

BRUNSWICK COUNTY



CAMA CORE LAND USE PLAN

Adopted by the Brunswick County Board of Commissioners: October 15, 2007

Certified by the Coastal Resources Commission: November 30, 2007

Recertified by the Coastal Resources Commission: June 25, 2009

Recertified by the Coastal Resources Commission: October 30, 2009

Recertified by the Coastal Resources Commission: August 25, 2011

Prepared by:

Holland Consulting Planners, Inc
Wilmington, North Carolina

The preparation of this document was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administrated by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.

BRUNSWICK COUNTY
MULTI-JURISDICTIONAL CAMA CORE LAND USE PLAN

TABLE OF CONTENTS

	<u>PAGE</u>
PREFACE	P-i
SECTION 1. INTRODUCTION	1-1
SECTION 2. BRUNSWICK COUNTY HISTORY	2-1
SECTION 3. BRUNSWICK COUNTY REGIONAL SETTING	3-1
SECTION 4. BRUNSWICK COUNTY CONCERNS AND ASPIRATIONS	4-1
I. Key Issues	4-1
II. Brunswick County Vision Statement	4-4
SECTION 5. BRUNSWICK COUNTY ANALYSIS OF EXISTING AND EMERGING CONDITIONS	5-1
I. POPULATION, HOUSING, AND ECONOMY	5-1
A. Population	5-1
1. North Carolina's Fastest Growing Counties 2000-2005	5-1
2. Brunswick County and Municipal Population Change 1980-2005	5-3
3. Brunswick County Seasonal Population	5-5
4. Brunswick County Day Visitors	5-5
5. Brunswick County Population Profile	5-6
6. Population Summary	5-8
B. Housing	5-9
1. Brunswick County Housing Occupancy and Tenure	5-9
2. Brunswick County Housing Characteristics Relative to Selected Counties	5-10
3. Brunswick County Age of Housing	5-12
4. Brunswick County Occupancy Data	5-12
5. Brunswick County Housing Needs	5-13
6. Brunswick County Housing Summary	5-14
C. Employment and Economy	5-15
1. Introduction/Overview of General Economic Indicators	5-15
2. Household Income	5-16
3. Employment by Industry	5-17
4. Earnings by Industry	5-19
5. Employment Commuting Patterns	5-20
6. Tourism	5-21
7. Employment and Economic Summary	5-21
8. Population Projections	5-22
II. NATURAL SYSTEMS ANALYSIS	5-23
A. Mapping and Analysis of Natural Features	5-23
1. Climate	5-23
2. Physiography, Relief, and Drainage	5-23

	<u>PAGE</u>
3. Water Supply	5-25
4. Flood Hazard Areas	5-25
5. Man-made Hazards/Restrictions	5-30
6. Soils	5-33
7. Prime Farmlands	5-38
8. Water	5-39
9. Fragile Areas	5-40
B. Environmental Composite Map	5-59
C. Environmental Conditions (Water Quality, Natural Hazards, and Natural Resources	5-62
1. Subbasin 03-07-57 (Lumber River Basin)	5-64
2. Subbasin 03-07-59 (Lumber River Basin)	5-66
3. Subbasin 03-06-17 (Cape Fear River Basin)	5-76
4. Shellfishing	5-80
III. ANALYSIS OF LAND USE AND DEVELOPMENT	5-80
A. Introduction	5-80
B. Land Use in Relation to Water Quality	5-81
1. Cape Fear River Basin (Subbasin 03-06-17)	5-81
2. Lumber River Basin (Subbasin 03-07-57)	5-82
3. Lumber River Basin (Subbasin 03-07-59)	5-84
4. Total Maximum Daily Load (TMDL)	5-85
C. Brunswick County Land Use	5-85
1. Summary of Land Use Conditions	5-94
2. Land Use Compatibility Issues	5-94
3. Historic and Archaeological Sites	5-99
4. Existing Land Use in Participating Municipalities	5-99
D. Existing Land Suitability Analysis	5-102
IV. ANALYSIS OF EXISTING COMMUNITY FACILITIES/SERVICES	5-105
A. Transportation	5-105
B. Health Care	5-107
C. Emergency Medical Services	5-110
D. Law Enforcement	5-111
E. Fire Services	5-111
F. Administration	5-113
G. Water System	5-113
H. Sewer System	5-115
I. Schools	5-117
J. Recreation	5-121
K. Electric Service	5-123
L. Stormwater Management	5-123
1. Introduction	5-123
2. Existing Drainage Problems	5-123
3. Water Quality	5-124
4. EPA Regulations	5-124
5. Construction Activities	5-125
6. North Carolina Shoreline Buffering	5-126
V. CURRENT PLANS, POLICIES, AND REGULATIONS	5-127
A. Brunswick County Unified Development Ordinance	5-127

