

MATRIX OF REQUIRED ELEMENTS

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(a) Organization of the Plan	i, ii, and 1
(b) Community Concerns and Aspirations	
(1) Significant Existing and Emerging Conditions	7
(2) Key Issues	7
(3) A Community Vision	8
(c) Analysis of Existing and Emerging Conditions	
(1) Population, Housing, and Economy	
(A) Population:	9-12
(i) Permanent population growth trends using data from the two most recent decennial Censuses;	9
(ii) Current permanent and seasonal population estimates;	9
(iii) Key population characteristics;	11-12
(iv) Age; and	11
(v) Income	15
(B) Housing Stock:	12-14
(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	13
(C) Local Economy	15-18
(D) Projections	19
(2) Natural Systems Analysis	
(A) Mapping and Analysis of Natural Features	19-40
(i) Areas of Environmental Concern (AECs);	33-36
(ii) Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development;	27-32
(iii) Environmental Management Commission water quality classifications and related use support designations, and Division of Environmental Health shellfish growing areas and water quality conditions;	41-42
(iv) Flood and other natural hazard areas;	20-23
(v) Storm surge areas;	24-26
(vi) Non-coastal wetlands including forested wetlands, shrub-scrub wetlands, and freshwater marshes;	34-36
(vii) Water supply watersheds or wellhead protection areas;	33
(viii) Primary nursery areas, where mapped;	42
(ix) Environmentally fragile areas; and	37-39
(x) Additional natural features or conditions identified by the local government.	19-20, 39-40

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(B) The land use analysis shall including the following: <ul style="list-style-type: none"> (i) Table that shows estimates of the land area allocated to each land use; (ii) Description of any land use conflicts; (iii) Description of any land use-water quality conflicts; (iv) Description of development trends using indicators; and (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 	52 52 52 52 52-53
(C) Historic, cultural, and scenic areas designated by a state or federal agency or by local government	54-56
(D) Projections of future land needs	54
(4) Analysis of Community Facilities	
(A) Public and Private Water Supply and Wastewater Systems	62-64
(B) Transportation Systems	57, 60
(C) Stormwater Systems	66-69
(D) Other Facilities	57-66
(5) Land Suitability Analysis <ul style="list-style-type: none"> (A) Water quality; (B) Land Classes I, II, and III summary environmental analysis; (C) Proximity to existing developed areas and compatibility with existing land uses; (D) Potential impacts of development on areas and sites designated by local historic commission or the NC Department of Cultural Resources as historic, culturally significant, or scenic; (E) Land use and development requirements of local development regulations, CAMA Use Standards and other applicable state regulations, and applicable federal regulations; and (F) Availability of community facilities, including water, sewer, stormwater, and transportation 	69-73
(6) Review of Current CAMA Land Use Plan	73-77
(A) Consistency of existing land use and development ordinances with current CAMA Land Use Plan policies;	
(B) Adoption of the land use plan's implementation measures by the governing body; and	
(C) Efficacy of current policies in creating desired land use patterns and protecting natural systems	
(d) Plan for the Future	
(1) Land Use and Development Goals:	
(A) Community concerns and aspirations identified at the beginning of the planning process;	7-8
(B) Needs and opportunities identified in the analysis of existing and emerging conditions	78-82

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<p>(2) Policies:</p> <p>(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;</p> <p>(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;</p> <p>(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.</p>	82-88
<p>(3) Land Use Plan Management Topics.</p>	88-106
<p>(A) Public Access</p>	89-91
<p>(B) Land Use Compatibility</p>	91-96
<p>(C) Infrastructure Carrying Capacity</p>	96-99
<p>(D) Natural Hazard Areas</p>	99-101
<p>(E) Water Quality</p>	101-103
<p>(F) Local Areas of Concern</p>	103-106
<p>(4) Future Land Use Map</p> <p>(A) 14-digit hydrological units encompassed by the planning area;</p> <p>(B) Areas and locations planned for conservation or open space and a description of compatible land use and activities;</p> <p>(C) Areas and locations planned for future growth and development with descriptions of the following characteristics:</p> <p>(i) Predominant and supporting land uses that are encouraged in each area;</p> <p>(ii) Overall density and development intensity planned for each area;</p> <p>(iii) Infrastructure required to support planned development in each area</p> <p>(D) Areas in existing developed areas for infill, preservation, and redevelopment;</p> <p>(E) Existing and planned infrastructure, including major roads, water, and sewer</p> <p>In addition, the plan shall include an estimate of the cost of any community facilities or services that shall be extended or developed. The 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 as delineated in Part (c)(3)(A)(iv) - Projection of Future Land Needs.</p>	<p>107-116</p> <p>116</p>

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(e) Tools for Managing Development	117-125
(1) Guide for Land Use Decision-Making	117
(2) Existing Development Program	117
(3) Additional Tools.	117
(A) Ordinances:	
(i) Amendments or adjustments in existing development codes required for consistency with the plan;	117
(ii) New ordinances or codes to be developed	
(B) Capital Improvements Program	
(C) Acquisition Program	
(D) Specific Projects to Reach Goals	
(4) Action Plan/Schedule	118-120

