures that Abate Impacts that Degrade Water Quality</i> | <i>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</i> |
| LUP Policies | | | | | |
| 1A.1.1 | Positive | Positive | Neutral | Positive | Positive |
| 1A.1.2 | Positive | Positive | Neutral | Positive | Positive |
| 1A.1.3 | Positive | Neutral | Neutral | Neutral | Positive |
| 1A.1.4 | Positive | Neutral-Positive | Neutral | Positive | Positive |
| 1A.1.5 | Neutral-Positive | Neutral | Neutral | Neutral-Positive | Neutral-Positive |
| 1A.1.6 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 1B.1.1 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 1B.1.2 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 1B.1.3 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 2A.1.1 | Neutral | Positive | Neutral | Neutral | Neutral-Positive |
| 2A.1.2 | Neutral | Positive | Neutral | Neutral | Neutral-Positive |
| 2A.1.3 | Neutral | Positive | Neutral | Neutral | Neutral-Positive |
| 2A.1.4 | Neutral | Positive | Neutral | Neutral | Neutral-Positive |
| 2A.1.5 | Neutral | Positive | Neutral | Neutral | Neutral-Positive |
| | | | | | |
| 2B.1.1 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2B.1.2 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2B.1.3 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2B.1.4 | Neutral | Positive | Neutral | Neutral | Neutral-Positive |
| 2B.1.5 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2B.1.6 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2B.1.7 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2B.1.8 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 2B.1.9 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2B.1.10 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2B.1.11 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2B.1.12 | Neutral | Neutral | Neutral | Neutral | Neutral |

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| Management Topics | Land Use Compatibility | Infrastructure | Public Access | Water Quality | Natural Hazards |
|-------------------|------------------------|----------------|---------------|---------------|-----------------|
| 2C.1.1 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2C.1.2 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2C.1.3 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2C.1.4 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 2C.1.5 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 2D.2.1 | Neutral | Positive | Neutral | Neutral | Neutral |
| 2D.2.2 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 2E.1.1 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 2E.1.2 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 2F.1.1 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 2F.1.2 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 2F.1.3 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 2F.1.4 | Neutral | Positive | Neutral | Neutral | Neutral |
| | | | | | |
| 2G.1.1 | Positive | Neutral | Neutral | Positive | Neutral |
| 2G.1.2 | Positive | Neutral | Neutral | Positive | Positive |
| 2G.1.3 | Positive | Neutral | Neutral | Positive | Positive |
| 2G.1.4 | Positive | Neutral | Neutral | Positive | Positive |
| 2G.1.5 | Positive | Neutral | Neutral | Positive | Positive |
| | | | | | |
| 3A.1.1 | Positive | Positive | Neutral | Positive | Positive |
| 3A.1.2 | Positive | Positive | Neutral | Positive | Positive |
| 3A.1.3 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 3A.1.4 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 3B.1.1 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 3B.1.2 | Positive | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 3C.1.1 | Positive | Positive | Neutral | Positive | Positive |
| 3C.1.2 | Positive | Positive | Neutral | Positive | Positive |
| | | | | | |
| 3D.1.1 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 4A.1.1 | Neutral | Positive | Neutral | Neutral | Positive |
| 4A.1.2 | Neutral | Positive | Neutral | Neutral | Positive |
| 4A.1.3 | Neutral | Neutral | Neutral | Neutral | Neutral |

