

CAMA CORE LAND USE PLAN

Prepared by the
Cape Fear Council of Governments
in coordination with the
City of Southport



Adopted: Sept. 18, 2014 by the Southport Planning Board

Adopted: Nov. 13, 2004 by the Southport Board of Aldermen

Adopted: Dec. 17, 2014 by the Coastal Resources Commission

Section 4. Southport community concerns and aspirations

A. Key issues/dominant growth related issues

A key element of this plan is identifying the public desires regarding key issues. A brochure promoting and informing residents about the plan was placed at strategic locations around the City. A link to the online questionnaire was included in the brochure. The questionnaire placed on the City's website was a means for the public to offer their input. See appendix II for a comparison of these results.

B. City of Southport Vision and Core Values

Southport desires to strive for excellence in our government, project a positive attitude, involve our community and protect our citizens by ensuring a safe, secure and tranquil quality of life with controlled and orderly growth. Southport desires to have an affordable quality of life while maintaining its quiet residential atmosphere and protecting the city's historic assets. Population growth should continue at a moderate rate. Southport desires to sustain existing business and create new jobs and other businesses. Specifically, Southport will endeavor to accomplish the following:

- Preserve the city's historic character.
- Protect the city's shoreline vista.
- Continue to support a vibrant Central Business District.
- Preserve the city's residential areas.
- Protect the city's Areas of Environmental Concern consistent with 15A NCAC 7H

D. Land Use Plan management topics

1. Introduction

The Coastal Resource Commission (CRC) has developed seven-five management topics to be addressed in CAMA Land Use Plans: Public Access, Land Use Compatibility, Infrastructure Carrying Capacity, ~~Transportation~~, Natural Hazard Areas, and Water Quality, ~~and Local Areas of Concern~~. These ~~seven-five~~ management topics were created to ensure that CAMA Land Use Plans support the goals of CAMA, define the CRC's expectations for the land use planning process, and give the CRC a substantive basis for review and certification of CAMA Land Use Plans. Additional management topics in this section include Transportation and Local Areas of Concern. Each management topic includes ~~three components:~~ a management goal, a statement of the CRC's planning objective, ~~and requirements for the CAMA Land Use Plan~~ policies, and recommended actions. These policies apply to the entire planning jurisdiction. ~~The local concerns which should be addressed in this plan are identified on page 9. These concerns and aspirations were consulted to develop the goals and objectives included in this plan.~~ Most of the policies and ~~implementing~~ recommended actions are continuing activities. Specific timelines may not be applicable in most situations. Refer to table 46 for a list of those policies/~~implementing~~ recommended actions which have a specific schedule. The policies and ~~implementing~~ recommended actions frequently utilize the following words: should, continue, encourage, enhance, identify, implement, maintain, prevent, promote, protect, provide, strengthen, support, and/or work. ~~The intent of these words is defined in Appendix IV.~~

2. Impact of CAMA Land Use Plans on management topics

This document is intended to be supportive of the CAMA regulations for protection of AEC's (15A NCAC 7H) and of Southport's Vision ~~Statement~~ and Core Values. The Vision ~~Statement~~ and Core Values was developed based on the key issues identified on page ~~9~~ nine and affirms that Southport will endeavor to preserve the city's historic character, protect the city's shoreline vista, continue to support a vibrant Central Business District, preserve the city's residential areas and protect the city's Areas of environmental Concern (AEC's). No negative impacts are anticipated by the implementation of the goals, objectives, and policies that are included in this plan. All policies are consistent with applicable State and Federal requirements when State and Federal requirements apply. ~~If a policy exceeds State or Federal requirements that fact will be noted.~~

E. Policies and Implementing Actions

~~Policies and Implementing Actions are numbered consecutively throughout this document with the letter "P" denoting a policy and the letter "I" denoting an implementing action.~~

1. Public access

a. Management Goal

Goal 1: Southport will maximize public access to the beaches and the public trust waters of the coastal region.

b. Planning Objective

Objective 1: Southport will develop comprehensive policies that provide beach and public trust water access opportunities for the public along the shoreline within the planning jurisdiction.

a. Policies and Recommended Actions

Policy 1.1: Southport supports the development of estuarine access areas that protect and preserve the natural environment to ensure adequate shoreline access. Areas that have traditionally been used by the public and protected shoreline vistas will be given special attention. The City also supports the preservation of areas that have historically been used as working waterfront.

Recommended Action 1.1.A: Prepare a specific waterfront development plan to address land use conflict issues in the Yacht Basin area.

Recommended Action 1.1.B: Develop a local ordinance and a waterfront development plan to regulate the development of mooring fields.

Policy 1.2: Southport supports state/federal funding of piers for crabbing, fishing, or public estuarine access.

Policy 1.3: Southport supports providing shoreline access for persons with disabilities.

Policy 1.4: Southport strongly supports all efforts to maintain the Southport Marina as a public access facility in perpetuity.

~~**Recommended Action 1.1.A:** Southport continually and zealously monitor the lease agreement between the State and current or future lessees regarding the responsibilities and obligations of each party to ensure that the Southport Marina is maintained as a public access site in perpetuity and that the continuing upkeep and/or improvement(s) of its existing or future appurtenant facilities remain consistent with the goals and objectives of this land use plan.~~

Policy 1.5: Southport supports its existing shoreline access plan.

Recommended Action 1.5.A: Consider updating the shoreline access plan in conjunction with the implementation of this land use plan.

Recommended Action 1.5.B: Pursue funding under the North Carolina CAMA Shoreline Access funding program (15A NCAC 7M, Section .0300, Shorefront Access Policies).

Recommended Action 1.5.C: Pursue private sources of funding for the development of shoreline access facilities adjacent to new residential and non-residential developments, including donation of land.

Policy 1.6: The City will cooperate with state and federal agencies to secure estuarine access areas to ensure adequate shoreline access.

Policy 1.7: Southport ~~will~~ supports projects that will increase public access to shoreline areas.

2. Land use compatibility

a. Management Goal

Goal 2: Southport will ensure that development and use of resources or preservation of land minimize direct and secondary environmental impacts, avoid risks to public health, safety, and welfare, and are consistent with the capability of the land based on considerations of interactions of natural and manmade features and support the City's Vision and Core Values.

b. Planning Objectives

Objective 2:

- i. Southport will adopt and apply local development policies that balance protection of natural resources and fragile areas with economic development.
- ii. Southport's policies will provide clear direction to assist local decision making and consistency findings for zoning, divisions of land, and public and private projects.
- iii. In-fill development will be encouraged within each of the City's districts to promote efficient use of land and cost effectiveness.

b. Policies and Recommended Actions

Residential

~~Policy 2.1: Southport supports revisions to the North Carolina State Statutes that would allow the local imposition of impact fees. Impact fees would be levied against land developers to establish a revenue source to support the additional demand for services generated by the people occupying the proposed developments such as roads, water and sewer infrastructure, and recreational facilities.~~

Policy 2.1: Southport discourages the rezoning of existing residentially-developed or zoned areas to a non-residential classification ~~as reasonably possible~~. Such rezoning and amendments in classifications to the future land use map should be carefully balanced with a demonstrated need for such proposed development ~~that will be the best overall land development policy for Southport's future land use and protecting established residentially-developed areas.~~

Recommended Action 2.1.A: Consider requiring ~~All rezoning and subdivision~~ approvals ~~will~~ be compared to the land suitability map and analysis, included in this plan, for consistency. This consistency review will be presented to the Planning Board and Board of Aldermen. ~~The Future Land Use Map will also be reviewed for consistency.~~ Moreover,

future updates to the CAMA Land Use Plan shall incorporate Green Growth Toolbox principles in the mapping and analysis.

Policy 2.2: The City supports repair and reconstruction of privately-owned dwelling units through private funds and/or grants. ~~It supports the enforcement of existing regulations of the District Health Department regarding sanitary conditions.~~

~~Policy 2.3: Southport supports low density residential land uses in areas that do not have City water or sewer service.~~

Policy 2.3: Southport supports quality development reflecting the spectrum of housing needs, from low-end (affordable) residences to high-end (luxury) residences.

Recommended Action 2.3.A: ~~The City will pursue Community Development Block Grant, North Carolina Housing Finance Agency, and United States Department of Agriculture~~ funds from state and federal sources for rehabilitation or redevelopment of substandard housing.

Policy 2.4: Southport will permit residential development to occur in response to market needs provided that the following criteria are met:

- (1) Due respect is offered to all aspects of the environment.
- (2) ~~Additional residential development should concurrently involve~~ Concurrent planning for improvements to community facilities, infrastructure, and services is provided ~~if excess capacity does not exist within those facilities and services.~~
- ~~(3) Residential development is consistent with other policies and the land use map as contained in this plan update.~~

~~This implementing action will be enforced through the Southport UDO.~~

Policy 2.5: The City supports providing adequate conservation/open space buffers between areas designated for residential development as indicated on the future land use map and any adjacent non-residential land use.

Recommended Action 2.5.A: Continuously monitor the need for possible revisions to the UDO, ~~for non-residential sites~~ to ensure adequate buffering and landscaping to separate residential and incompatible non-residential uses, and adequate regulation of off-site lighting, hours of operation, and vehicular driveway locations.

Policy 2.6: The City ~~will require through zoning and subdivision regulation~~ supports the use of an interior road system that provides vehicular access to lots abutting major thoroughfares.

Recommended Action 2.6.A: Consider reviewing existing design standards to ensure effective limitation of driveway entrances.

Policy 2.7: Southport does not support ~~through revision of its zoning ordinance, will limit~~ “strip” residential development along highways and certain roads carrying heavy traffic and encourage service roads or an internal street pattern to eliminate direct driveway connections to highways and roads.

~~1.7 The City will regulate, through enforcement of its UDO, the development of conflicting land uses.~~

Policy 2.8: The City ~~will encourage~~ supports strict enforcement of its Minimum Housing Code.

Commercial, Mixed Use, Office/Institutional & Industrial

Policy 2.9: Southport supports utilizing Office/Institutional/Multi-family development as a buffer between light industrial and commercial development and adjacent residential land uses.

Policy 2.10: Southport supports Office/Institutional/Multi-family land uses ~~should be~~ that are developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity.

Policy 2.11: Southport supports development that blends a mix of uses at a reasonable scale offering convenient retail facilities to nearby residents in an effort to reduce traffic flow on main thoroughfares.

Policy 2.12: Southport supports commercial development along the Howe Street Corridor and other areas consistent with the City's future land use map ~~(see Map 18)~~.