	<u>PAGE</u>
B.	Airport Height Control Ordinance 5-129
C.	Manufactured Home Park Ordinance 5-129
D.	Brunswick County Campground Ordinance 5-129
E.	Hazard Mitigation Plan 5-129
F.	NC State Building Code 5-130
G.	National Flood Insurance Program 5-130
H.	Current CAMA Land Use Plan 5-130
SECTION 6.	PLAN FOR THE FUTURE 6-1
I.	Future Demands 6-1
A.	Introduction 6-1
B.	Housing Trends 6-2
C.	Commercial Land Use 6-2
D.	Industrial Land Use 6-3
E.	Transportation 6-3
F.	Public Land Use/Shoreline Access 6-5
G.	Education 6-7
H.	Recreation 6-8
I.	Water System 6-9
J.	Sewer System 6-10
K.	Solid Waste 6-10
L.	Law Enforcement 6-10
M.	Fire/EMS 6-11
II.	Land Use/Development Goals and Implementing Actions 6-12
III.	Policies/Implementing Actions 6-12
A.	Introduction 6-12
B.	Smart Growth 6-15
C.	Policies Regarding Land Use and Development in AECs 6-22
IV.	Land Use Plan Management Topics 6-22
A.	Introduction 6-22
B.	Public Access 6-23
C.	Land Use Compatibility 6-25
D.	Infrastructure Carrying Capacity 6-38
E.	Transportation 6-42
F.	Natural Hazard Areas 6-46
G.	Water Quality 6-49
H.	Areas of Local Concern 6-54
V.	Future Land Use Plan 6-65
A.	Introduction 6-65
B.	Smart Development 6-67
C.	Future Land Use Acreages 6-72
D.	Locational Aspects of Land Use 6-81
1.	Brunswick County 6-81
2.	Town of Belville 6-86
3.	City of Boiling Spring Lakes 6-88
4.	Town of Carolina Shores 6-89
5.	Town of St. James 6-90
6.	Town of Northwest 6-92

	<u>PAGE</u>
7. Land Use Compatibility Matrix	6-94
E. Land Demand Forecast	6-98
F. Carrying Capacity Discussion	6-101
1. Wastewater Treatment System	6-103
2. Water Treatment System	6-109
3. Public School System	6-111
4. Transportation	6-111
 SECTION 7. TOOLS FOR MANAGING DEVELOPMENT	 7-1
I. Guide for Land Use Decision Making	7-1
II. Existing Development Program	7-1
III. Additional Tools	7-1
IV. Land Use Plan Amendments	7-2
V. Action Plan/Schedule	7-3
A. Citizen Participation	7-3
B. Action Plan/Schedule	7-4
C. Policy Analysis Matrix	7-6
 SECTION 8. HAZARD MITIGATION PLAN	 8-1

TABLES

Table 1	Fastest Growing Counties Population Change 2000-2005 by Percentage Growth and Net Migration	5-1
Table 2	Brunswick County and Municipal Population Growth, 1980-2005	5-3
Table 3	Brunswick County Racial and Gender Composition, 1980-2000	5-6
Table 4	Brunswick County Age Composition, 1990 and 2000	5-7
Table 5	Brunswick County Summary of Educational Attainment	5-8
Table 6	Brunswick County Housing Occupancy and Tenure, 1990-2000	5-9
Table 7	Brunswick County Municipal Housing Occupancy, 2000	5-10
Table 8	Housing Characteristics, 2000 Brunswick County Compared to Other Selected Counties	5-10
Table 9	Brunswick County and North Carolina, Year Structure Built	5-12
Table 10	Brunswick County, Year Householder Moved Into Unit	5-13
Table 11	Workforce and Education, Brunswick County Rank	5-15
Table 12	Income, Housing and Poverty, Brunswick County Rank	5-16
Table 13	Household Income, Brunswick County and North Carolina	5-16
Table 14	Employment by Industry, Brunswick County	5-17
Table 15	Employment Categories, Brunswick County	5-18
Table 16	Agricultural Revenue Data, 1998, Brunswick County and North Carolina	5-18
Table 17	Employment and Wages by Sector (4Q2003), Brunswick County and North Carolina	5-19
Table 18	Travel Time to Work, Brunswick County	5-20