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| Management Topics | Land Use Compatibility | Infrastructure | Public Access | Water Quality | Natural Hazards |
|-------------------|------------------------|------------------|------------------|------------------|------------------|
| 4A.1.4 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 4A.1.5 | Neutral | Positive | Neutral | Neutral | Neutral |
| 4A.1.6 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 4B.1.1 | Neutral | Positive | Neutral | Neutral | Positive |
| 4B.1.2 | Neutral | Positive | Neutral | Neutral | Positive |
| 4B.1.3 | Neutral | Neutral | Neutral | Neutral | Positive |
| 4B.1.4 | Positive | Neutral | Neutral | Neutral | Neutral |
| 4B.1.5 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 4C.1.1 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 4C.1.2 | Neutral | Positive | Neutral | Neutral | Positive |
| 4C.1.3 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 4C.1.4 | Positive | Neutral | Neutral | Neutral | Neutral |
| 4C.1.5 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 5A.1.1 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 5A.1.2 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 5A.1.3 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 5A.1.4 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 5A.1.5 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 6A.1.1 | Neutral-Positive | Neutral-Positive | Neutral-Positive | Neutral-Positive | Neutral-Positive |
| 6A.1.2 | Positive | Neutral | Neutral | Positive | Positive |
| 6A.1.3 | Positive | Positive | Neutral | Positive | Positive |
| 6A.1.4 | Positive | Neutral | Neutral | Positive | Neutral |
| 6A.1.5 | Positive | Neutral | Neutral | Positive | Neutral |
| | | | | | |
| 6B.1.1 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 6B.1.2 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 6B.1.3 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 7A.1.1 | Neutral | Neutral | Neutral-Positive | Neutral | Neutral |
| 7A.1.2 | Neutral | Neutral | Neutral-Positive | Neutral | Neutral |
| 7A.1.3 | Neutral | Neutral-Positive | Neutral-Positive | Neutral | Neutral |
| | | | | | |
| 7B.1.1 | Neutral | Neutral | Positive | Neutral | Neutral |
| 7B.1.2 | Positive | Neutral | Neutral-Positive | Neutral-Positive | Neutral |
| 7B.1.3 | Positive | Neutral | Neutral-Positive | Neutral-Positive | Neutral-Positive |

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| Management Topics | Land Use Compatibility | Infrastructure | Public Access | Water Quality | Natural Hazards |
|-------------------|------------------------|------------------|------------------|------------------|------------------|
| 7B.1.4 | Positive | Neutral | Neutral-Positive | Neutral-Positive | Neutral-Positive |
| 7B.1.5 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 7B.1.6 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 7C.1.1 | Neutral | Neutral | Positive | Neutral | Neutral |
| 7C.1.2 | Positive | Positive | Positive | Positive | Positive |
| 7D.1.1 | Neutral | Neutral | Positive | Neutral | Neutral |
| 7D.1.2 | Neutral | Neutral | Positive | Neutral | Neutral |
| 7D.1.3 | Neutral | Neutral | Positive | Neutral | Neutral |
| 7D.1.4 | Positive | Positive | Positive | Neutral | Positive |
| 7D.1.5 | Neutral | Neutral-Positive | Positive | Neutral | Neutral |
| 7D.1.6 | Positive | Neutral | Positive | Positive | Neutral-Positive |
| 7D.1.7 | Neutral | Neutral-Positive | Positive | Neutral | Neutral-Positive |
| 8A.1.1 | Positive | Neutral | Neutral | Neutral-Positive | Neutral |
| 8A.1.2 | Positive | Positive | Neutral | Neutral | Neutral |
| 8A.1.3 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 8A.1.4 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 8A.1.5 | Positive | Positive | Neutral | Neutral | Neutral |
| 8A.1.6 | Positive | Neutral | Neutral | Positive | Neutral-Positive |
| 8A.1.7 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 8A.1.8 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 9A.1.1 | Positive | Neutral | Neutral | Positive | Positive |
| 9A.1.2 | Neutral-Positive | Positive | Neutral | Positive | Positive |
| 9A.1.3 | Positive | Neutral | Neutral | Positive | Positive |
| 9A.1.4 | Positive | Neutral | Neutral | Positive | Positive |
| 9A.1.5 | Neutral | Neutral | Neutral | Neutral | Positive |
| 9A.1.6 | Neutral | Neutral | Neutral | Neutral | Neutral-Positive |
| 9A.1.7 | Neutral | Neutral | Neutral | Neutral | Neutral-Positive |
| 9A.1.8 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 9A.1.9 | Neutral | Neutral | Neutral | Neutral | Positive |
| 9A.1.10 | Neutral | Positive | Neutral | Neutral | Positive |
| 9A.1.11 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 9A.1.12 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 9A.1.13 | Positive | Neutral | Neutral | Neutral | Positive |
| 10A.1.1 | Neutral | Neutral | Neutral | Neutral | Neutral |