Policy 2.13: Southport ~~deems only~~ supports industrial development within fragile areas and areas with low land suitability ~~acceptable only~~ if the following conditions are met (This policy applies to both new industrial development and to expansion of existing industrial facilities):

- (1) CAMA minor or major permits can be obtained.
- (2) ~~All~~ Applicable zoning ordinance provisions are met in zoned areas.
- (3) Within coastal wetlands, estuarine waters, and public trust waters, no industrial use will be permitted unless such use is water related.

Policy 2.14: Southport supports the recruitment and siting of environmentally compatible light industrial and commercial establishments ~~within its borders~~ in areas that are already similarly developed or in public or private industrial parks ~~to minimize the sacrifice of prime agricultural lands for such development. The City does not encourage the conversion of prime farmland to residential use.~~

Policy 2.15: Southport supports industrial development which will be located adjacent to and/or with direct access to major thoroughfares.

Policy 2.16: Southport supports the development of industrial sites that are accessible to public water and sewer services.

Policy 2.17: Southport does not support ~~hazardous~~ industries which are noxious by reason of the emission of smoke, dust, glare, noise, odor, and vibrations, and those which deal primarily in hazardous products such as explosives, should not be located in Southport's planning jurisdiction.

~~Policy 2.1: Industry should be located in conformance with the City's land use plan. This includes placing emphasis on light industrial development.~~

~~I.15 The City will enforce its zoning regulations for type and location of commercial and industrial development. *Schedule: Continuing Activity.*~~

~~I.16 Southport will rely on its UDO and the CAMA permitting program with regard to new industrial development and expansion of existing industrial facilities. *Schedule: Continuing Activity.*~~

Policy 2.18: Southport will support the following in the pursuit of industrial development:

- (1) Encourage placement of new heavy industrial development to have minimum adverse effect on the City's ecosystem and by encouraging areas of concentrations of such uses be considered first when suitable infrastructure is available consistent with the growth policy of the future land ~~development~~ use map.
- (2) Re-zone additional parcels for industrial and commercial use along existing growth corridors with adequate infrastructure existing or planned and, when the need is demonstrated, provide a consistent growth policy with amendments to the future land ~~use~~ development map when revision is needed. This will accommodate the future demand for additional industrial and commercial development in suitable areas.

Conservation

Policy 2.19: Except as otherwise permitted in this plan, residential, commercial, and industrial development should not be supported in natural heritage areas or coastal wetlands. Residential, commercial, and industrial development which meets 15A NCAC 7H use standards will be allowed in estuarine shoreline, estuarine water, and public trust areas. In all other areas, development will be allowed that is consistent with applicable local, state, and federal regulations.

Policy 2.20: Southport will support larger lots in ~~conservation~~ open space classified areas as depicted on the future land use map and official zoning map through enforcement of the City's UDO.

Policy 2.21: Southport supports the ~~maintenance~~ protection and preservation of its environmentally sensitive areas and fragile areas.

~~Policy 2.1: Protect Southport's fragile areas from inappropriate, unplanned, or poorly planned development.~~

~~Recommended Action 2.22.A: Coordinate all housing code enforcement/ redevelopment projects/public works projects with the NC Division of Archives and History to ensure the preservation and identification of significant historic structures and archaeological sites. Moved to Cultural Resources.~~

- ~~(1) By enforcing the Southport UDO, limit land uses in the vicinity of historic sites and natural heritage areas to compatible land uses. *Schedule: Continuing Activity.*~~
- ~~(2) Southport will coordinate all housing code enforcement/ redevelopment projects/public works projects with the NC Division of Archives and History to ensure the preservation and identification of significant historic structures and archaeological sites. Significant~~

~~historic sites are identified on Section 5 [C] part 4 of this plan. *Schedule: Continuing Activity.*~~

3. Infrastructure carrying capacity

c. Management Goal

Goal 3: Southport will ensure that public infrastructure systems are appropriately sized, located, and managed so the quality and productivity of Areas of Environmental Concern (AECs) and other fragile areas are protected or restored. It is acknowledged that to achieve the infrastructure carrying capacity goals, policies, and implementing actions, some utility lines may have to extend through some environmentally sensitive areas.

d. Planning Objective

Objective 3: Southport will establish level of service policies and criteria for infrastructure consistent with the projections of future land needs.

e. Policies and Recommended Actions

~~Please refer to the Existing Water and Sewer Distribution Line Map for delineation of the proposed water and sewer service areas. The following are Southport's policies for infrastructure carrying capacity. All policies are continuing activities.~~

Policy 3.1: Southport supports providing adequate community services and facilities which meet the needs of the City's citizens, businesses, and industries.

Policy 3.2: Southport supports providing sufficient water and sewer service to promote economic development and to alleviate public health problems created by the absence of public water and sewer services.

Policy 3.3: Southport supports regulating growth to coincide with the provision of public facilities and services.

Policy 3.4: In areas with central sewer service, Southport does not consider soil conditions to be an obstacle to development.

Policy 3.5: In areas without utilities, Southport will assist, where feasible, ~~act~~ to mitigate septic tank problems and other restrictions on development posed by soil limitations, and will coordinate this effort with the Brunswick County Health Department.

~~I.43 The City of Southport will conserve its surficial groundwater resources by enforcing CAMA and the NC Division of Water Quality stormwater runoff regulations and by coordinating local development activities involving chemical storage or underground storage and installation/abandonment with Brunswick County Emergency Management personnel and the NC Division of Water Quality. The City will plan for an adequate long range water supply.~~

~~In the planning process, Southport will cooperate with adjacent local governments to protect water resources. *Schedule: Continuing Activity.*~~

Policy 3.6: The City supports directing more intensive land uses to areas that have existing or planned infrastructure.

~~Policy 3.7: The City supports the extension of water and sewer services from existing systems and encourages the use of central systems for new developments whether residential, commercial, or industrial in nature outside of the Corporate Limits within the defined Service Area subject to petition for annexation. It also supports the continued public provision of solid waste disposal, law enforcement, and educational services to all citizens.~~

~~Policy 3.1: Southport supports the extension of water services from existing systems and encourages the use of central systems for new developments whether residential, commercial, or industrial in nature.~~

Policy 3.8: The City will rely on its existing land use and development ordinances to regulate development and may amend or modify regulations to encourage or require the provision of central water service to lots or parcels proposed in new developments.

Policy 3.9: The City supports the installation and use of properly permitted septic tank systems, where sewer is unavailable, and the enforcement of the Brunswick County Health Department regulations and local development regulations regarding lot sizes and waste disposal system placement.

~~Policy 3.1: The City will support investigations by the Brunswick County Health Department and North Carolina State University concerning the use of package treatment plants as a method of solving severe sewage disposal problems, in areas where central sewer service is not available.~~

Policy 3.10: The City of Southport supports providing water and sewer services to identified industrial areas when City resources are sufficient in order to encourage industrial development.

~~Southport will enforce all current regulations of the NC State Building Code and North Carolina Division of Health Services relating to building construction and septic tank installation/replacement in areas with soils restrictions for septic tank construction. *Schedule: Continuing Activity.*~~

Policy 3.11: Southport will coordinate all development activity, when applicable, with appropriate county and state regulatory personnel, and in particular with the Brunswick County Building Inspector, Sanitarian, Planning Department, and Health Department.

~~Policy 3.1: Southport will support the development of a central sewer system to serve areas of Southport's extraterritorial planning jurisdiction. *Schedule: Continuing Activity.*~~

Policy 3.12: Southport will amend the future land use map, when needed, to reflect any water and/or sewer extension projects.

~~Policy 3.1: Southport will consult the future land use map when considering new public facilities and private development.~~

Policy 3.13: Southport will revise water and sewer extension policies as needed to continue to ensure that public/private cooperation in the provision of infrastructure to serve new development is encouraged.

Policy 3.14: Southport opposes the ~~installation of package treatment plants and septic tanks or~~ discharge of waste in any areas classified as coastal wetlands, freshwater wetlands (404), or natural heritage areas. This policy does not apply to constructed wetlands.

Policy 3.15: The City does not support the use of ~~properly permitted and maintained~~ package sewage treatment plants ~~within its Extraterritorial Jurisdiction but outside of proposed sewer service areas~~ anywhere within its planning jurisdiction. ~~Package sewer treatment plants will only be allowed in developments which have been approved by the City. If any package treatment plants are approved, the City supports the requirement of a specific contingency plan specifying how ongoing private operation and maintenance of the plant will be provided, and detailing provisions for assumption of the plant into a public system should the private operation fail.~~

Policy 3.16: The City will rely on the Division of Water ~~Quality~~ Resources to oversee the operation and management of all existing package treatment plants ~~in the extra-territorial~~ within the City's planning jurisdiction.

~~Recommended Action 3.1.A: Southport will maintain a land banking fund into which the city may annually contribute funds, to be utilized for the purchase of public property. Schedule: Continuing Activity~~

~~1.21 Provide sufficient emergency management personnel and facilities to adequately serve the projected population growth (this will be evaluated annually). Schedule: Continuing Activity.~~

Policy 3.17: ~~In an effort to improve health conditions,~~ Southport supports the following water and sewer policies:

- (1) Southport supports the extension of central water and sewer service to areas suitable for development, including the construction of lines to and through conservation areas to serve development which meets all applicable state and federal regulations.
- (2) ~~The City is aware that inappropriate land uses near well fields increase the possibility of well contamination. Land uses near groundwater sources are regulated by the North Carolina Division of Water Quality Public Access Section through NCAC Subchapter 2L and Subchapter 2C. Southport recognizes the importance of protecting potable water supplies, and therefore supports the enforcement of these regulations.~~
- (3) Southport supports all efforts to secure available state and federal funding for the construction and/or expansion of public and private water/sewer systems.
- (4) Southport supports the construction of water systems with adequate line sizes to ensure adequate water pressure and fire protection.

4. Natural hazard areas

a. Management Goals

Goal 4: Southport will conserve and maintain shorelines, floodplains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.

b. Planning Objective

Objective 4: Southport will develop policies that minimize threats to life, property, and natural resources resulting from development located in or adjacent to hazard areas, such as those subject to erosion, high winds, storm surge, flooding, or sea level rise.

a. Policies and Recommended Actions

Policy 4.1: The City of Southport desires to minimize the hazards to life, health, public safety, and development within flood hazard areas.

Policy 4.2: The City supports the enforcement of all controls and regulations, specifically design standards, tie-down requirements, construction and installation standards, elevation requirements, flood-proofing, CAMA regulations, and FEMA regulations, to mitigate the risks of lives and property caused by severe storms and hurricanes.

Policy 4.3: The City supports the Brunswick County Emergency Management Plan for evacuation procedures/policy for natural disasters or manmade disasters.

Policy 4.4: Southport supports regulation of 404 wetlands by the US Army Corps of Engineers. The City does not want new or expanded development of any kind to result in any loss of wetlands.

