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TOWN OF INDIAN BEACH  
CAMA CORE LAND USE PLAN



MAY, 2006

Prepared by:

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Wilmington, North Carolina

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| Appendix I | Town of Indian Beach Citizen Participation Plan |  |
|------------|---|--|

## MATRIX OF REQUIRED ELEMENTS

| CAMA CORE LAND USE ELEMENT   | ELEMENT DISCUSSED |
|--|-------------------|
| (a) Organization of the Plan   | page i and 1      |
| (b) Community Concerns and Aspirations   |                   |
| (1) Significant Existing and Emerging Conditions   | page 6            |
| (2) Key Issues   | page 6            |
| (3) A Community Vision   | page 6            |
| (c) Analysis of Existing and Emerging Conditions   | pages 7-11        |
| (1) Population, Housing, and Economy   |                   |
| (A) Population:  |                   |
| (i) Permanent population growth trends using data from the two most recent decennial Censuses;   |                   |
| (ii) Current permanent and seasonal population estimates;  |                   |
| (iii) Key population characteristics;  |                   |
| (iv) Age; and  |                   |
| (v) Income   |                   |
| (B) Housing Stock:   | pages 12-15       |
| (i) Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multi-family, and manufactured); and   |                   |
| (ii) Building permits issued for single-family, multi-family, and manufactured homes since last plan update  |                   |
| (C) Local Economy  | pages 15-20       |
| (D) Projections  | pages 20-21       |
| (2) Natural Systems Analysis   | pages 21-42       |
| (A) Mapping and Analysis of Natural Features   |                   |
| (i) Areas of Environmental Concern (AECs);   |                   |
| (ii) Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development;  |                   |
| (iii) Environmental Management Commission water quality classifications and related use support designations, and Division of Environmental Health shellfish growing areas and water quality conditions; |                   |
| (iv) Flood and other natural hazard areas;   |                   |
| (v) Storm surge areas;   |                   |
| (vi) Non-coastal wetlands including forested wetlands, shrub-scrub wetlands, and freshwater marshes;   |                   |
| (vii) Water supply watersheds or wellhead protection areas;  |                   |
| (viii) Primary nursery areas, where mapped;  |                   |
| (ix) Environmentally fragile areas; and  |                   |
| (x) Additional natural features or conditions identified by the local government.  |                   |

| CAMA CORE LAND USE ELEMENT   | ELEMENT DISCUSSED |
|--|-------------------|
| (B) Composite Map of Environmental Conditions: <ul style="list-style-type: none"> <li>(i) Class I</li> <li>(ii) Class II</li> <li>(iii) Class III</li> </ul>   | pages 42-45       |
| (C) Environmental Conditions <ul style="list-style-type: none"> <li>(i) Water Quality:               <ul style="list-style-type: none"> <li>(I) Status and changes of surface water quality, including impaired streams from the most recent NC Division of water Quality Basinwide Water Quality Plans, 303(d) List and other comparable data;</li> <li>(II) Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation Section of the NC Division of Environmental Health;</li> <li>(III) Areas experiencing chronic wastewater treatment system malfunctions; and</li> <li>(IV) Areas with water quality or public health problems related to non-point source pollution</li> </ul> </li> <li>(ii) Natural Hazards:               <ul style="list-style-type: none"> <li>(I) Areas subject to storm hazards such as recurrent flooding, storm surges, and high winds;</li> <li>(II) Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities; and</li> <li>(III) Where data is available, estimates of public and private damage resulting from floods and wind that has occurred since the last plan update</li> </ul> </li> <li>(iii) Natural Resources:               <ul style="list-style-type: none"> <li>(I) Environmentally fragile areas or areas where resource functions may be impacted as a result of development; and</li> <li>(II) Areas containing potentially valuable natural resources</li> </ul> </li> </ul> | pages 44-53       |
| (3) Analysis of Land Use and Development   | pages 53-59       |
| (A) A map of land including the following: residential, commercial, industrial, institutional, public, dedicated open space, agriculture, forestry, confined animal feeding operations, and undeveloped;   | page 55           |

| CAMA CORE LAND USE ELEMENT  | ELEMENT DISCUSSED |
|---|-------------------|
| (B) The land use analysis shall including the following: <ul style="list-style-type: none"> <li>(i) Table that shows estimates of the land area allocated to each land use;</li> <li>(ii) Description of any land use conflicts;</li> <li>(iii) Description of any land use-water quality conflicts;</li> <li>(iv) Description of development trends using indicators; and</li> <li>(v) Location of areas expected to experience development during the five years following plan certification by the CRC and a description of any potential conflicts with Class II or Class III land identified in the natural systems analysis</li> </ul>   | pages 53-57       |
| (C) Historic, cultural, and scenic areas designated by a state or federal agency or by local government   | page 58           |
| (D) Projections of future land needs  | page 58-59        |
| (4) Analysis of Community Facilities  |                   |
| (A) Public and Private Water Supply and Wastewater Systems  | pages 61-64       |
| (B) Transportation Systems  | page 59           |
| (C) Stormwater Systems  | pages 65-70       |
| (D) Other Facilities  | pages 59-70       |
| (5) Land Suitability Analysis <ul style="list-style-type: none"> <li>(A) Water quality;</li> <li>(B) Land Classes I, II, and III summary environmental analysis;</li> <li>(C) Proximity to existing developed areas and compatibility with existing land uses;</li> <li>(D) Potential impacts of development on areas and sites designated by local historic commission or the NC Department of Cultural Resources as historic, culturally significant, or scenic;</li> <li>(E) Land use and development requirements of local development regulations, CAMA Use Standards and other applicable state regulations, and applicable federal regulations; and</li> <li>(F) Availability of community facilities, including water, sewer, stormwater, and transportation</li> </ul> | pages 70-73       |
| (6) Review of Current CAMA Land Use Plan <ul style="list-style-type: none"> <li>(A) Consistency of existing land use and development ordinances with current CAMA Land Use Plan policies;</li> <li>(B) Adoption of the land use plan's implementation measures by the governing body; and</li> <li>(C) Efficacy of current policies in creating desired land use patterns and protecting natural systems</li> </ul>   | pages 73-86       |