	<u>PAGE</u>
Table 19	Travel and Tourism, 1999, Brunswick County 5-21
Table 20	Brunswick County Population Projections, 2000-2025 5-22
Table 21	Seasonal Population Forecasts, Brunswick County 5-22
Table 22	Brunswick County Flood Hazard Areas 5-26
Table 23	Brunswick County Storm Surge Hurricane Inundation 5-28
Table 24	Tier II Reporters, 2004, Brunswick County 5-31
Table 25	Brunswick County Soil Series Characteristics 5-35
Table 26	Brunswick County Wetlands 5-42
Table 27	Brunswick County Wetlands - Subbasin 03-06-17 5-44
Table 28	Brunswick County Wetlands - Subbasin 03-07-59 5-45
Table 29	Brunswick County Wetlands - Subbasin 03-07-57 5-46
Table 30	Brunswick County Significant Natural Heritage Areas 5-49
Table 31	Brunswick County Protected Lands 5-51
Table 32	NC Division of Water Quality Water Body Classifications 5-56
Table 33	Brunswick County Environmental Composite Map Layers 5-59
Table 34	Brunswick County Environmental Composite Class Acreages Summary 5-60
Table 35	Summary of Use Support Ratings by Use Support Capacity in Subbasin 03-07-57 5-66
Table 36	Summary of Use Support Ratings By Use Support Category in Subbasin 03-07-59 5-67
Table 37	Previously Impaired Shellfish Harvesting Waters in Subbasin 03-07-59 5-68
Table 38	Currently Impaired Shellfish Harvesting Waters in Subbasin 03-07-59 5-68
Table 39	Water Quality Monitoring Subbasin 03-06-17 5-76
Table 40	Status of Shellfishing Areas in Brunswick County 5-80
Table 41	Waterbodies Monitored in Subbasin 03-06-17 in the Cape Fear River Basin, Brunswick County, 1998 and 2003 5-82
Table 42	Waterbodies Monitored in Subbasin 03-07-59 in the Lumber River Basin, Brunswick County, 1996 and 2001 5-84
Table 43	Brunswick County Total Acreage, 2005 5-92
Table 44	Brunswick County Acreage – Subbasin 03-06-17 5-92
Table 45	Brunswick County Acreage – Subbasin 03-07-57 5-93
Table 46	Brunswick County Acreage – Subbasin 03-07-59 5-93
Table 47	Cape Fear Skyway Project Timeline 5-96
Table 48	Participating Municipalities – Existing Land Use 5-100
Table 49	Land Suitability Analysis Criteria 5-104
Table 50	Brunswick County Acreage 5-105
Table 51	Brunswick County EMS Stations and Rescue Squads 5-110

	<u>PAGE</u>
Table 52	Brunswick County Fire Departments 5-112
Table 53	Brunswick County Administration 5-113
Table 54	Brunswick County Water System Average Daily Water Use By Month . . . 5-114
Table 55	Brunswick County Water System Average Annual Daily Water Use By Type 5-114
Table 56	Brunswick County Wastewater Treatment Plants 5-115
Table 57	Brunswick County Public Schools 5-117
Table 58	Brunswick County Park Locations and Amenities 5-121
Table 59	Brunswick County Impaired Water 5-124
Table 60	Brunswick County Zoning 5-127
Table 61	Brunswick County - List of Potential Public Access Sites 6-7
Table 62	National Recreation Standards and Demand for Facilities in Brunswick County 6-8
Table 63	Principles, Strategies, Obstacles, and Solutions 6-70
Table 64	Brunswick County Future Land Use Acreages 6-72
Table 65	Town of Belville Future Land Use Acreages 6-73
Table 66	City of Boiling Spring Lakes Future Land Use Acreages 6-73
Table 67	Town of Northwest Future Land Use Acreages 6-74
Table 68	Town of St. James Future Land Use Acreages 6-74
Table 69	Town of Carolina Shores Future Land Use Acreages 6-74
Table 70	Future Land Use Plan Compatibility Matrix–Brunswick County & St. James 6-95
Table 71	Future Land Use Plan Compatibility Matrix–Town of Belville 6-96
Table 72	Future Land Use Plan Compatibility Matrix–City of Boiling Spring Lakes 6-96
Table 73	Future Land Use Plan Compatibility Matrix–Town of Carolina Shores 6-97
Table 74	Future Land Use Plan Compatibility Matrix–Town of Northwest 6-97
Table 75	Northeast Sewer Service Area 6-99
Table 76	Southeast Sewer Service Area 6-99
Table 77	West Sewer Service Area 6-100
Table 78	Southwest Sewer Service Area 6-100
Table 79	Brunswick County Future Land Use Acreages 6-103
Table 80	Brunswick County Northeast Wastewater Treatment Existing System and Anticipated Needs 6-104
Table 81	Brunswick County Southeast Service Area Wastewater Treatment Existing System and Anticipated Needs 6-105
Table 82	Brunswick County West Service Area Wastewater Treatment Existing System and Anticipated Needs 6-106