Policy 4.5: Southport supports the US Army Corps of Engineers' regulations and the applicable guidelines of the Coastal Area Management Act and the use of local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands.

Recommended Action 4.5.A: ~~The City will m~~Monitor development proposals for compliance with Section 404 of the Clean Water Act and will continue to enforce local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands.

Policy 4.6: The City supports the installation of properly engineered and permitted bulkheads.

Policy 4.7: Southport supports relocation of structures endangered by erosion, if the relocated structure will be in compliance with all applicable policies and regulations.

Policy 4.8: The City supports the enforcement of local controls and the efforts of state and federal agencies with regulatory authority to restrict development within areas up to five feet above mean high water susceptible to sea level rise and wetland loss.

Policy 4.9: Southport recognizes the uncertainties associated with sea level rise. The rate of rise is difficult to predict. Thus, it is difficult to establish policies to deal with the effects of sea level rise.

Southport supports cooperation with local, state, and federal efforts to inform the public of the anticipated effects of sea level rise.

Recommended Action 4.9.A: In response to possible sea level rise, Southport will review all local building and land use related ordinances and consider establishing setback standards, density controls, bulkhead restrictions, buffer vegetation protection requirements, and building designs which will facilitate the movement of structures.

~~Policy 4.10: Southport supports hazard mitigation planning. In 2009, the City, along with 11 other area municipalities, partnered with Brunswick County on the joint development of a Multi-Jurisdictional Hazard Mitigation Plan; the plan was developed over the course of an 18-month exercise and became effective in January 2011. It is anticipated that Southport will continue to collaborate with Brunswick County and the 11 other municipalities to ensure that the plan: (1) is updated as necessary in accordance with Community Rating System requirements; (2) the updates proposed accurately demonstrate the progress made and reflect changing conditions; and (3) remain consistent with the Policies and (4) Implementing Actions of the City of Southport ~~CLUP~~ the Southeastern NC Regional Hazard Mitigation Plan.~~

~~Policy 4.1: Southport supports the land use densities that are specified beginning on page 150 of this plan. Through enforcement of the zoning ordinance, these densities will minimize damage from natural hazards and support the hazard mitigation plan.~~

~~Southport will cooperate with the US Army Corps of Engineers in the regulation and enforcement of the 404 wetlands permit process. *Schedule: Continuing Activity.*~~

~~Southport will coordinate all development within the special flood hazard area with the City's Planning and Inspections Departments, North Carolina Division of Coastal Management, FEMA, and the US Corps of Engineers. *Schedule: Continuing Activity.*~~

~~Policy 4.1: Southport will continue to enforce its existing zoning and flood damage prevention regulations found in the UDO. *Schedule: Continuing Activity.*~~

~~Policy 4.11: Southport permits redevelopment of previously developed areas, provided all applicable policies, regulations, and ordinances are complied with. The City will encourage redevelopment as a means for correcting housing problems, upgrading commercial structures, and historic preservation (through rehabilitation and adaptive reuse). Supports R redevelopment, including infrastructure, ~~should be~~ which is designed to withstand natural hazards. *Schedule: Continuing Activity.*~~

~~Southport will enforce the density controls in the UDO in redevelopment areas to control growth intensity. *Schedule: Continuing Activity.*~~

~~Southport will utilize the future land use maps to control development. These maps are coordinated with the land suitability map and proposed infrastructure maps. *Schedule: Continuing Activity.*~~

Policy 4.12: Southport is a participant in the National Flood Insurance Program (NFIP) and supports floodplain regulation ~~is a concern in Southport~~. To accomplish protection of public health and service needs, Southport will:

- (1) Continue to enforce the flood hazard reduction provisions of the Southport UDO.
- (2) Prohibit the installation of underground storage tanks in the 100-year floodplain.
- (3) Where feasible, zone ~~is~~ for open space, recreational, agricultural, or other low-intensity uses within the floodplain.
- (4) Prohibit the development of any industry within the 100-year floodplain that may pose a risk to public health and safety. Such industries may include but not be limited to: chemical refining and processing, petroleum refining and processing, hazardous material processing, or storage facilities.

5. Water Quality

a. Management Goals

Goal 5: Southport will maintain, protect, and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries. This should include a means of addressing the complex problems of planning for increased development and economic growth while protecting and/or restoring the quality and intended uses of the basin's surface waters.

b. Planning Objective

Objective 5: Southport will adopt policies for coastal waters to help ensure that water quality is maintained if not impaired and improved if impaired.

a. Policies and Recommended Actions

Policy 5.1: The City supports the guidelines of the Coastal Area Management Act and the efforts and programs of the North Carolina Department of Environmental Quality ~~and Natural Resources~~, Division of Coastal Management and the Coastal Resources Commission to protect the coastal wetlands, estuarine waters, estuarine shorelines, and public trust waters in Southport.

Policy 5.2: Southport recognizes the value of water quality ~~maintenance~~ to the protection of fragile areas and to the provision of clean water for recreational and tourism purposes and supports the control of stormwater runoff to aid in the preservation of water quality. ~~The City will support existing state regulations relating to stormwater runoff resulting from development (Stormwater Disposal Policy 15 NCAC 2H.001-1003).~~

Policy 5.3: The City supports protection of those waters known to be of the highest quality or supporting biological communities of special importance.

Policy 5.4: Southport opposes the disposal of any toxic wastes, as defined by the US Environmental Protection Agency's Listing of Hazardous Substances and Priority Pollutants (developed pursuant to the Clean Water Act of 1977), within its planning jurisdiction.

Policy 5.5: The City supports management of problem pollutants, particularly biological oxygen demand and nutrients, in order to correct existing water quality problems and to ensure protection of those waters currently supporting their uses.

Policy 5.6: Southport supports the continued enforcement of its stormwater management regulations.

Policy 5.7: Southport supports reducing soil erosion, runoff, and sedimentation to minimize the adverse effects on surface and subsurface water quality.

~~Recommended Action 5.7.A: Southport will consider adopting and enforcing a soil erosion and sediment control ordinance.~~

~~Policy 5.1: The City of Southport opposes the construction of package treatment plants within its city limits.~~

~~Policy 5.1: Southport supports conserving its surficial groundwater resources.~~

~~Policy 5.1: Southport supports the decommissioned wastewater treatment plant assisting to open back up more of the area for shellfishing.~~

Policy 5.8: Southport supports the policy that all State of North Carolina projects should be designed to limit, to the extent possible, stormwater runoff into coastal waters.

Policy 5.9: Southport supports implementation of the Cape Fear River Basin Water Quality Management Plan and the Lower Cape Fear Blueprint.

Policy 5.10: Southport supports the following actions by the General Assembly ~~and the Governor~~:

- (1) ~~Sufficient state funding should be appropriated~~ Appropriate funding to initiate a program of incentives grants to address pollution of our rivers from both point sources and nonpoint sources.
- (2) Establish ~~An~~ ongoing source of state funding ~~should be developed~~ to provide continuous support for an incentives grant program.
- (3) ~~The decision making process for the award of incentives grants should~~ Involve river basin organizations representing local governments and other interest groups in the review of all applications for state funding.

Policy 5.11: The City supports commercial and recreational fishing and will cooperate with other local governments and state and federal agencies to control pollution of these waters to improve conditions so that commercial and recreational fishing will increase. It also supports the preservation of nursery and habitat areas.

Policy 5.12: Southport supports ~~all~~ aquaculture activities that meet applicable federal, state, and local policies and permit requirements provided that no impact to maritime navigation or scenic viewsheds occurs.

Policy 5.13: Southport objects to any discharge of water from aquaculture activities that will degrade in any way the receiving waters. ~~The City objects to withdrawing water from aquifers or surface sources if such withdrawal will endanger water quality or water supply from the aquifers or surface sources.~~

Policy 5.14: Southport supports only aquaculture activities that do not alter ~~significantly and negatively~~ the natural environment or coastal wetlands, estuarine waters, and public trust areas.

~~Policy 5.1: The City supports the Brunswick County NPDES Phase II Stormwater Program.~~

~~Policy 5.1: The City of Southport supports implementation of a stormwater management plan following inclusion in Phase II rules.~~

~~Upon its inclusion under NPDES Phase II standards, Southport will have established the basis for a comprehensive stormwater management program to work in conjunction with its existing stormwater management ordinance. Schedule: Continuing Activity.~~

Policy 5.15: The City will enforce its UDO to aid in protecting sensitive shoreline areas and water quality, while also. ~~It will~~ relying on state and federal agencies to promote and protect ~~environmentally sensitive areas~~ such.

~~Policy 5.1: Southport will rely on the technical requirements and state program approval for underground storage tanks (40 CFR, Parts 280 and 281), and any subsequent state regulations concerning underground storage tanks adopted during the planning period. Schedule: Continuing Activity.~~

~~Policy 5.1: Southport will continuously enforce, through the development and zoning permit process, all current regulations of the NC State Building Code and North Carolina Division of Health Services relating to building construction and septic tank installation/replacement in areas with soils restrictions. Schedule: Continuing Activity.~~

Recommended Action 5.15.A: Southport will ~~implement~~ consider the following actions through local ordinances to improve water quality:

- Use watershed-based land use planning
- Protect sensitive natural areas, including coastal wetlands
- Establish a buffer network
- Minimize impervious cover in site design
- Limit erosion during construction
- Maintain coastal growth measures
- Restore ation of impaired waters
- Management of the cause and sources of pollution to ensure the protection of those waters currently supporting their uses allowing for reasonable economic growth.
- Reduce tion of nutrients in local waters.

Policy 5.16: Southport supports the Ppreservation of wetlands ~~is~~ as important to the protection/improvement of water quality. ~~in Southport. The following will be implemented:~~

Recommended Action 5.16.A: Consider preservation of large wetland areas (> one acre) in a natural state to protect their environmental value.

Recommended Action 5.16.B: Coordinate all development review with the appropriate office of the US Army Corps of Engineers and the Soil Conservation Service.

~~Require that wetland areas be surveyed and delineated on all preliminary and final subdivision plats. *Schedule: Completed/Continuing Activity.*~~

~~Consider cluster development in order to protect sensitive natural areas. *Schedule: Continuing Activity.*~~

Recommended Action 5.16.C: ~~Make~~ Consider wetlands acquisition a priority in future expansions of Southport parks and recreation areas.

Policy 5.17: Southport will allow the construction of both open water and upland marinas which comply with the UDO and all applicable state and federal regulations.

Policy 5.18: Southport opposes the location of floating homes within its jurisdiction.

Policy 5.19: Southport supports the establishment of mooring fields within its planning jurisdiction, provided that no ~~However, the City recognizes that improperly regulated mooring fields may result in~~ water degradation occurs as a result of waste disposal.

