



2020 Land Use Plan Update

WEDNESDAY, JULY 26, 2016

Public Involvement

- Stakeholder Interviews
- Public Survey
- Steering Committee
- Website
- Social Media and Outreach
- Public Open House Workshops
- Several Public Comment Sessions



Steering Committee

- Dedicated, appointed volunteers having regular meetings since November 2018
- Various perspectives and backgrounds
- Have reviewed and guided all aspects of information gathering and plan development



STRENGTHS, WEAKNESSES, OPPORTUNITIES, & THREATS (SWOT ANALYSIS)

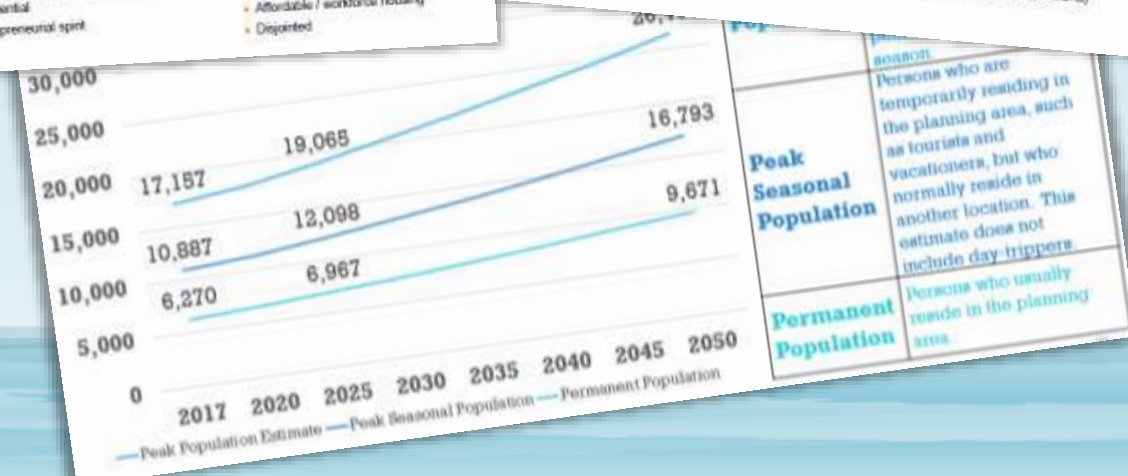
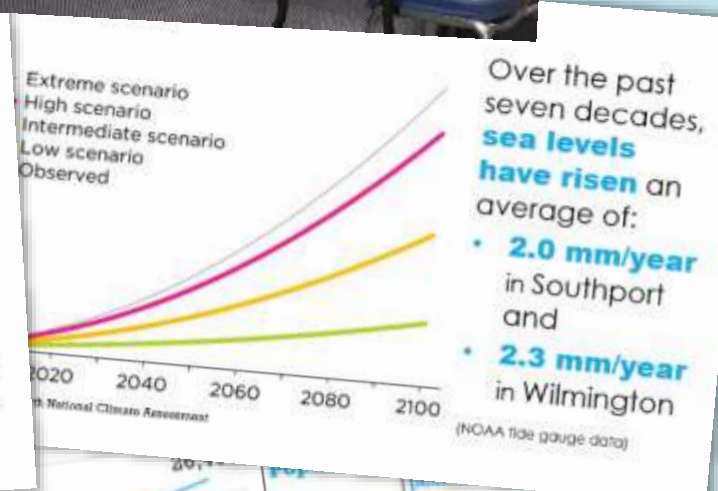
During the first steering committee meeting on 11/27/2018, members identified the core Strengths, Weaknesses, Opportunities, and Threats (SWOT). This information furthered conversation about land use and other issues facing the town that a land use plan can address. A summary of the SWOT analysis is below:

Strengths:

- Tourism, incl. shoulder seasons (5 votes)
- Parks and rec (3 votes)
- Unique character, family-friendly atmosphere, small community (3 votes)
- Implementation, planning of infrastructure, and coordinated improvements (3 votes)
- Location / lots of amenities and events (3 votes)
- Diversity (2 votes)
- Healthy development trend, economy (2 votes)
- Bicycle / pedestrian connectivity and vision (2 votes)
- Effective Town staff
- High quality elementary school
- First responders
- Self-sufficiency (aka "no OTB")
- High ratio of commercial uses (tax base)
- Mix of land uses – commercial next to residential
- Entrepreneurial spirit