Table 83	Brunswick County Southwest Service Area Wastewater Treatment Existing System and Anticipated Needs	6-108
Table 84	Program of Construction	6-110
Table 85	Brunswick County Policy Analysis Matrix	7-7

MAPS

Map 1	Brunswick County Regional Location Map	3-2
Map 2	North Carolina's Population Growth Map	5-2
Map 3	Brunswick County Participating Municipalities	5-4
Map 4	Brunswick County Flood Hazard Areas	5-27
Map 5	Brunswick County SLOSH Hurricane Inundation	5-29
Map 6	Brunswick County Soil Classification	5-34
Map 7	Brunswick County Wetlands Areas	5-47
Map 8	Brunswick County Significant Natural Heritage Areas	5-52
Map 9	Brunswick County Protected Lands	5-53
Map 10	Brunswick County Water Quality	5-58
Map 11	Brunswick County Environmental Composite Map	5-61
Map 12	Brunswick County Subbasins	5-65
Map 13	Brunswick County Water Quality in Relation to Land Use	5-83
Map 14	Brunswick County Existing Land Use	5-86
Map 15	Belville Existing Land Use	5-87
Map 16	Boiling Spring Lakes Existing Land Use	5-88
Map 17	Carolina Shores Existing Land Use	5-89
Map 18	St. James Existing Land Use	5-90
Map 19	Northwest Existing Land Use	5-91
Map 20	Brunswick County Land Suitability Analysis	5-103
Map 21	Brunswick County Community Facilities	5-106
Map 22	NCDOT Annual Average Daily Traffic Count/TIP	5-108
Map 23	Brunswick County Local Infrastructure - Existing Water and Sewer Lines	5-116
Map 24	Brunswick County Zoning Classification	5-128
Map 25	Cape Fear Skyway	6-6
Map 26	Brunswick County Future Land Use	6-75
Map 27	Belville Future Land Use	6-76
Map 28	Boiling Spring Lakes Future Land Use	6-77
Map 29	Carolina Shores Future Land Use	6-78
Map 30	St. James Future Land Use	6-79
Map 31	Northwest Future Land Use	6-80

	<u>PAGE</u>
Map 32 Brunswick County Comprehensive Wastewater Service Area	6-102

GRAPHS

Graph 1 Percent of Total Housing Tied to Public Sewers, 2000 Brunswick County Compared to Selected Coastal Counties	5-11
Graph 2 Percent of Total Housing in Manufactured Homes, 2000 Brunswick County Compared to Selected Coastal Counties	5-11

APPENDICES

Appendix I Brunswick County Citizen Participation Plan	
Appendix II Survey Results	
Appendix III Hazard Mitigation Plan Mitigation Strategies	
Appendix IV North Carolina Waterbodies in Brunswick County	
Appendix V Areas Prohibited for Shellfishing	
Appendix VI 1998 Brunswick County LUP Summary of Policies & Implementing Actions	
Appendix VII Brunswick County Capital Improvements Plan (Fiscal Years 2008-2012)	
Appendix VIII Policy/Implementing Actions Definitions of Common Terms	
Appendix IX Shoreline Access Plan, Summary of Policy Section	
Appendix X Agricultural Best Management Practices	
Appendix XI Forestry Best Management Practices	
Appendix XII Lockwood Folly River Water Quality Plan Strategies	
Appendix XIII Brunswick County Comprehensive Wastewater Master Plan	
Appendix XIV Brunswick County Comprehensive Water Master Plan	

SECTION 1. INTRODUCTION

This Fiscal Year 2004/2005 - 2005/2006 Brunswick County Core CAMA Land Use Plan is prepared in accordance with the requirements of the North Carolina Coastal Area Management Act (CAMA). Specifically, this document complies with Subchapter 7B, "CAMA Land Use Planning Requirements," of the North Carolina Administrative Code, as amended, August 1, 2002. This plan was prepared at a time when Brunswick County was undergoing tremendous fiscal and social change. The policies and implementing actions included in Section 6 of this plan will be utilized to guide development in the CAMA major and minor permitting process.