Policy 5.20: Southport supports regulation of underground storage tanks in order to protect its groundwater resources.

~~Upon its inclusion under NPDES Phase II standards, Southport will have established the basis for instituting a stormwater management program to work in conjunction with its existing stormwater management ordinance that will bring the City into compliance with the NPDES Phase II program. *Schedule: Continuing Activity*~~

~~Southport will routinely review the landscaping section of the UDO to ensure any clear cut areas are consistent with applicable state and federal regulations. *Schedule: Continuing Activity*~~

6. Transportation & Infrastructure (Carrying Capacity)

a. Management Goal

Goal 6: Southport will achieve safe, efficient, reliable, environmentally-sound, and economically feasible transportation.

b. Planning Objective

Objective 6: Southport will work with NCDOT and the Cape Fear Rural Planning Organization to reduce traffic congestion and safety problems.

c. Land Use Plan Requirements

Policy 6.1: Southport supports the interconnectivity of residential and non-residential subdivisions through the enforcement of street design standards contained in the UDO.

Policy 6.2: Southport ~~will require where reasonably possible~~ supports the utilization of frontage roads in non-residential development along major state highways.

Policy 6.3: Southport ~~will require~~ supports the construction of acceleration/deceleration lanes for the entrances to major commercial and residential developments.

~~Southport will require traffic impact studies for major commercial and residential developments.~~
~~*Schedule: Continuing Activity.*~~

Recommended Action 6.3.A: Consider revising ~~its subdivision ordinance~~ subdivision regulations to encourage the development of joint or shared driveways in newly approved subdivisions.

Policy 6.4: The City supports limited access from development along major roads and highways to provide safe ingress and egress.

Policy 6.5: Southport supports aesthetic enhancements to ~~M~~major thoroughfares ~~shall have an attractive appearance and reflect an overall character of design.~~

Recommended Action 6.5.A: Consider installation of ~~The City may pursue the planting of~~ street trees along ~~its gateway~~ transportation paths corridors.

Policy 6.6: Southport supports the proper maintenance of public roads within the City and the County.

Policy 6.7: Southport supports Planned Unit Developments ~~subdivision development~~ which utilizes the North Carolina Department of Transportation Traditional Neighborhood Development Street Design Guidelines and conventional subdivisions which use the North Carolina Department of Transportation Subdivision Roads Minimum Construction Standards . ~~A Traditional Neighborhood Development (TND) is a human scale, walkable community with moderate to high residential densities and a mixed use core. Compared with conventional suburban developments, TNDs have a higher potential to increase modal split by encouraging and accommodating alternate transportation modes. TNDs also have a higher potential for capturing internal trips, thus reducing vehicle miles traveled. A dense network of narrow streets with reduced curb radii is fundamental to TND design. This network serves to both slow and disperse vehicular traffic and provide a pedestrian friendly atmosphere. Such alternate guidelines are encouraged by NCDOT when the overall design ensures that non-vehicular travel is to be afforded every practical accommodation that does not adversely affect safety considerations. The overall function, comfort, and safety of a multi purpose or "shared" street are more important than its vehicular efficiency alone. TNDs have a high proportion of interconnected streets, sidewalks, and paths. Streets and rights of way are shared between vehicles (moving and parked), bicycles, and pedestrians. The dense network of TND streets functions in an interdependent manner, providing continuous routes that enhance non-vehicular travel. Most TND streets are designed to minimize through traffic by the design of the street and the location of land uses. Streets are designed to only~~

~~be as wide as needed to accommodate the usual vehicular mix for that street while providing adequate access for moving vans, garbage trucks, fire engines, and school buses. It is NCDOT's intent that the development encourage walking and biking, enhance transit service opportunities, and improve traffic safety through promoting low speed, cautious driving, while fully accommodating the needs of pedestrians and bicyclists. Such developments should have the potential to reduce the number of external vehicle trips, and thus vehicle miles traveled, through provision of commercial, recreational, and other resident-oriented destinations within a walkable community. Traffic impacts, both on site and off site, should be minimized.~~

~~P.40 — Southport specifically supports the following transportation improvement projects:~~

Project #	Length	Description
R-3224	1.2 miles	New Route — NC 211 to NC 87 at SR 1525

~~Refer to Map 13 for further detail of TIP projects~~

~~The City supports continuing collaboration with the NCDOT regarding the near term planning, design and construction of the proposed new connector road to be located between SR 15727 (East Leonard Street) and NC 87 (River Road).~~

Policy 6.8: The City supports maintaining an effective signage and addressing system for all streets, roads, and highways.

Policy 6.9: Southport supports the recommendations contained within the City's Comprehensive Pedestrian Transportation Plan, Cape Fear Regional Bicycle Plan, and East Coast Greenway.

Policy 6.10: Southport ~~strongly supports the position of having an opportunity for a seat at the table concerning deliberations regarding the ultimate use of the property that was~~officials shall play a role in any planning processes regarding transportation facilities that may impact the City including rail, highway, ferry, maritime, and air services. ~~originally proposed to house the site of the proposed International Port as well as any other potential external decisions on issues that could have an impact on the City of Southport, positive or negative.~~

Policy 6.11: The City supports state and federal funding for maintenance/dredging of the Intracoastal Waterway, the Cape Fear River, and other navigable bodies of water.

Policy 6.12: The City supports transportation by water as a viable means for moving people and goods whether by recreational vessel, shipping vessel, or public/private ferry.

Policy 6.13: Southport officials will continue to work with the Army Corps of Engineers and any other state and federal agencies to ensure continued dredging and maintenance of channels and rivers as needed to keep these facilities open to navigation. ~~These efforts shall comply with applicable state and federal regulations. Providing borrow or spoil areas and provision of easements for work will be determined on case-by-case basis.~~ The City would encourage spoil

material being placed on those areas where easements for such use already exist. ~~Channel maintenance has major economic significance and is worthy of state and federal funding.~~

Policy 6.14: Southport supports safe public transportation opportunities for seniors.

Policy 6.15: Southport will support North Carolina Department of Transportation projects to improve access to the City.

7. Local areas of concern

1. Management Goals

Goal 7: Southport will integrate local concerns with the overall goals of CAMA in the context of land use planning and in accordance with Southport's Vision and Core Values, Southport will endeavor to preserve the city's historic character, protect the city's shoreline vista, continue to support a vibrant Central Business District, preserve the city's residential areas and protect the city's Areas of Environmental Concern (AEC's).

2. Planning Objective

~~Goal~~ Objective 7: Southport will identify and address local concerns and issues, such as cultural and historic areas, scenic areas, economic development, or general health and human services needs.

3. Land Use Plan Requirements

Cultural, Historic and Scenic Areas

Policy 7.1: Southport will protect its historic resources as a valuable cultural and economic asset.

Recommended Action 7.1.A: Consider the creation of a Historic District Commission.

~~The City supports building heights that are consistent with the surrounding areas.~~

Policy 7.2: The City ~~shall encourage~~ ~~supports~~ local, state, and federal efforts to protect historic properties within its borders and to perpetuate its cultural heritage. ~~Sites of historic significance are identified in part C section 4.~~

Recommended Action 7.2.A: Coordinate all housing code enforcement/ redevelopment projects/public works projects with the NC Division of Archives and History to ensure the preservation and identification of significant historic structures and archaeological sites.

Policy 7.3: Southport will guide development so as to encourage protection of ~~historic and potentially historic properties within the City~~ scenic vistas and view corridors.

Policy 7.4: The City will not allow industrial development within its areas of historical significance.

~~The City of Southport will allow industrial development which is consistent with the City of Southport UDO and within areas of environmental concern, only as defined by 15A NCAC 7H.~~

~~The City of Southport will continually and zealously monitor the lease agreement between the State and current or future lessees regarding the responsibilities and obligations of each party to ensure that the Southport Marina is maintained as a public access site in perpetuity and that the continuing upkeep and/or improvement(s) of its existing or future appurtenant facilities remain consistent with the goals and objectives of this land use plan. *Schedule: Continuing Activity.*~~

~~The City will rely on its UDO to prohibit industrial development within its historic district. *Schedule: Continuing Activity.*~~

~~The City will work with the US Army Corps of Engineers to coordinate local approval of all projects with the “404” permitting process. *Schedule: Continuing Activity.*~~

Policy 7.5: Southport shall coordinate all housing code enforcement and/or redevelopment projects, utilizing public funding, with the NC Division of Archives and History, to ensure that any significant architectural details or buildings are identified and preserved.

Policy 7.6: Southport will coordinate all city projects with the NC Division of Archives and History, to ensure the identification and preservation of significant archaeological sites.

Economic Development & Tourism

Policy 7.7: The City supports the Southport Visitors Center and tourism and recreational related developments that protect and preserve the natural environment while promoting the City as a tourist destination. It supports the private and public development of waterfront access through private funds and grant monies.

Policy 7.8: Southport recognizes that tourism is important and will support activities that promote tourism.

Policy 7.9: The City will encourage development that supports its Vision and Core Values, will protect its resources, preserve its atmosphere, and simultaneously promote industrial and retail growth.

~~The City will encourage industrial and commercial development in areas with existing infrastructure that does not infringe on any residential areas.~~

~~Southport supports the extension of water services from existing systems and encourages the use of central systems for new developments whether residential, commercial, or industrial in nature.~~

Policy 7.10: Southport will continue to support the activities of the North Carolina Division of Travel and Tourism; specifically, the monitoring of tourism-related industry, efforts to promote tourism-related commercial activity, and efforts to enhance and provide shoreline resources.

Policy 7.11: Southport will continue to support the activities of the Southport Department of Tourism.

General Health and Human Services Needs

Policy 7.12: Southport supports a comprehensive program of both active and passive recreational opportunities.

~~Recommended Action 7.12.A: The City will update its comprehensive recreation plan.~~

Policy 7.13: The City supports the provision of public recreational facilities and areas and will pursue grant funds for recreation facilities.

Policy 7.14: The City will coordinate the development of recreational facilities with the school system.

Policy 7.15: Southport supports the continued public provision of solid waste disposal, law enforcement, and educational services to all citizens.

Policy 7.16: Southport supports efforts to recycle and reduce waste.

~~The City supports local, state, and federal efforts to minimize the adverse impact of man-made hazards. Southport will utilize its development controls and will rely on state and federal agencies with jurisdiction to minimize the impact of man-made hazards.~~

Policy 7.17: Southport supports responsible and environmentally safe expansion of public and private energy production and distribution facilities.