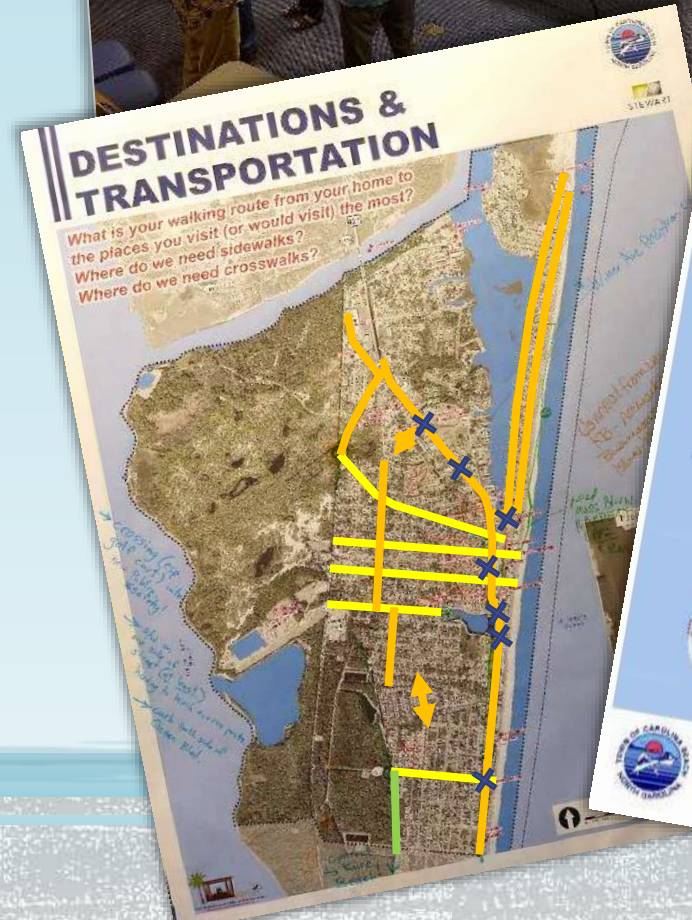
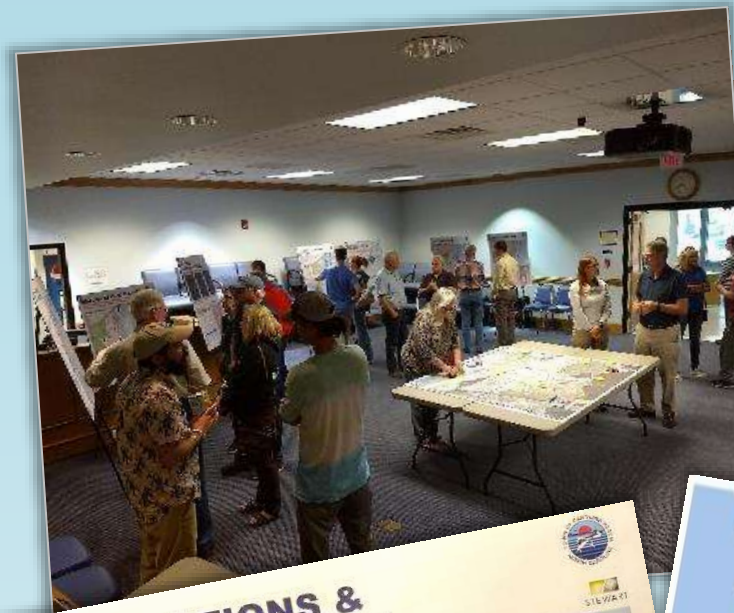
Weaknesses:

- Parking, esp. in tourist season (5 votes)
- Flooding (4 votes)
- Flooding / stormwater, esp. Canal St and Carolina Beach Lake (3 votes)
- Traffic / congestion (2 votes)
- Local, year-round employment opportunities (2 votes)
- Stormwater issues, drainage (2 votes)
- Land-locked / future ETJ expansions unlikely
- Infrastructure
 - Need traffic lights and crosswalks
 - Central Drive
 - Texas Ave pump
 - Staffing for project management
 - Limited public space
 - Limited fund balance
- Overly strict regulation of commercial development
- Traffic safety / congestion and lack of cooperation from NCDOT
- Affordable / workforce housing
- Dejoined