The 7B guidelines provide that each of the twenty coastal counties and the municipalities within those counties prepare and adopt a Core CAMA Land Use Plan that meets the planning requirements adopted by the Coastal Resources Commission (CRC). If a County chooses not to prepare a plan, the guidelines specify that the CRC will prepare and adopt a CAMA Land Use Plan for that County and the municipalities in the County which choose not to prepare their own plan. Municipalities not preparing their own plan will be included in the plan for the County in which the municipality is located. The following municipalities participated in the development of this plan: Belville, Boiling Spring Lakes, Carolina Shores, Northwest, and Saint James.

In general, 7B requires that a plan include analysis of existing and emerging conditions. This plan includes information regarding population, housing, and economy, a natural systems analysis, existing land use, a description of community facilities, a land suitability analysis, and a review of current plans, policies, and regulations to fulfill that requirement. This section of the plan also includes extensive mapping. The plan is also required to have a plan for the future. To meet that requirement, this plan includes community facility demand information, a future land use plan, and specific land use/development goals/policies. Finally, the plan has tools for managing development. The management tools must specify the actions that Brunswick County will take to

What is the CAMA Permit System?

The CAMA permit system is divided into major and minor permits, based on the size and possible impacts of a project. Major permits are required for activities that require other state or federal permits, for projects that cover more than 20 acres, or for construction covering more than 60,000 square feet. Applications for major permits are reviewed by ten state and four federal agencies before a decision is made, and this process is coordinated by the CRC. General permits are an expedited form of major permit used for routine projects that usually pose little or no threat to the environment. Minor permits are required for projects, such as single-family houses, that do not require major permits or general permits. They are reviewed, issued, and administered to CRC standards by the local government under contract with the Division of Coastal Management (Source: Association of National Estuary Programs).

implement this plan. Refer to Section 6.III.A on how the land use plan is used for CAMA permitting and in local decision making, and Section 7.IV for information on how to amend the plan.

Brunswick County adopted a Citizen Participation Plan which is intended to ensure that all interested citizens have an opportunity to participate in the development of this plan through both oral and written comments. A copy of the Citizen Participation Plan is included as Appendix I. An ad hoc committee was appointed by Brunswick County to oversee the development of this plan. The committee included representatives of the participating municipalities, one Brunswick County Planning Board member and three at-large representatives from Brunswick County.

LAND USE PLAN COMMITTEE MEMBERS

- Ms. Elizabeth Rollinson, (Belville)
- Ms. Margaret Davis (Boiling Spring Lakes)
- Dr. Joseph Gore (Brunswick County)
- Mr. Bobby M. Long, Chair (Brunswick County)
- Mr. Michael Loyack, Vice Chair (Brunswick County)
- Mr. Charles Plunkett (Brunswick County)
- Ms. Linda Herncane (Carolina Shores)
- Ms. Joy Carroll (Carolina Shores)
- Mr. James William McKoy (Northwest)
- Ms. Shelley Leshner (St. James)

Following adoption of the plan by the Brunswick County Board of Commissioners, it was submitted to the CRC for certification. Certification of the plan was achieved on November 30, 2007.

What is CAMA?

CAMA is the North Carolina Coastal Area Management Act (N.C.G.S. 113A-100, et seq.), which establishes a cooperative program of coastal area management between local and state governments. The Act, originally passed in 1974 and since amended, states that local governments shall have the initiative for planning, while the state government establishes areas of environmental concern. With regard to planning, the state government is directed to act primarily in a supportive, standard-setting, and review capacity, except in situations where local governments do not elect to exercise their initiative.

In addition, CAMA establishes the Coastal Resource Commission within the Department of Environment and Natural Resources, whose duties include approval of Coastal Habitat Protection Plans and designation of Areas of Environmental Concern (AEC). After designation of these areas, the Commission is responsible for issuing all permits (Source: National Oceanic and Atmospheric Administration, Coastal Services Center).