Policy 7.18: ~~Progress Energy~~ Duke Power Nuclear Power Plant is located immediately north of the extra territorial jurisdiction. Some of the ~~Progress Energy~~ Duke Power property is located within the city's extra territorial jurisdiction. The City will consider the need for expansion of these facilities on a case-by-case basis.

~~The City will continue to investigate, with the School of Government, the use of impact fees as a way of making new development pay for the services demanded. Schedule: Continuing Activity~~

Policy 7.19: To effectively manage Southport's investment in existing and proposed community facilities and services, the City will:

- (1) ~~Develop~~ Continually update a specific capital improvements plan (CIP) with emphasis placed on services and facilities that affect growth and development.
- (2) Provide the Brunswick County Board of Education and the United States Postal Service with locational information on all residential development.
- (3) In concert with the Brunswick County Board of Education, develop a plan for the protection of future school sites.

Policy 7.20: Southport will provide sufficient emergency services to all residents. The City will implement the following:

- (1) Require that all necessary infrastructure firefighting capability/capacity be provided in new subdivisions and developments.
- (2) Continue to maintain an effective signage and addressing system for all streets, roads, and highways.

Policy 7.21: Southport will support efforts to provide broadband WiFi service throughout the Central Business District, Yacht Basin, and other areas of commercial activity in order to encourage economic development.

Governance

Policy 7.22: The City shall ~~make every effort to update and~~ continually maintain all official planning documents.

~~Implementing Actions – Funding Options~~

~~I.62 Southport will continue to support state and federal programs that are deemed necessary, cost-effective, and within the administrative and fiscal capabilities of the City. *Schedule: Continuing Activity.* These include:~~

- ~~(1) Community Development Block Grant Program~~
- ~~(2) Emergency Medical Services~~
- ~~(3) Coastal Area Management Act, including shoreline access funds~~
- ~~(4) Small Business Administration~~
- ~~(5) Economic Development Administration Funds~~
- ~~(6) Farmer's Home Administration – Federal Grant Program~~
- ~~(7) Federal Emergency Management Program~~

~~I.63 Southport will selectively support state and federal programs related to the City. The City, through its boards and committees, will monitor state and federal programs and regulations. It will use opportunities as they are presented to voice support for or to disagree with programs and regulations that are proposed by state and federal agencies. *Schedule: Continuing Activity.*~~

~~I.64 Southport officials will continue to work with the Army Corps of Engineers and any other state and federal agencies to ensure continued dredging and maintenance of channels and rivers as needed to keep these facilities open to navigation. These efforts shall comply with applicable state and federal regulations. Providing borrow or spoil areas and provision of easements for work will be determined on case-by-case basis. The City would encourage spoil material being placed on those areas where easements for such use already exist. Channel maintenance has major economic significance and is worthy of state and federal funding. *Schedule: Continuing Activity.*~~

F. Plan for the Future

I. Introduction

The future land use plan or “map” is an essential tool for implementing land use planning. The map is intended to serve as a guide for the Planning Board and Board of Aldermen when they review private development proposals and make decisions on the location of public facilities. The land use plan also provides the framework upon which zoning and subdivision regulations and the capital improvements program should be based.

A land use plan is intended to accomplish ~~three~~ four primary objectives. These objectives are as follows:

- To promote economic efficiency by coordinating the size and location of publicly provided future community facilities with the location and intensity of future private residential, commercial, and industrial activity.
- To optimize resources by allocating land for its most suitable use. For example, a city may want to encourage industrial development on sites accessible to existing water and sewer lines and in areas with suitable soil conditions. Or, a city may choose to arrange land uses in such a way as to protect environmentally sensitive areas.
- To provide a land use form that reflects the vision of the city’s residents, is unified, avoids conflicting land uses, optimizes resources, preserves the city’s character and is pleasing; providing open space, vistas and distinguishable districts.
- To preserve wildlife habitat and wetlands necessary to support threatened and federally protected species.

It is important that Southport understands that merely completing the land use plan, illustrating the city’s vision for the future, does not ensure that its objectives will be met. The City of Southport must continuously work at accomplishing plan implementation and maintaining an effective planning program. Changes to Southport’s management of growth should occur. In contemporary planning, the most discussed concept is “smart development.” In reality, this concept is not a new idea. It is simply the blending of many existing ideas. Randall Arendt, considered an authority on smart development, believes that smart development adheres to six basic principles which are described as follows:

Principle 1 - Efficient Use of Land Resources: Smart development supports the preservation of land and natural resources. These benefits result from compact building forms, in-fill development, and moderation in street and parking standards. Compact building patterns preserve land for city and neighborhood parks as well as local woods and wetlands. Furthermore, compact development shortens trips, lessening dependence on the automobile, and therefore reducing levels of energy consumption and air pollution. Finally, a compact development pattern supports more cost-effective infrastructure than does low-density fringe development.

Principle 2 - Full Use of Urban Services: The same frugality of land development supports efficient use of public and private infrastructure. Smart development means creating neighborhoods where more people will use existing services like water lines and sewers, roads, emergency services, and schools.

3. Locational Aspects of Land Use

The purpose of this section is to describe the reasoning behind the location of land uses as shown on the land use map. It should be noted that the land use plan depicts a desired or optimum pattern of land uses. For land areas that are already developed, the desired land use may not be consistent with the existing land use. In cases where the planning process resulted in a desired land use that deviated from the existing land use, preferred land use is indicated. The following provides an example of a case in which an existing land use would not be indicated on the map. An industry might locate in an area that was considered “rural” many years ago. As the years go by, development occurs, urban areas of the city expand, and eventually the industry finds itself in an urbanized setting surrounded by residential development. This situation has resulted in a conflicting land use. In this case, the existing land use of the industrial property is industrial but might be shown on the land use map as Office/Institutional/Multi-Family, a more suitable and compatible use for a residential area.

Generally, the land use map was drafted with consideration given to key land use issues (see Land Use Map) preservation of the city’s existing urban form (from the Comprehensive Plan) which is comprised of districts; paths, urban nodes, landmarks, and edges; development constraints, existing zoning patterns, and citizens input. It should be stressed that although the future land use map indicates a desired pattern for future land use, it is not being suggested that the land uses portrayed cannot be deviated from. However, it is recommended that as the need for changes in the land use map becomes apparent that the map be revised and approved by the Governing Board. A general description of land use by type follows.

NOTE: The future land use categories provide the desired land uses and development characteristics for each respective category. While the future land use map and guidelines establish goals and policy direction for various areas in the City’s planning jurisdiction, it is the City’s Official Zoning Map and Unified Development Ordinance that codifies the actual development regulations within the planning jurisdiction. In addition, the names of the future land use categories should not be confused with the names of the zoning districts as they are separate and distinct entities.

a. Commercial

Commercial land uses in Southport’s planning jurisdiction are concentrated in the Central Business District, along Howe Street, and at the NC 211/NC 87 intersection. Within the area that extends up to one mile outside the city’s extra territorial jurisdiction, commercial land uses are located at the intersections of a proposed thoroughfare connecting NC 87/NC133 to NC 211 and along NC 133 from NC 211 south to the Oak Island city limits.

There has been an attempt to locate commercial development in nodes. Nodes are typically placed at the intersections of major thoroughfares. Nodes serve as community focus areas or concentrations of high intensity land use. It should be noted that the location and size of these commercial areas are not intended to be static. As the land around these commercial areas develops, larger node definitions, and possibly even shifts in location from one area to another, may be warranted.

As commercial development takes place in the outlying areas of the city’s planning jurisdiction, it should be buffered from surrounding areas by office/institutional/multi-family land uses or open space. When development is initiated in the location of one of the nodes, the city should, in cooperation with property owners adjacent to the node, develop a very specific area development plan (ADP) prior to approving any development.

HEAVY COMMERCIAL

Corresponding zoning district: HC

Appropriate uses: Heavy commercial is generally associated with a variety of higher intensity retail and wholesale establishments that would include grocery stores and building supply operations that serve residential and industrial customers and that may or may not include storage of equipment. Professional offices and some service providers are also appropriate.

Inappropriate uses: Manufacturing operations and single-family residential uses.

Allowable density: Approximately 4 units per acre.

Maximum height: 40 feet.

LIGHT COMMERCIAL

Corresponding zoning district: BD

Appropriate uses: Light commercial is generally associated with lower intensity commercial uses such as offices, boutiques, and places of worship. Light commercial also includes water-based commercial establishments.

Inappropriate uses: Manufacturing operations and single-family residential uses.

Allowable density: Approximately 4 to 6 units per acre.

Maximum height: 40 feet.

Impervious surface threshold: Post-development runoff cannot exceed pre-development levels utilizing the 25 year storm as a base storm event.

Impervious surface threshold: Post-development runoff cannot exceed pre-development levels utilizing the 25 year storm as a base storm event.

b. Residential

Residential land uses have been divided into ~~four~~ three separate land use categories based on associated variable residential densities. These categories include: Open Space/~~Very Low~~, Low, Medium, and High Density Residential. The location of residential land uses by density was based on existing residential development patterns, constraints to development (i.e. floodplains, wetlands, etc.), and the location of infrastructure such as water, sewer, and the transportation network. Generally, the areas that contained few obstacles for development were classified at higher densities than areas that possessed multiple obstacles for development.

It should be noted that the land use plan does not attempt to delineate future park sites for the following reason: If the city were to express interest in acquiring specific sites for public use too far in advance it could drive the cost of real estate up unnecessarily. Open space buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems.

LOW DENSITY RESIDENTIAL

~~Corresponding zoning districts: R-20, R-10, MH, and PUD~~

Appropriate uses: Single-family residences, manufactured homes, and Planned Unit Developments. ~~Please note that not every use listed above is permitted in all districts.~~

Inappropriate uses: ~~Multi-family residential uses, Commercial~~ Non-residential uses outside of a PUD, and industrial operations.

Allowable density: 2 to ~~6~~ 3 units per acre.

Maximum height: 40 feet.

Impervious surface threshold: Post-development runoff cannot exceed pre-development levels utilizing the 25 year storm as a base storm event.

MEDIUM DENSITY RESIDENTIAL

~~Corresponding zoning district: R-10~~

Appropriate uses: Single-family residences, appropriately located duplexes, and parks.

Inappropriate uses: ~~Commercial~~ Non-residential uses and industrial operations.

Allowable density: 4 units per acre.

Maximum height: 40 feet.

Impervious surface threshold: Post-development runoff cannot exceed pre-development levels utilizing the 25 year storm as a base storm event.

HIGH DENSITY RESIDENTIAL

~~Corresponding zoning district: MF~~

Appropriate uses: A variety of single and multi-family residential uses.

Inappropriate uses: ~~Commercial~~ Non-residential uses and industrial operations.

Allowable density: 11 units per acre.

Maximum height: 40 feet.

