

CITY OF SOUTHPORT
CAMA CORE LAND USE PLAN

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APPENDICES

Appendix I	City of Southport Citizen Participation Plan
Appendix II	Absentee Property Owner Survey Results
Appendix III	Hazard Mitigation Plan Strategies
Appendix IV	Policy/Implementing Action Definitions of Common Terms

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 9
(2) Key Issues	page 9
(3) A Community Vision	page 10
(c) Analysis of Existing and Emerging Conditions	pages 11-20
(1) Population, Housing, and Economy	
(A) Population:	
(i) Permanent population growth trends using data from the two most recent decennial Censuses;	pages 11-14
(ii) Current permanent and seasonal population estimates;	pages 14-16
(iii) Key population characteristics;	pages 17-20
(iv) Age; and	page 18
(v) Income	page 26
(B) Housing Stock:	
(i) Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multi-family, and manufactured); and	pages 21-25
(ii) Building permits issued for single-family, multi-family, and manufactured homes since last plan update	
(C) Local Economy	pages 25-29
(D) Projections	page 30
(2) Natural Systems Analysis	
(A) Mapping and Analysis of Natural Features	
(i) Areas of Environmental Concern (AECs);	pages 31-52
(ii) Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development;	pages 43-47
(iii) Environmental Management Commission water quality classifications and related use support designations, and Division of Environmental Health shellfish growing areas and water quality conditions;	pages 39-42
(iv) Flood and other natural hazard areas;	pages 51-52
(v) Storm surge areas;	pages 32-34
(vi) Non-coastal wetlands including forested wetlands, shrub-scrub wetlands, and freshwater marshes;	pages 34-37
(vii) Water supply watersheds or wellhead protection areas;	pages 47-48
(viii) Primary nursery areas, where mapped;	page 43
(ix) Environmentally fragile areas; and	
(x) Additional natural features or conditions identified by the local government.	pages 31-32, 37-39, 50-51

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(B) Composite Map of Environmental Conditions: (i) Class I (ii) Class II (iii) Class III	pages 53-55
(C) Environmental Conditions (i) Water Quality: (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; (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; (III) Areas experiencing chronic wastewater treatment system malfunctions; and (IV) Areas with water quality or public health problems related to non-point source pollution (ii) Natural Hazards: (I) Areas subject to storm hazards such as recurrent flooding, storm surges, and high winds; (II) Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities; and (III) Where data is available, estimates of public and private damage resulting from floods and wind that has occurred since the last plan update (iii) Natural Resources: (I) Environmentally fragile areas or areas where resource functions may be impacted as a result of development; and (II) Areas containing potentially valuable natural resources	pages 55-63
(3) Analysis of Land Use and Development	
(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 66

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(B) The land use analysis shall including the following: (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	pages 62-70 pages 65-68 pages 67-68 pages 64-65 pages 67-78 pages 67-68
(C) Historic, cultural, and scenic areas designated by a state or federal agency or by local government	pages 69-70
(D) Projections of future land needs	pages 68-69
(4) Analysis of Community Facilities	
(A) Public and Private Water Supply and Wastewater Systems	pages 76-78
(B) Transportation Systems	pages 71-73
(C) Stormwater Systems	pages 80-83
(D) Other Facilities	pages 71-80
(5) Land Suitability Analysis (A) Water quality; (B) Land Classes I, II, and III summary environmental analysis; (C) Proximity to existing developed areas and compatibility with existing land uses; (D) Potential impacts of development on areas and sites designated by local historic commission or the NC Department of Cultural Resources as historic, culturally significant, or scenic; (E) Land use and development requirements of local development regulations, CAMA Use Standards and other applicable state regulations, and applicable federal regulations; and (F) Availability of community facilities, including water, sewer, stormwater, and transportation	pages 83-88
(6) Review of Current CAMA Land Use Plan (A) Consistency of existing land use and development ordinances with current CAMA Land Use Plan policies; (B) Adoption of the land use plan's implementation measures by the governing body; and (C) Efficacy of current policies in creating desired land use patterns and protecting natural systems	pages 88-102

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(d) Plan for the Future (1) Land Use and Development Goals: (A) Community concerns and aspirations identified at the beginning of the planning process; (B) Needs and opportunities identified in the analysis of existing and emerging conditions (C) Land development patterns that are inconsistent with the natural systems analysis or the land suitability analysis (D) Estimated cost of community facility demand (E) Projection of land needs	page 9 pages 103-111 page 146 pages 108-109 pages 68-69
(2) Policies: (A) Shall be consistent with the goals of the CAMA, shall address the CRC management topics for land use plans, and comply with all state and federal rules; (B) Shall contain a description of the type and extent of analysis completed to determine the impact of CAMA Land Use Plan policies on the management topics, a description of both positive and negative impacts of the land use plan policies on the management topics, and a description of the policies, methods, programs, and processes to mitigate any negative impacts on applicable management topics; (C) Shall contain a clear statement that the governing body either accepts state and federal law regarding land uses and development in AECs or, that the local government's policies exceed the requirements of state and federal agencies.	pages 111-140
(3) Land Use Plan Management Topics.	pages 114-140
(A) Public Access	pages 114-116
(B) Land Use Compatibility	pages 116-121
(C) Infrastructure Carrying Capacity	pages 121-127
(D) Natural Hazard Areas	pages 127-129
(E) Water Quality	pages 129-134
(F) Local Areas of Concern	pages 134-140

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
<ul style="list-style-type: none"> (4) Future Land Use Map <ul style="list-style-type: none"> (A) 14-digit hydrological units encompassed by the planning area; (B) Areas and locations planned for conservation or open space and a description of compatible land use and activities; (C) Areas and locations planned for future growth and development with descriptions of the following characteristics: <ul style="list-style-type: none"> (i) Predominant and supporting land uses that are encouraged in each area; (ii) Overall density and development intensity planned for each area; (iii) Infrastructure required to support planned development in each area (D) Areas in existing developed areas for infill, preservation, and redevelopment; (E) Existing and planned infrastructure, including major roads, water, and sewer 	pages 140-161
<ul style="list-style-type: none"> (e) Tools for Managing Development <ul style="list-style-type: none"> (1) Guide for Land Use Decision-Making (2) Existing Development Program (3) Additional Tools. <ul style="list-style-type: none"> (A) Ordinances: <ul style="list-style-type: none"> (i) Amendments or adjustments in existing development codes required for consistency with the plan; (ii) New ordinances or codes to be developed (B) Capital Improvements Program (C) Acquisition Program (D) Specific Projects to Reach Goals (4) Action Plan/Schedule 	page 162 page 162 page 162 page 163