Two Public Open Houses

- Over 100 attendees
- Shared knowledge and values
- Valuable insights
- Concerns heard and addressed



2020 Meetings

- January – Joint Town Council & P&Z meeting to review the LUP
- February – Planning & Zoning herd Public Comment
- March – Incorporated changes based on the Feb. comments
- June – P&Z Recommended approval of the plan

Left to do

- July - Present the plan to Town Council for adoption
- November – Present to the Coastal Resource Commission for Certification



Change Canal Dr from Low to Medium Density

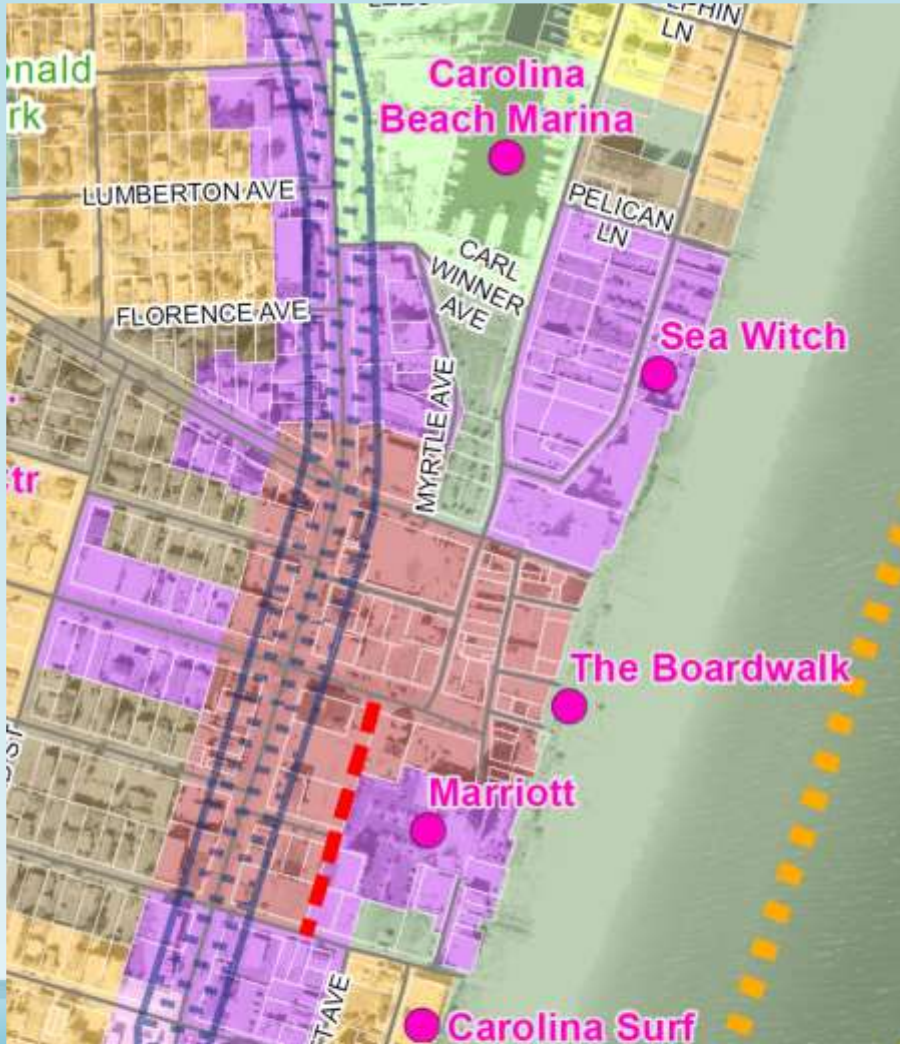




Change west side of Bonito Ln
form Low to Medium Density



Mirror Downtown Business Area Classification to CBD zoning



LUP Map



Zoning Map



Revised LUP Map

Mirror Low Density area with the R-3 zoning



Land Use
Plan



Zoning Map

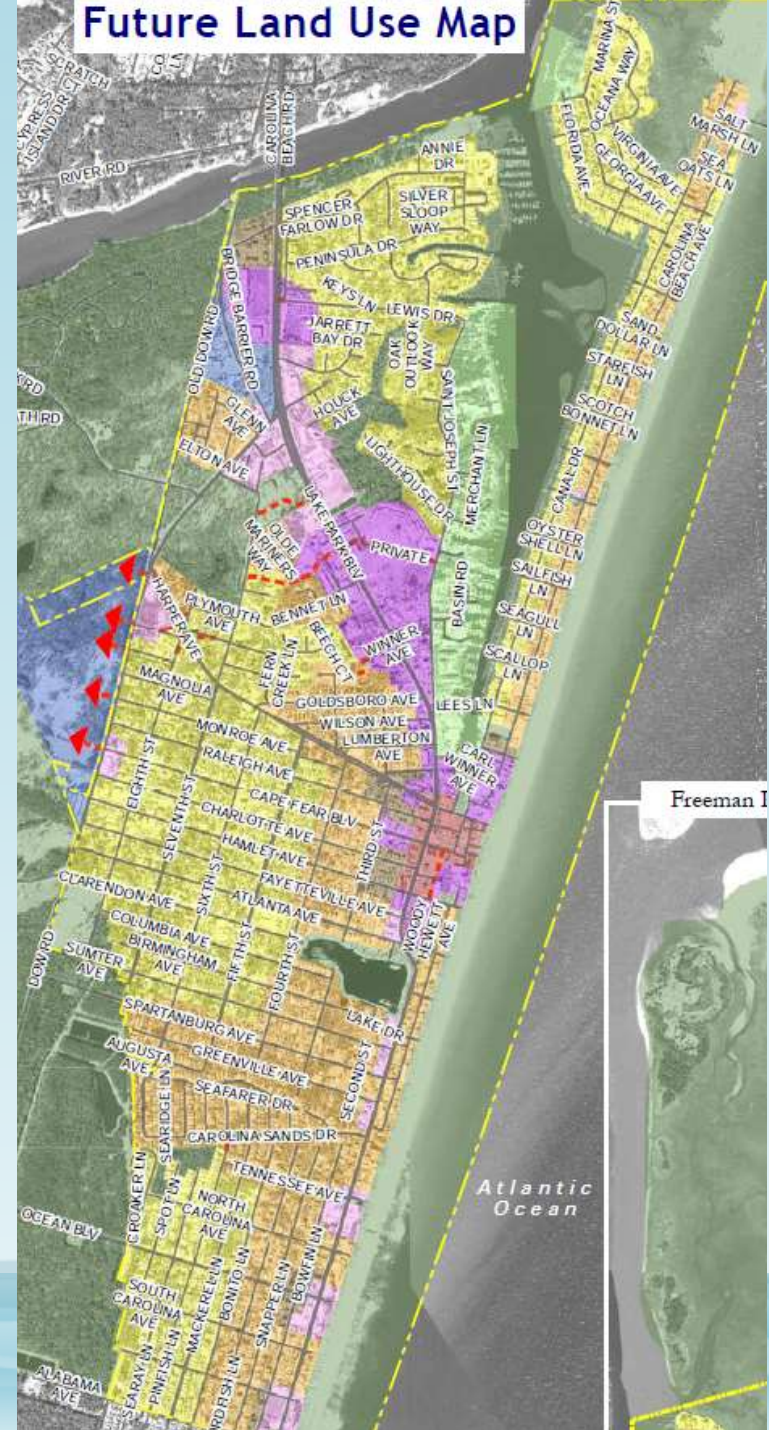
Remove the Gateway Corridor overlay district and the term in the LUP



Amendment to LUP

Medium Density Residential

Mostly medium-sized lots (~5,000-9,000 sq ft) Minimum lot size 5,000 sq. ft.



LUP Verbiage LU-3.1 Pg 52

- New Language

Explore the town purchasing lots in flood prone areas around the lake or discouraging development in that area, (2020-2021)

- Old language

Adjust the zoning code, possibly with an overlay district, to restrict development in flood prone areas around the lake (2020-2021)

Match the T-1 Zoning





High Density Residential / Light Commercial

Primarily attached, multi-story residential units (up to four stories) located within walking distance of activity centers and/or the waterfront. Structures are condominiums and apartments, and are often used as vacation and rental units. Streets move automobiles and pedestrians efficiently. Limited commercial may also be acceptable at select locations if the surrounding context is appropriate. Some single family structures may also persist.