Impervious surface threshold: Post-development runoff cannot exceed pre-development levels utilizing the 25 year storm as a base storm event.

c. Industrial

There are no industrial land uses shown on the future land use map within the incorporated area of Southport. Future industrial land use is concentrated in the north eastern section of the city's extra territorial jurisdiction and plus one mile area. Future industrial land uses have been located in this area in the attempt to concentrate new uses near existing industrial land uses. On the Future Land Use Map, the ~~Progress~~ Duke Energy property (including the discharge canal) is shown as industrial.

All of the industrial areas indicated on the Land Use Plan that are adjacent to residential land uses have been buffered with open space land uses. Buffering has been provided to help prevent land use conflicts between industrial development and neighboring land uses. The width of the buffer should be based on the type of industry and its potential to create compatibility problems. It is not the city's intention to acquire land to be utilized as buffer areas, but rather to encourage industries to incorporate adequate buffers into their development plans.

INDUSTRIAL

~~Corresponding zoning districts: IH and LI~~

~~Appropriate uses: A variety of commercial office and industrial uses. Please note that not every use listed above is permitted in both districts.~~

~~Inappropriate uses: Residential development or non-residential uses which may have large amounts of foot traffic or customers.~~

~~Allowable density: 1 to 4 units per acre. N/A~~

~~Maximum height: Light industrial 50 feet~~

~~Impervious surface threshold: Post-development runoff cannot exceed pre-development levels utilizing the 25 year storm as a base storm event.~~

d. Office/Institutional/Multi-family

Future office/institutional/multi-family (O&I/MF) land uses are located in areas that have already been developed for O&I/MF use, are along highway corridors, or between commercial and residential land uses. Office/institutional/multi-family uses are located in this manner to help preserve the carrying capacity of transportation corridors, to serve as a buffer from the roadway, and to minimize land use conflicts between commercial and residential land uses.

Office/Institutional/Multi-family

~~Corresponding zoning districts: MF and O&I~~

Appropriate uses: A variety of single and multi-family residential uses, professional offices and service businesses. ~~Please note that not every use listed is permitted in both districts.~~

Inappropriate uses: Retail establishments and industrial operations.

Allowable density: Office & institutional -- 3 to 4 units per acre; Multi-family -- 11 units per acre

Maximum height: 40 feet

Impervious surface threshold: Post-development runoff cannot exceed pre-development levels utilizing the 25 year storm as a base storm event

e. CBD Mixed Use Districts

The CBD Mixed Use District land use category is designed to provide convenient shopping and service facilities by promoting compact development of commercial, office, and service uses while preserving the historic character of the district. Due to the variety of allowed uses within the CBD District land use category, any new development or redevelopment shall be done with careful consideration given to surrounding land uses. This will help keep potential land use conflicts to a minimum.

CBD MIXED USE DISTRICT

~~Corresponding zoning districts: CBD and R-10~~

Appropriate uses: Residences and a variety of commercial, office, and services uses.

~~Please note that not every use listed above is permitted in both districts.~~

Inappropriate uses: Industrial operations

Allowable density: 4 to 6 units per acre

Maximum height: 40 feet

Impervious surface threshold: post-development runoff cannot exceed pre-development levels using the 25 year storm as a base storm event

f. *Open Space District*

The Open Space district includes land uses designed to preserve areas of special public interest that should be placed in a zone protected from any development other than improvements or uses undertaken by the City of Southport. Open Space ~~Very Low Density Residential~~ land uses have been located in areas where there is the potential for flooding (100-year floodplain), the need for buffering, or, in some cases, where AEC's exist. Buffering is used to separate areas that may have the potential to become conflicting land uses.

OPEN SPACE DISTRICT ~~VERY LOW DENSITY RESIDENTIAL~~

~~Corresponding zoning districts: OS and R-20~~

~~Appropriate uses: Open Space Very Low Density Residential land uses have been located in areas where there is the potential for flooding (100-year floodplain), the need for buffering, or, in some cases, where AEC's exist. Buffering is used to separate areas that may have the potential to become conflicting land uses.~~ Appropriate uses would be City Parks & Recreation, additional City facilities that help preserve and protect the natural environment, cultural heritage, and areas that are environmentally sensitive and fragile. ~~The ideal land use for this category is open space as opposed to very low density residential development. Residential development should only be allowed in these areas on a limited basis and the development that does occur should have its finished floor level substantially above the base flood elevation.~~

~~Inappropriate uses: Multi-family developments, commercial residential and non-residential uses, and industrial operations.~~

~~Allowable density: Very low density approximately 1-2 units 0 units per acre.~~

~~Maximum height: 40 feet.~~

~~Impervious surface threshold: Post-development runoff cannot exceed pre-development levels utilizing the 25 year storm as a base storm event.~~

~~g. *Least Suitable Land Overlay*~~

~~The future land use map (see Map 19) includes a Least Suitable Land Overlay. These areas~~

~~parallel the areas that are least suitable as identified during the land suitability analysis (see Map 17). Development of any areas located within the overlay should be sensitive to protection of the AECs. Development proposals should be reviewed on a case-by-case basis in consideration of the needs of the particular AEC.~~

~~Each of the land use categories is supported by zoning districts contained in the City's UDO. The reader is cautioned that this is an "overview" and detailed analysis must be based on careful review of the City's UDO.~~

4. Summary of the General Principles Used to Develop the Land Use Plan

The City of Southport Land Use Plan was drafted with consideration given to the following:

- Southport's Vision and Core Values
- Key land use issues
- Preservation of existing urban form
- Existing plans for the development of public facilities
- Development constraints
- Existing zoning patterns
- Desire to concentrate commercial and industrial development
- Limiting potential land use conflicts
- Preservation of existing residential neighborhoods
- Prohibition of noxious industry within the city's planning jurisdiction.

5. Future Land Demand Acreages / Carrying Capacity

The following table forecasts the shift in land use within Southport's planning jurisdiction. These land demand forecasts serve as a density and intensity analysis required to satisfy requirements outlined in NCAC 7B. These forecasts take into account recent trends in development within the city.

Table 46. City of Southport Policy Analysis Matrix – Land Use Plan Management Topics

Management Topics			Policy Impact Analysis & Implementation Schedule: Indicates Whether Policy has a Negative, Neutral, or Positive Impact on the Management Topic Goals			
	Public Access	Land-Use Compatibility	Infrastructure (Carrying Capacity & Transportation)	Natural Hazards	Water Quality	Local Concerns
=						
=	<ul style="list-style-type: none"> • more planned access locations • upgrades to existing access locations • increase pedestrian access and comply with state access stands to enhance opportunities for state funding 	<ul style="list-style-type: none"> • reduction in habitat loss and fragmentation related to impacts of land use and development • reduction of water resource and water quality degradation • balance growth demands with protection of the environment 	<ul style="list-style-type: none"> • key community facilities and services being available in required locations at adequate capacities to support planned community growth and development patterns • during construction of infrastructure systems, AECs and other fragile areas should be protected • transportation improvements should support the efficiency of traffic flow and pedestrian safety 	<ul style="list-style-type: none"> • 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 • minimize development in floodplains, AECs, wetlands, and other fragile areas 	<ul style="list-style-type: none"> • land use and development criteria and measures that abate impacts that degrade water quality • coordinate water quality efforts with Brunswick County 	<ul style="list-style-type: none"> • preservation of cultural, historic, and scenic areas and decrease residential density within City • support of economic development and preserve the City's rural character • development of human resources
LUP Policies: Public Access (status is ongoing)						
(1) Support Visitor Center	Beneficial	Beneficial	Beneficial	Neutral	Beneficial	Beneficial
(2) Support providing shoreline access for persons with disabilities	Beneficial	Beneficial	Neutral	Neutral	Neutral	Beneficial
(3) Southport supports state/federal funding of piers for crabbing, fishing, or public estuarine access.	Beneficial	Neutral	Neutral	Neutral	Neutral	Beneficial
(4) support the development of estuarine access areas. The City also supports the preservation of areas that have historically been used as working waterfront.	Beneficial	Beneficial	Beneficial	Beneficial	-	Beneficial

(5) Southport strongly supports all efforts to maintain the Southport Marina as a public access facility in perpetuity.	Beneficial	Beneficial	Neutral	Neutral	-	-
LUP Policies: Land Use Compatibility (status is ongoing)						
(6) Support development that blends a mix of uses in an effort to reduce traffic flow.	Neutral	Beneficial	Beneficial	Beneficial	Beneficial	Beneficial
(7) Impact Fee revision in State Statutes.	Neutral	Beneficial	Beneficial	Neutral	Neutral	Beneficial
(8) The City supports repair and reconstruction of privately owned dwelling units through private funds and/or grants. It supports the enforcement of existing regulations of the District Health Department regarding sanitary conditions.	=	Beneficial	Beneficial	Neutral	=	=
(9) Discourage the rezoning of existing residentially developed or zoned area to non-residential classification as reasonably as possible.	Neutral	Beneficial	Beneficial	Neutral	Neutral	Beneficial
(10) Southport supports low density residential land uses in areas that do not have City water or sewer service.	Neutral	Beneficial	Beneficial	Beneficial	Beneficial	Neutral
(11) Southport supports quality development reflecting the spectrum of housing needs, from low-end (affordable) residences to high-end (luxury) residences.	=	=	Neutral	=	=	=
(12) Southport supports regulating growth to coincide with the provision of public facilities and services.	Neutral	Beneficial	Neutral	Beneficial	Beneficial	Beneficial
(13) Southport supports utilizing Office/Institutional/Multi-family development as a buffer between light industrial and commercial development and adjacent residential land uses.	Neutral	Beneficial	Neutral	Neutral	Neutral	Beneficial
(14) The City supports providing adequate conservation/open space buffers between areas designated for residential development as indicated on the future land use map and any adjacent non-residential land use.	-	-	Neutral	-	-	Beneficial
(15) Southport supports commercial development along the Howe Street Corridor and other areas consistent with the City's future land use map (see Map 18).	Beneficial	Neutral	Beneficial	Beneficial	Beneficial	Beneficial
(16) Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity.	Neutral	Beneficial	=	Neutral	Neutral	Beneficial
(17) P-17 Southport deems industrial development within fragile areas and areas with low land suitability acceptable only if certain conditions are met.	-	-	Neutral	-	-	Neutral
(18) Southport supports the recruitment and siting of environmentally compatible light industrial and commercial establishments within its borders in areas that are already similarly developed or in public or private industrial parks to minimize the sacrifice of prime agricultural lands for such development.	Neutral	Beneficial	Beneficial	Beneficial	Beneficial	Beneficial