Counties covered by CAMA

Table 48.
Participating Municipalities – Existing Land Use

REVISED: 10/30/09

Needs to be updated

Land Use ++	St. James		Belville		Boiling Spring Lakes		Carolina Shores						Northwest	
	Acres	% of Total	Acres	% of Total	Acres	% of Total	Town Limits		ETJ		Total		Acres	% of Total
COM	8.26	0.2%	11.12	1.9%	37.86	0.3%	36.48	3.1%	15.55	0.8%	52.03	1.7%	37.44	1.0%
IND	0.00	0.0%	12.81	2.2%	0.00	0.0%	0.00	0.0%	22.11	1.2%	22.11	0.7%	0.09	0.0%
MFR*	35.20	0.7%	2.22	0.4%	0.00	0.0%	2.71	0.2%	8.09	0.4%	10.80	0.4%	0.00	0.0%
MH	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.30	0.0%	0.30	0.0%	0.00	0.0%
O&I	4.37	0.1%	41.60	7.3%	87.20	0.6%	22.74	1.9%	25.94	1.4%	48.68	1.6%	3.77	0.1%
RA**	0.00	0.0%	57.52	10.0%	148.69	1.1%	36.89	3.2%	235.45	12.4%	272.34	8.9%	931.81	24.2%
REC	826.44	15.5%	0.00	0.0%	157.11	1.1%	0.003	0.0%	163.65	8.6%	163.65	5.3%	0.00	0.0%
SFR***	668.90	12.6%	87.79	15.3%	591.33	4.2%	419.81	35.9%	162.19	8.5%	582.00	19.0%	131.34	3.4%
Vacant	3,289.45	61.8%	359.32	62.8%	12,551.06	88.3%	492.99	42.2%	1,086.14	57.1%	1,579.13	51.4%	2,654.20	69.0%
Water	0.00	0.0%	0.00	0.0%	639.05	4.5%	0.00	0.0%	0.00	0.0%	0.0	0.0%	0.00	0.0%
TOTAL	4,832.62	90.9%	572.37	100.0%	14,212.30	100.0%	1,011.61	86.5%	1,719.42	90.4%	2,731.04	89.0%	3,749.65	97.5%
ROW	486.76	9.1%	0.00	0.00	0.00	0.00	157.29	13.5%	181.69	9.6%	338.97	11.0%	95.83	2.5%
TOTAL	5,319.38	100.0%	572.37	100.0%	14,212.30	100.0%	1,168.90	10.0%	1,910.12	100.0%	3,070.01	100.0%	3,845.48	100.0%

*There is no assumption of density. This category includes parcels where there are more than one dwelling unit per parcel.
 **Low density residential includes areas where residential density is primarily 1.5 acres per dwelling unit or greater.
 ***Residential includes areas where residential density is primarily less than 1.5 acres per dwelling unit.

Source: Holland Consulting Planners, Inc. and Brunswick County GIS.

+ +Definitions of land use for Table 48:

(COM) Commercial – includes all retail uses except those relating to farm operations or other agricultural areas.

(IND) Industrial – includes all manufacturing, construction, contracting, transportation, utilities wholesaling, mining, and warehousing operations.

(MFR) Multi-Family Residential – includes all tax parcels where there is a presence of three or more dwelling units on a single lot. Under this land use category, there is no assumption of density.

(MH) Mobile Home – includes parcels on which mobile homes are located.

(O&I) Office & Institutional – includes all private, federal, state, County, and local government offices. This land use category also includes churches, cemeteries, hospitals, charitable organizations, and other civic or religious facilities.

(REC) Recreational – includes lands for which the primary purpose is for outdoor recreation or natural area conservation. This may include public or private-owned parks, outdoor sporting clubs, golf courses, marinas, campgrounds, or areas for which the primary purpose is preservation and conservation of undeveloped natural areas.

(RA) Residential Agricultural – this category was developed to address large parcels of land that have both residential and agricultural uses. There are a substantial number of homes in the County located on large parcels that accommodate both farming activities and a primary residence. Development in these areas is considered to be low density and includes areas where the development density is 1.5 acres per dwelling unit or greater.

(SFR) Single-Family Residential – includes all lots that have less than 1.5 acres per dwelling unit, and support single-family residential structures.

Vacant – includes parcels where no development has taken place. These are parcels that are undisturbed and do not have development constraints or conservation easements tied to them.

Water – This category accounts for interior portions of the County that are covered by permanent waterbodies.

(ROW) Right-of-Way – includes all street and roadways that have been included in the land use survey.

Needs to be updated

Table 65.
Town of Belville Future Land Use Acreages

	Acres	% of Total
Commercial	154.11	13.3%
Conservation	57.35	4.9%
High-Density Residential	22.98	2.0%
Industrial	204.70	17.6%
Low-Density Residential	567.41	48.8%
Office & Institutional	15.62	1.3%
Planned Unit Development	119.21	10.3%
Vacant	20.39	1.8%
TOTAL	1,161.77	100.0%

*The acreages in this table assume total build-out of the attached future land use map.
Source: Holland Consulting Planners, Inc.

Table 66.
City of Boiling Spring Lakes Future Land Use Acreages

	Acres	% of Total
Commercial	602.09	4.2%
Conservation	9,131.77	64.1%
Office & Institutional	60.17	0.4%
Recreational	219.89	1.5%
Low-Density Residential	3,782.12	26.5%
Water	454.49	3.2%
TOTAL	14,250.53	100.0%

*The acreages in this table assume total build-out of the attached future land use map.
Source: Holland Consulting Planners, Inc.