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| Management Topics | Land Use Compatibility | Infrastructure | Public Access | Water Quality | Natural Hazards |
|-------------------|------------------------|----------------|---------------|---------------|-----------------|
| 10A.1.2 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 10A.1.3 | Neutral | Positive | Neutral | Neutral | Neutral |
| 10A.1.4 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 10A.1.5 | Positive | Neutral | Neutral | Positive | Neutral |
| 10A.1.6 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 10A.1.7 | Positive | Neutral | Neutral | Positive | Neutral |
| 10A.1.8 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 10A.1.9 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 10A.1.10 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 10A.1.11 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 10A.1.12 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 10A.1.13 | Neutral | Neutral | Neutral | Neutral | Neutral |
| | | | | | |
| 11A.1.1 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 11A.1.2 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 11A.1.3 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 11A.1.4 | Neutral | Neutral | Neutral | Neutral | Neutral |
| 11A.1.5 | Neutral | Neutral | Neutral | Neutral | Neutral |

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Future Land Use Designations

Section 3 of the Plan contains detailed descriptions of the Future Land Use Classifications as well as the predominant and supporting land uses encouraged within each classification. The chart located in Table D-4 provides supporting data, including acreage within each classification area, compatible corresponding zoning districts, permitted uses allowed, minimum lot size/units per acre, residential structure types allowed, maximum structure height, and percent of lot footprint within setback area.

| Classification Area | Total Acres in Classification Area | Compatible Corresponding Zoning Districts | Permitted uses Allowed | Minimum Lot Size/Units per acre | Residential Structure Types Allowed | Maximum Structure Height | Percent of Lot Footprint Within Setback Area |
|---------------------------------|------------------------------------|---|--|---------------------------------|--|--------------------------|---|
| Conservation | 158,696.64 Acres | Environmental Conservation | Open Space and water dependent uses | 1 Acre | No residential uses allowed | N/A | N/A |
| TOTAL Conservation | 158,696.64 Acres | | | | | | |
| Rural Growth | 236,095.60 Acres | Rural Agricultural, Manufactured Home | Low density residential, agricultural, very limited office, institutional and commercial | 1 acre | Single family | 35' | 40% of minimum lot size |
| Suburban Growth | 97,878.57 Acres | Residential Performance, Residential Mixed, General Business | Medium to high density residential, limited office, institutional and commercial | 15,000 SF | Single family | 35' | 39-49% of minimum lot size |
| Mixed Use | 36,912.33 Acres | Planned Development | High density residential, high impact office, institutional and commercial | 8 dwelling units/acre | Single and multi-family | 40' | Dependent upon approved setbacks at Master Plan stage |
| TOTAL Residential | 370,886.5 Acres | | | | | | |
| Mixed Use | 36,912.33 Acres | Planned Development | High density residential, high impact office, institutional and commercial | 8 dwelling units/acre | Single and multi-family | 40' | Dependent upon approved setbacks at Master Plan stage |
| Office/Institutional/Commercial | 1,573.47 Acres | Office and Institutional, General Business, Planned Development | Small to large scale commercial, office and institutional, higher density residential | 15,000 SF | Apartment/condominium over commercial/office | 40' | 39% of minimum lot size |
| TOTAL Non-Residential | 38,485.8 Acres | | | | | | |
| Industrial | 10,339.79 Acres | Industrial Transition, General Industrial | Major industrial, wholesale, office and institutional, limited commercial | 1 Acre | No residential uses allowed | 50' | 57.5% - 58.6% of minimum lot size |
| Total Industrial | 10,339.79 Acres | | | | | | |

*Acreage totals in this table include rights-of-way and water features and therefore differ from the totals in Tables D-1 and D-2.

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Page Reserved for Land Suitability Map

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Page Reserved for Composite Map of Environmental Conditions