(19) Southport supports industrial development which will be located adjacent to and/or with direct access to major thoroughfares.	Neutral	Beneficial	Beneficial	Neutral	Neutral	Beneficial
(20) Southport supports the development of industrial sites that are accessible to public water and sewer services.	=	=	=	=	Neutral	Beneficial
(21) Industries which are noxious by reason of the emission of smoke, dust, glare, noise, odor, and vibrations, and those which deal primarily in hazardous products such as explosives, should not be located in Southport's planning jurisdiction.	Neutral	Beneficial	Neutral	Beneficial	Beneficial	Beneficial
(22) Industry should be located in conformance with the City's land use plan. This includes placing emphasis on light industrial development.	Neutral	Beneficial	Beneficial	Beneficial	=	Beneficial
(23) Except as otherwise permitted in this plan, residential, commercial, and industrial development should not be supported in natural heritage areas or coastal wetlands.	=	=	Beneficial	=	Beneficial	Beneficial
(24) Southport will support larger lots in conservation classified areas through enforcement of the City's UDO.	Neutral	Beneficial	=	Beneficial	Beneficial	Beneficial
(25) Southport supports the maintenance of its environmentally sensitive areas.	Beneficial	Beneficial	Neutral	Beneficial	=	Beneficial
(26) Southport supports reducing soil erosion, runoff, and sedimentation to minimize the adverse effects on surface and subsurface water quality.	=	=	Neutral	=	Beneficial	Beneficial
(27) The City supports the enforcement of all controls and regulations, specifically design standards, tie down requirements, construction and installation standards, elevation requirements, flood proofing, CAMA regulations, and FEMA regulations, to mitigate the risks of lives and property caused by severe storms and hurricanes.	Neutral	Beneficial	Neutral	Beneficial	Beneficial	Beneficial
LUP Policies: Infrastructure (status is ongoing)						
(28) In areas with central sewer service, Southport does not consider soil conditions to be an obstacle to development.	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
(29) In areas without utilities, Southport will act to mitigate septic tank problems and other restrictions on development posed by soil limitations, and will coordinate this effort with the Brunswick County Health Department.	Neutral	Neutral	Beneficial	Neutral	Beneficial	Beneficial
(30) Southport supports providing adequate community services and facilities which meet the needs of the City's citizens, businesses, and industries.	=	=	Neutral	=	Neutral	Beneficial
(31) Southport supports providing sufficient water and sewer service to promote economic development and to alleviate public health problems created by the absence of public water and sewer services.	Neutral	Neutral	=	Potentially Detrimental	Beneficial	Beneficial
(32) The City supports directing more intensive land uses to areas that have existing or planned infrastructure.	Neutral	Beneficial	Beneficial	=	=	Beneficial

(33) The City supports the extension of water services from existing systems and encourages the use of central systems for new developments whether residential, commercial, or industrial in nature.	-	-	Beneficial	Beneficial	Beneficial	Beneficial
(34) The City will rely on its existing land use and development ordinances to regulate development and may amend or modify regulations to encourage or require the provision of central water service to lots or parcels proposed in new developments.	Neutral	Beneficial	Potentially Detrimental	Neutral	Potentially Detrimental	Beneficial
(35) The City supports the installation and use of properly permitted septic tank systems and the enforcement of the Brunswick County Health Department regulations and local development regulations regarding lot sizes and waste disposal system placement.	Neutral	Beneficial	Potentially Detrimental	-	Beneficial	Beneficial
(36) The City supports the use of properly permitted and maintained package sewage treatment plants within its Extraterritorial Jurisdiction but outside of proposed sewer service areas.	-	-	Potentially Detrimental	Neutral	Potentially Detrimental	Neutral
(37) The City will support investigations by the Brunswick County Health Department and North Carolina State University concerning the use of package treatment plants as a method of solving severe sewage disposal problems, in areas where central sewer service is not available	Neutral	Neutral	-	Neutral	Beneficial	Neutral
(38) The City of Southport supports providing water and sewer services to identified industrial areas when City resources are sufficient in order to encourage industrial development.	Neutral	Neutral	Beneficial	-	Beneficial	Beneficial
(39) The City supports the provision of public recreational facilities and areas and will pursue grant funds for recreation facilities.	=	=	Beneficial	Neutral	=	Beneficial
(40) Southport strongly supports the position of having an opportunity for a seat at the table concerning deliberations regarding the ultimate use of the property that was originally proposed to house the site of the proposed International Port.	Neutral	Beneficial	Beneficial	Beneficial	Beneficial	Beneficial
(41) Southport supports the interconnectivity of residential and non-residential subdivisions through the enforcement of street design standards contained in the UDO.	Neutral	Beneficial	-	-	Neutral	Beneficial
(42) Major thoroughfares shall have an attractive appearance and reflect an overall character of design. The City may pursue the planting of street trees along its gateway transportation paths.	=	=	Neutral	Neutral	=	Beneficial
(43) Southport supports the proper maintenance of public roads within the City and the County.	Neutral	Neutral	Beneficial	Beneficial	Neutral	Beneficial
(44) The City supports limited access from development along major roads and highways to provide safe ingress and egress.	Neutral	Beneficial	Beneficial	-	Neutral	Beneficial
(45) Southport supports subdivision development which utilizes the North Carolina Department of Transportation Traditional Neighborhood Development Street Design Guidelines.	=	=	=	Neutral	Neutral	Beneficial

(46) The City supports continuing collaboration with the NCDOT regarding the near term planning, design and construction of the proposed new connector road to be located between SR 15727 (East Leonard Street) and NC 87 (River Road).	Neutral	Neutral	Beneficial	Beneficial	Neutral	Neutral
(47) The City supports maintaining an effective signage and addressing system for all streets, roads, and highways.	Neutral	Neutral	Beneficial	-	Neutral	Beneficial
(48) The City supports state and federal funding for maintenance/dredging of the Intracoastal Waterway.	Beneficial	Neutral	Beneficial	Neutral	Neutral	Beneficial
LUP Policies: Natural Hazards (status is ongoing)						
(49) The City supports the Brunswick County Emergency Management Plan for evacuation procedures/policy for natural disasters or manmade disasters.	Neutral	Neutral	Neutral	Beneficial	Neutral	Beneficial
(50) Southport supports regulation of 404 wetlands by the US Army Corps of Engineers. The City does not want now or expanded development of any kind to result in any loss of wetlands.	Beneficial	Neutral	Neutral	Beneficial	Beneficial	Beneficial
(51) The City of Southport desires to minimize the hazards to life, health, public safety, and development within flood hazard areas.	=	=	Beneficial	=	Neutral	Beneficial
(52) The City supports the enforcement of local controls and the efforts of state and federal agencies with regulatory authority to restrict development within areas up to five feet above mean high water susceptible to sea level rise and wetland loss.	Neutral	Beneficial	-	Beneficial	Neutral	Neutral
(53) The City supports the installation of properly engineered and permitted bulkheads.	Neutral	Neutral	Neutral	Beneficial	Neutral	Neutral
(54) Southport supports the US Army Corps of Engineers' regulations and the applicable guidelines of the Coastal Area Management Act and the use of local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands.	=	Beneficial	Neutral	=	Beneficial	Beneficial
(55) Southport supports relocation of structures endangered by erosion, if the relocated structure will be in compliance with all applicable policies and regulations.	Neutral	Beneficial	Beneficial	Beneficial	=	Beneficial
(56) Southport recognizes the uncertainties associated with sea level rise. The rate of rise is difficult to predict.	Neutral	Neutral	-	Beneficial	Neutral	Neutral
(57) Southport supports hazard mitigation planning.	=	=	Neutral	=	Beneficial	Beneficial
(58) Southport supports the land use densities that are specified beginning on table 35 of this plan.	Neutral	Beneficial	Beneficial	Beneficial	Beneficial	Beneficial
LUP Policies: Water Quality (status is ongoing)						
(59) Southport opposes the location of floating homes within its jurisdiction.	Neutral	Beneficial	Neutral	Neutral	Beneficial	Beneficial
(60) Southport will allow the construction of both open water and upland marinas which comply with the UDO.	Neutral	=	Neutral	Neutral	=	Beneficial

(61) The City of Southport opposes the construction of package treatment plants within its city limits	-	Beneficial	Beneficial	-	Beneficial	Beneficial
(62) The City supports the guidelines of the Coastal Area Management Act and the efforts and programs of the North Carolina Department of Environment and Natural Resources, Division of Coastal Management and the Coastal Resources Commission to protect the coastal wetlands, estuarine waters, estuarine shorelines, and public trust waters in Southport.	Neutral	Beneficial	=	Beneficial	Beneficial	Beneficial
(63) Southport supports conserving its surficial groundwater resources	Neutral	=	Neutral	Beneficial	Beneficial	Beneficial
(64) Southport supports regulation of underground storage tanks in order to protect its groundwater resources	=	Beneficial	Beneficial	=	Beneficial	Beneficial
(65) Southport supports the continued enforcement of its stormwater management regulations.	Neutral	Beneficial	Beneficial	Beneficial	=	Beneficial
(66) Southport supports the decommissioning of the wastewater treatment plant. Once the plant is decommissioned, approximately 625 acres will be opened back up for shellfishing.	Beneficial	-	-	Neutral	Beneficial	Neutral
(67) The City supports commercial and recreational fishing and will cooperate with other local governments and state and federal agencies to control pollution of these waters to improve conditions so that commercial and recreational fishing will increase.	=	Neutral	Neutral	=	Beneficial	Beneficial
(68) Southport opposes the disposal of any toxic wastes, as defined by the US Environmental Protection Agency's Listing of Hazardous Substances and Priority Pollutants (developed pursuant to the Clean Water Act of 1977), within its planning jurisdiction.	Beneficial	Neutral	Neutral	Beneficial	=	Beneficial
(69) Southport recognizes the value of water quality maintenance to the protection of fragile areas and to the provision of clean water for recreational purposes and supports the control of stormwater runoff to aid in the preservation of water quality.	Beneficial	-	Beneficial	Beneficial	Beneficial	Beneficial
(70) Southport supports the policy that all State of North Carolina projects should be designed to limit to the extent possible stormwater runoff into coastal waters.	-	Neutral	-	-	Beneficial	Beneficial
(71) Southport supports implementation of the Cape Fear River Basin Water Quality Management Plans.	Neutral	Neutral	Neutral	Neutral	=	Neutral
(72) The City supports protection of those waters known to be of the highest quality or supporting biological communities of special importance.	Beneficial	=	Neutral	Neutral	Beneficial	Beneficial
(73) The City supports management of problem pollutants, particularly biological oxygen demand and nutrients, in order to correct existing water quality problems and to ensure protection of those waters currently supporting their uses.	-	Neutral	Neutral	-	Beneficial	Beneficial