Brunswick County's planning and zoning jurisdiction. As an overlay zone, it does not control the permitting of uses therein, but provides additional development requirements and standards which are applied within the coverage area for commercial and industrial uses only. Standards are provided to ensure that thoroughfares in these overlay districts develop with improved traffic efficiency and safety by reducing visual clutter and avoiding inappropriate site design.

WQP Water Quality Protection: It is the intent of Brunswick County to bolster those regulations of state and federal government as to the unique quality of the water of the Lockwood Folly River associated with naturally occurring shellfish beds. The quality of these defined waters has been affected by such activities as forestry, farming, construction of roads, growth of towns, and rural and suburban residential development, as well as industrial processes associated with the fishing industry. Numerous types of water pollutants have been identified by state studies. No one or even several types or causes of degradation have been determined as having more impact than any other. The intent of this Water Quality Protection District is to apply a set of regulations for water quality protection, to specifically described areas of land abutting a specifically described water area; which is encompassed by a line drawn to extend across the Lockwood Folly River from Genoe's Point to Mullet Creek; southly to and across the Atlantic Intracoastal Waterway.

Needs revision

2. Town of Belville

REVISED: 6/25/09

a. Commercial/O&I

Commercial and O&I land uses in Belville are located at the intersection of US Highway 17/74/76 and NC Highway 133 and along NC Highway 133. Future commercial development will continue to occur at the intersection with future office and institutional land uses occurring along NC Highway 133.

Corresponding zoning district: BR, Business Residential; BH, Business Highway; CBD, Central Business District

Appropriate uses: General retail uses; institutional, recreational, and services uses; residential mixed-use, and **hote**. Please note that not every use listed in one district is permitted in another district.

Inappropriate uses: Industrial and manufacturing uses.

Allowable densities: No density requirement.

Maximum height: No height requirement.

Minimum lot size: No lot size requirement.

Misspell

b. Conservation

The Conservation designation is located as a buffer along the Brunswick River where there is a potential for flooding. Medium and high density development is not allowed in this area.

Corresponding zoning district: R-15, Residential District
Appropriate uses: Marinas, Boardwalks, parks, and water oriented uses such as boat launch facilities, docks, and piers.
Inappropriate uses: Commercial and industrial development.
Allowable density: 2.9 units / acre.
Maximum height: 35 feet.
Minimum lot size: 15,000 s.f.

c. Industrial

Existing industrial areas are located on US Highway 17/74/76. Future industrial development will be located along US Highway 17/74/76, the area adjacent to US Highway 17, and along the northwest portion of NC Highway 133.

Corresponding zoning districts: I, Industrial.
Appropriate uses: Agricultural uses, communications facilities, contractors/ construction facilities (with or without outside storage), certain retail and service uses, manufacturing operations, and wholesale facilities.
Inappropriate uses: Residential development and most commercial development.
Allowable density: No density requirement.
Maximum height: No height requirement.
Minimum lot size: No lot size requirement.

d. Residential

Residential land uses are currently scattered around town primarily in platted neighborhoods within the satellite annexations. Future residential development should occur in these areas. Residential land uses have been divided into two separate land use categories based on associated variable residential densities. These categories include high and low density residential. The locations of residential land uses by density was based on existing residential development patterns and constraints to development (i.e. floodplains and wetlands).

High Density Residential

Corresponding zoning districts: MF, Multi-family District; MH, Manufactured Homes
Appropriate uses: Mobile/modular home on site sales, boat launching ramps, child care facilities, golf courses, parks, and single- and multi-family residences.

Inappropriate uses: Commercial and industrial uses.

Allowable densities: MF 2.9 units/acre (two family)
5.4 units/acre (multi-family)
MH 5.8 units/acre

Maximum height: 35 feet.

Minimum lot size: MF 15,000 s.f. per dwelling unit (two family)
MH 8,000 s.f. per dwelling unit for the first two dwelling units and 5,000 s.f. for each additional dwelling unit.

Low Density Residential

Corresponding zoning districts: R-10, Residential District; R-15, Residential District

Appropriate uses: Boat launching ramps, child care facilities, golf courses, parks, single-family residences, and modular homes. Please note that not every use listed above is permitted in both districts.

Inappropriate uses: Commercial uses and industrial operations.

Allowable densities: R-10 4.3 units/acre
R-15 2.9 units/acre

Maximum height: 35 feet.