| CAMA CORE LAND USE ELEMENT   | ELEMENT DISCUSSED |
|--|-------------------|
| (d) Plan for the Future<br>(1) Land Use and Development Goals:<br>(A) Community concerns and aspirations identified at the beginning of the planning process;<br>(B) Needs and opportunities identified in the analysis of existing and emerging conditions  | pages 87-120      |
| (2) Policies:<br>(A) Shall be consistent with the goals of the CAMA, shall address the CRC management topics for land use plans, and comply with all state and federal rules;<br>(B) Shall contain a description of the type and extent of analysis completed to determine the impact of CAMA Land Use Plan policies on the management topics, a description of both positive and negative impacts of the land use plan policies on the management topics, and a description of the policies, methods, programs, and processes to mitigate any negative impacts on applicable management topics;<br>(C) Shall contain a clear statement that the governing body either accepts state and federal law regarding land uses and development in AECs or, that the local government's policies exceed the requirements of state and federal agencies. | pages 87-120      |
| (3) Land Use Plan Management Topics.   | pages 98-120      |
| (A) Public Access  | pages 99-101      |
| (B) Land Use Compatibility   | pages 101-107     |
| (C) Infrastructure Carrying Capacity   | pages 107-109     |
| (D) Natural Hazard Areas   | pages 110-113     |
| (E) Water Quality  | pages 113-117     |
| (F) Local Areas of Concern   | pages 117-120     |

| CAMA CORE LAND USE ELEMENT   | ELEMENT DISCUSSED |
|--|-------------------|
| <ul style="list-style-type: none"> <li>(4) Future Land Use Map               <ul style="list-style-type: none"> <li>(A) 14-digit hydrological units encompassed by the planning area;</li> <li>(B) Areas and locations planned for conservation or open space and a description of compatible land use and activities;</li> <li>(C) Areas and locations planned for future growth and development with descriptions of the following characteristics:                   <ul style="list-style-type: none"> <li>(i) Predominant and supporting land uses that are encouraged in each area;</li> <li>(ii) Overall density and development intensity planned for each area;</li> <li>(iii) Infrastructure required to support planned development in each area</li> </ul> </li> <li>(D) Areas in existing developed areas for infill, preservation, and redevelopment;</li> <li>(E) Existing and planned infrastructure, including major roads, water, and sewer</li> </ul> </li> </ul> | pages 121-128     |
| <ul style="list-style-type: none"> <li>(e) Tools for Managing Development               <ul style="list-style-type: none"> <li>(1) Guide for Land Use Decision-Making</li> <li>(2) Existing Development Program</li> <li>(3) Additional Tools.                   <ul style="list-style-type: none"> <li>(A) Ordinances:                       <ul style="list-style-type: none"> <li>(i) Amendments or adjustments in existing development codes required for consistency with the plan;</li> <li>(ii) New ordinances or codes to be developed</li> </ul> </li> <li>(B) Capital Improvements Program</li> <li>(C) Acquisition Program</li> <li>(D) Specific Projects to Reach Goals</li> </ul> </li> <li>(4) Action Plan/Schedule</li> </ul> </li> </ul>   | pages 129-137     |

## PREFACE

### WHY IS A PLAN NEEDED?

This plan is intended to fulfill the Coastal Area Management Act (CAMA) requirements for the preparation of a Core CAMA Land Use Plan. This plan is organized to adhere to the 15A NCAC 7B requirements. The matrix following the table of contents specifies how/where compliance with 15A NCAC 7B is accomplished. The reader should review Section VII: Tools for Managing Development which begins on page 129. This is a Core Land Use Plan which is defined as follows:

Core Plan: This plan addresses all of the plan elements in Rule .0702 of Section 7B (Elements of CAMA Core and Advanced Core Land Use Plans) in a complete and thorough manner. These are summarized as follows: (1) Organization of the Plan, (2) Community Concerns and Aspirations, (3) Analysis of Existing and Emerging Conditions with the jurisdiction, and (4) Plan for the Future. This type of plan is the standard CAMA Land Use Plan required for all 20 coastal counties.

In addition to the CAMA requirements, there are other reasons to plan. Indian Beach has a great deal of influence on the way in which the town develops. The buildings, facilities, and improvements provided by Indian Beach affect the daily lives of its citizens, give form to the town, and stimulate or retard the development of privately-owned land. In addition, the workings of the real estate market help determine the uses of private land, but these uses are regulated by Indian Beach. The town has an opportunity to coordinate the overall pattern of physical development.

Indian Beach is inescapably involved in questions of physical development. At almost every meeting of the Board of Commissioners, development decisions must be made concerning rezoning, street improvements, sites for public buildings, and so on. Indian Beach — and particularly the legislative body made up of lay citizens — needs some technical guidance in making these physical development decisions. Indian Beach needs an instrument that establishes long-range, general policies for the physical development of the community in a coordinated, unified manner, and which can be continually referred to in deciding upon the development issues that come up every week. The comprehensive plan is such an instrument.

Once this plan is adopted, the town must realize that the plan is not the end of the process. Indian Beach must continuously work at accomplishing plan implementation and establishing an effective planning program. The town must view the preparation of this document as the first step in a continually evolving process.