(74) Southport opposes the installation of package treatment plants and septic tanks or discharge of waste in any areas classified as coastal wetlands, freshwater wetlands (404), or natural heritage areas. This policy does not apply to constructed wetlands.	Beneficial	Neutral	=	Neutral	=	Neutral
(75) Southport supports the General Assembly to encourage state funding to address pollution of rivers, continuous support for an incentives grant programs, and the award of incentives grants involving river basin organizations.	Neutral	=	Neutral	Neutral	Beneficial	Neutral
(76) Southport supports all aquaculture activities that meet applicable federal, state, and local policies and permit requirements.	=	Neutral	Neutral	=	Beneficial	Neutral
(77) Southport objects to any discharge of water from aquaculture activities that will degrade in any way the receiving waters.	Beneficial	Neutral	Neutral	Neutral	=	Neutral
(78) Southport supports only aquaculture activities that do not alter significantly and negatively the natural environment or coastal wetlands, estuarine waters, and public trust areas.	Beneficial	=	=	Neutral	Beneficial	Neutral
(79) Southport supports the establishment of mooring fields within its planning jurisdiction. However, the City recognizes that improperly regulated mooring fields may result in water degradation.	=	Neutral	Neutral	=	=	Neutral
(80) The city supports the Brunswick County NPDES Phase II Stormwater Program.	Neutral	Neutral	Beneficial	Beneficial	Beneficial	Neutral
(81) The City of Southport supports implementation of a stormwater management plan following inclusion in Phase II rules.	Neutral	Neutral	Neutral	Neutral	Beneficial	Neutral
LUP Policies: Local Areas of Concern (status is ongoing)						
(82) The City of Southport strongly supports all efforts to maintain the Southport Marina as a public access facility in perpetuity.	Beneficial	Beneficial	Neutral	Neutral	Potentially Detrimental	Beneficial
(83) Southport supports safe public transportation opportunities for seniors.	Beneficial	Neutral	Beneficial	Neutral	Neutral	Beneficial
(84) Southport will protect its historic resources as a valuable cultural and economic asset.	=	=	Neutral	=	Neutral	Beneficial
(85) The City supports building heights that are consistent with the surrounding areas.	Neutral	Neutral	=	Neutral	Neutral	Beneficial
(86) The City supports local, state, and federal efforts to protect historic properties within its borders and to perpetuate its cultural heritage. Sites of historic significance are identified in part C section 4.	Neutral	Neutral	Neutral	Neutral	Neutral	Beneficial
(87) The City will not allow industrial development within its areas of historical significance.	=	=	Beneficial	=	Beneficial	Beneficial
(88) The City of Southport will allow industrial development which is consistent with the City of Southport UDO and within areas of environmental concern, only as defined by 15A NCAC 71H.	Neutral	Neutral	Beneficial	Beneficial	Beneficial	Beneficial

(99) Southport recognizes that tourism is important and will support activities that promote tourism.	Neutral	Neutral	-	Neutral	-	Beneficial
(90) The City will encourage development that will protect its resources, preserve its atmosphere, and simultaneously promote industrial and retail growth.	-	-	Beneficial	-	Beneficial	Beneficial
(91) The City will encourage industrial and commercial development in areas with existing infrastructure that does not infringe on any residential areas.	Neutral	Beneficial	Beneficial	Neutral	Neutral	Beneficial
(92) Southport supports the extension of water services from existing systems and encourages the use of central systems for new developments whether residential, commercial, or industrial in nature.	Neutral	Beneficial	Beneficial	Neutral	Potentially Detrimental	Beneficial
(93) Southport supports responsible and environmentally safe expansion of public and private energy production and distribution facilities.	=	=	=	=	Beneficial	Beneficial
(94) Southport supports a comprehensive program of both active and passive recreational opportunities.	Neutral	Neutral	Neutral	Neutral	=	Beneficial
(95) Southport supports the continued public provision of solid waste disposal, law enforcement, and educational services to all citizens.	Neutral	Neutral	Neutral	Neutral	-	Beneficial
(96) Southport supports efforts to recycle and reduce waste.	=	=	Neutral	=	Beneficial	Beneficial
(97) The City supports local, state, and federal efforts to minimize the adverse impact of man-made hazards.	Neutral	Beneficial	=	Neutral	=	Beneficial
(98) In an effort to improve health conditions, Southport supports water and sewer policies that promote environmental safety, adequate line sizes, and obtaining funding to increase the water & sewer infrastructure.	Neutral	Beneficial	Potentially Detrimental	Neutral	Potentially Detrimental	Beneficial

~~(Notes the Policy Analysis Matrix)~~

~~1. Public Access~~

~~P.1 – P.5: These policies are intended to improve existing access facilities and provide for acquisition of additional public access sites in accordance with NC CAMA standards. Public waterfront and access to public trust waters are integral parts of Southport’s tourism. Providing easy public access will assist with tourism efforts as well as provide additional recreational opportunities for residents.~~

~~2. Land Use Compatibility~~

~~P.6, P.10, P.12: These policies support the idea of smart development.~~

~~P.7: New development does not just effect existing water and sewer, but puts a strain on law enforcement, fire departments, and parks and recreation departments.~~

~~P.8: This policy supports maintaining a safe and viable inventory of housing. The City will enforce its minimum housing code, regulate residential development through its Unified Development Ordinance, and pursue available state and federal funding to improve substandard housing.~~

~~P.9, P.13 – P.16: These policies are intended to improve the quality of and protect existing and future residential development. Implementation of these policies will require strict enforcement of the City’s UDO.~~

~~P.17: This policy is intended to protect and preserve water quality and applies to both surficial and groundwater and surface waters.~~

~~P.18, P.21: Southport supports the recruitment of clean industries. Identified negative environmental impacts must be mitigated.~~

~~P.19 – P.20: Industries that have access to major thoroughfares and existing public services reduce traffic congestion and land disturbing activities involved with straining infrastructure.~~

~~P.22 – P.25: The City of Southport desires to protect environmentally sensitive areas from inappropriate development.~~

~~P.26 – P.27: The City recognizes the negative effects stormwater can have on receiving waters and supports efforts to lessen those effects.~~

~~3. Infrastructure~~

~~P.29, P.33 – P.35, P.36, P.37: Septic system failures and/or problems due to poor soil conditions and package treatment plants are potentially detrimental to the environment.~~

~~P.30 – P.31: Adequate community services and facilities promotes a better lifestyle for residents and visitors.~~

~~P.32: Land uses that have access to existing or planned infrastructure require fewer land-disturbing activities.~~

~~P.38: New industrial development locating in Southport brings new opportunities for jobs in the community. Providing water and sewer to industrial areas is an incentive during recruitment.~~

~~P.39: The City believes that it is important to have a variety of recreational opportunities for the public to utilize.~~

~~P.40, P.43, P.44, P.46: Southport supports transportation improvement activities that provide for safe and efficient flow of traffic.~~

~~P.41: Interconnecting residential and commercial subdivisions reduces traffic congestion by alleviating curb cuts and allowing an internal flow of traffic, thereby reducing the number of vehicles required to travel major thoroughfares.~~

~~P.42: Providing an attractive gateway to the City is important in maintaining the City's character.~~

~~P.45: Traditional Neighborhood Developments encourage and accommodate alternate transportation modes by providing a high proportion of interconnected streets, sidewalks, and paths. They also have a higher potential for capturing internal trips, thus reducing vehicle miles traveled.~~

~~P.47: One of the primary objectives of this policy is to support emergency personnel when out on calls.~~

~~P.48: The maintenance of the Intracoastal Waterway is important to the City for several reasons. The ICWW provides recreational access to the City but also supports the local shipping industry.~~

~~4. Natural Hazards~~

~~P.49—P.58: The City recognizes the natural hazard potential that exists due to the location of the City on the coast. These policies aim to preserve environmentally sensitive areas and protect property and life from natural disasters.~~

~~5. Water Quality~~

~~P.59, P.60, P.79: Water quality issues could arise with the location of marinas, floating homes, and mooring fields in the jurisdiction. Sewage pumpout, abandoned vessels, and fuel spills are primary issues.~~

~~P.61, P.74: Malfunctioning package treatment plants can introduce pollutants into the fragile areas and kill the environment.~~

~~P.62, P.63, P.65: Southport recognizes the importance of protecting water quality for its citizens and the value that the CAMA guidelines, the Soil Conservation Service Best Management Practices, and stormwater management regulations have for that protection.~~

~~P.64: Underground storage tanks installed before the mid-1980's were made of bare steel. Bare steel will likely corrode over time and has the potential to leak hazardous material into the groundwater. Faulty~~

~~installation and inadequate operation can also cause hazardous material to leak. Regulation of USTs has cause many of them to be closed.~~

~~P.66, P.67, P.75: The water quality is significant to commercial and recreational fishing in the area. Southport wants to improve the water quality conditions so that fishing will increase in the area. The increase of visitors to the area has a direct impact on the economy of the City.~~

~~P.68: Disposal of toxic wastes negatively affects fragile areas and wildlife habitats.~~

~~P.69, P.70, P.80, P.81: The City recognizes the negative effects that stormwater runoff can have on the water quality in the area. Stormwater runoff contains many pollutants such as animal waste, pesticides from lawn care, and oil and gas from motorized transportation vehicles.~~

~~P.71: Water quality issues in other areas could affect Southport. The Cape Fear River Basinwide Water Quality Management Plan recommends water quality management strategies for the entire basin.~~

~~P.72: High quality waters possess special qualities and may be, in some areas, a water supply.~~

~~P.73: These pollutants can degrade water quality and potentially destroy marine life.~~

~~P.76 – P.78: The City recognizes the importance and benefits of aquaculture. However, if aquaculture facilities do not meet certain requirements, they can negatively affect native fish (by crowding them out) and the water quality (water with high amounts of fish feces and uneaten food being introduced when released back into rivers and streams).~~

~~6. Local Areas of Concern~~

~~P.82: The Southport Marina is important to residents in and visitors to the area. If developed by a private developer, the public access component could be lost.~~

~~P.83: The senior population of Southport is increasing and the City feels it is important to provide safe transportation opportunities for them.~~

~~P.84 – P.88: Preservation of historic properties and the City's historic character is important to the City. Maintaining historic properties and the historic character of the City increases quality of life while providing a tourism draw.~~

~~P.89 – P.92: These policies reinforce the City's stance regarding economic development. The City supports all policies, projects, and programs that will play a role in the advancement of economic development.~~

~~P.93 – P.98: These policies are intended to generally protect the quality of life within the City and to reduce environmental and structural hazards and nuisances. The issues outlined are general statements that address issues that are of specific concern to residents.~~