Minimum lot size: R-10 10,000 s.f.
R-15 15,000 s.f.

3. City of Boiling Spring Lakes

a. Commercial / O&I

Commercial and O&I land uses in Boiling Spring Lakes are primarily located along NC Highway 87. Future commercial development and O&I development will continue to occur in this area.

Corresponding zoning district: C-1, C-2, C-R, C-M, and C-S.

Appropriate uses: General retail uses, institutional, recreational, services, golf courses, clubhouse, and government uses. Please note that not every use listed in one district is permitted in another district.

Inappropriate uses: Residential and manufacturing uses.

Allowable densities: No density requirement.

Maximum height: No height requirement.

Minimum lot size: No lot size requirement.

b. Conservation / Recreation

The Conservation designation is located as a buffer where there is a potential for flooding. Medium and High density development is discouraged in this area.

Corresponding zoning district: Parks and Recreation Zones L-1, L-2, P-1, P-2, P-3

Appropriate uses: Outdoor recreational activities, playgrounds, and swimming pools.

Inappropriate uses: Residential, commercial, and industrial development.

Allowable density: No density requirement.

Maximum height: No height requirement.

Minimum lot size: No lot size requirement.

c. Residential

Residential land uses are currently scattered around town in platted neighborhoods. Future residential development should occur in these areas.

- ▶ Prepare a capital improvements plan/program to address the following county facilities: water, sewer, stormwater, and transportation. This will be coordinated with the County's municipalities.

IV. LAND USE PLAN AMENDMENTS

At which time the Brunswick County CAMA Core Land Use Plan needs to be amended, the County will apply the guidelines for Land Use Plan Amendments under Subchapter 7B, Section 0.400 of the North Carolina Administrative Code. A brief summary of the County's amendment process is provided below:

- ▶ The Land Use Plan may be amended as a whole by a single resolution or in parts by successive resolutions. The successive resolution may address geographical sections, county divisions, or functional units of subject matter. Participating municipalities may make amendments to the land use plan as it affects their jurisdictions. Some amendments may require additional background analysis to take place.
- ▶ The County/participating municipality must hold a public hearing of which the public has been properly notified. NOTE: Special state public notice and advertising requirements exist for LUP amendments.
- ▶ Copies of the proposed amendment(s) must be available for review at the County's Planning Department or participating municipalities' primary governmental office during designated hours.
- ▶ The executive secretary or a designated agent of the Coastal Resources Commission shall be given notice of the public hearing, a copy of the proposed amendment(s), and a reason for the amendment(s).
- ▶ Amendments must be consistent with the Coastal Resources Commission's Land Use Planning Guidelines (15A NCAC 7B) and, if possible, with the Land Use Plans of adjacent jurisdictions.
- ▶ If possible, the County/participating municipality will adopt the plan amendments expeditiously following the close of the public hearing.
- ▶ The County/participating municipality will provide the executive secretary of the Coastal Resources Commission with a copy of the amended text or maps, and certification of adoption within seven days of adoption.

- ▶ Any changes to this plan affecting areas within the jurisdiction of a participating municipality will not be considered/approved without prior review, support, and recommendation by the governing body of the affected municipality.
- ▶ The advertising cost of amendments to this plan which are not initiated by the Brunswick County Board of Commissioners will be paid for by the individual, organization, or other entity requesting the amendment.

V. ACTION PLAN/SCHEDULE

A. Citizen Participation

For the preparation of this plan, Brunswick County and all participating municipalities adopted a citizen participation plan. A copy of that plan is included as Appendix I. Following adoption of this plan, Brunswick County and all participating municipalities will implement the following to ensure adequate citizen participation:

- ▶ The county will encourage public participation in all land use decisions and procedure development processes and encourage citizen input via its boards and commissions.
- ▶ Brunswick County will advertise all meetings of the county's Planning Board and Board of Adjustment through newspaper advertisements and public service announcements.
- ▶ Brunswick County will utilize advisory committees to assess and advise the county on special planning issues/needs.
- ▶ The county will, at least annually, conduct a joint meeting of the Brunswick County Board of Commissioners and the County's Planning Board to identify planning issues/needs. Involvement of the participating municipalities will be invited.
- ▶ All Planning Department activities will be outlined on the county's web-site. The site will include this plan.
- ▶ All public hearings for changes to land use related ordinances that affect AECs shall include in the notice a specific description of the impact of the proposed change on the AECs.
- ▶ Ensure that the membership of all planning related and ad hoc advisory committees has a broad cross section of the County's citizenry.