

CAROLINA BEACH CAMA LAND USE PLAN

Planning Board

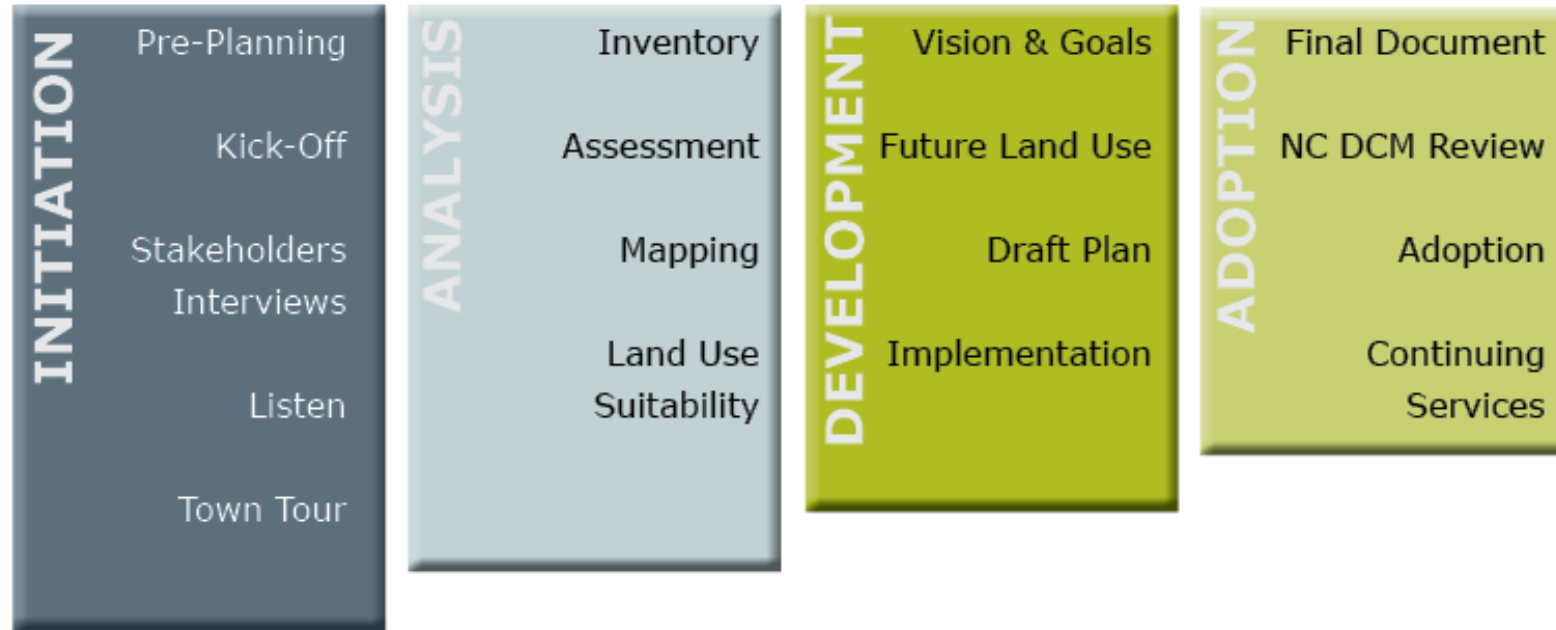
jointly with Town Council and Steering Committee

01/09/2020



THE PROCESS

Scope of Work



October 2018

WHY WE PLAN

Required:

- State / Coastal Resource Commission (CRC)
 - CAMA permitting decisions
- Chapter 160D

Guides:

- Policies
- Development standards
- Public and private investment
- Rezoning decisions
- Communicate community vision, priorities, and goals

A Land Use Plan does not:

- Infringe on existing uses or structures
- Handcuff, decision-makers during rezonings
- Downzone property
- Constitute a “taking”
- Create nonconformities
- Change the UDO

“We plan so that we can make places/things better!”



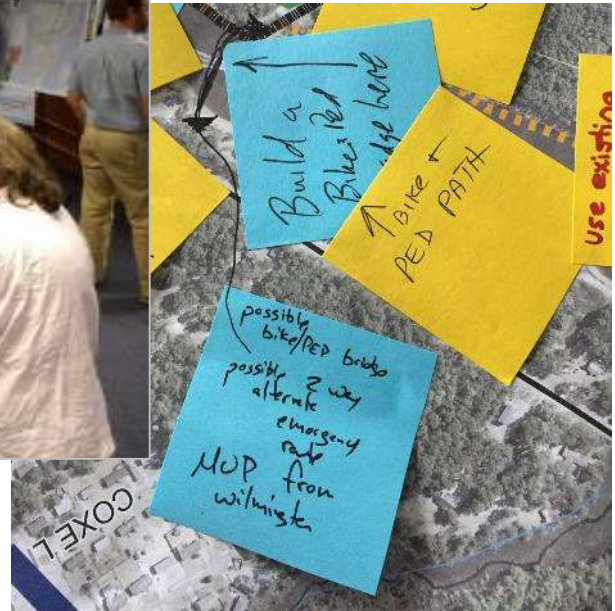


PUBLIC INVOLVEMENT



PUBLIC ENGAGEMENT

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



STAKEHOLDER THEMES & COMMUNITY TOUR

- Community members
- Business owners
- Neighborhood groups
- MOTSU
- NCDOT
- Town Staff
- And others

Highway &
Appearance

Stormwater &
Flooding

Redevelopment

Pedestrian &
Cyclist
Connectivity

Family-
Friendly
Character

Downtown
Boardwalk

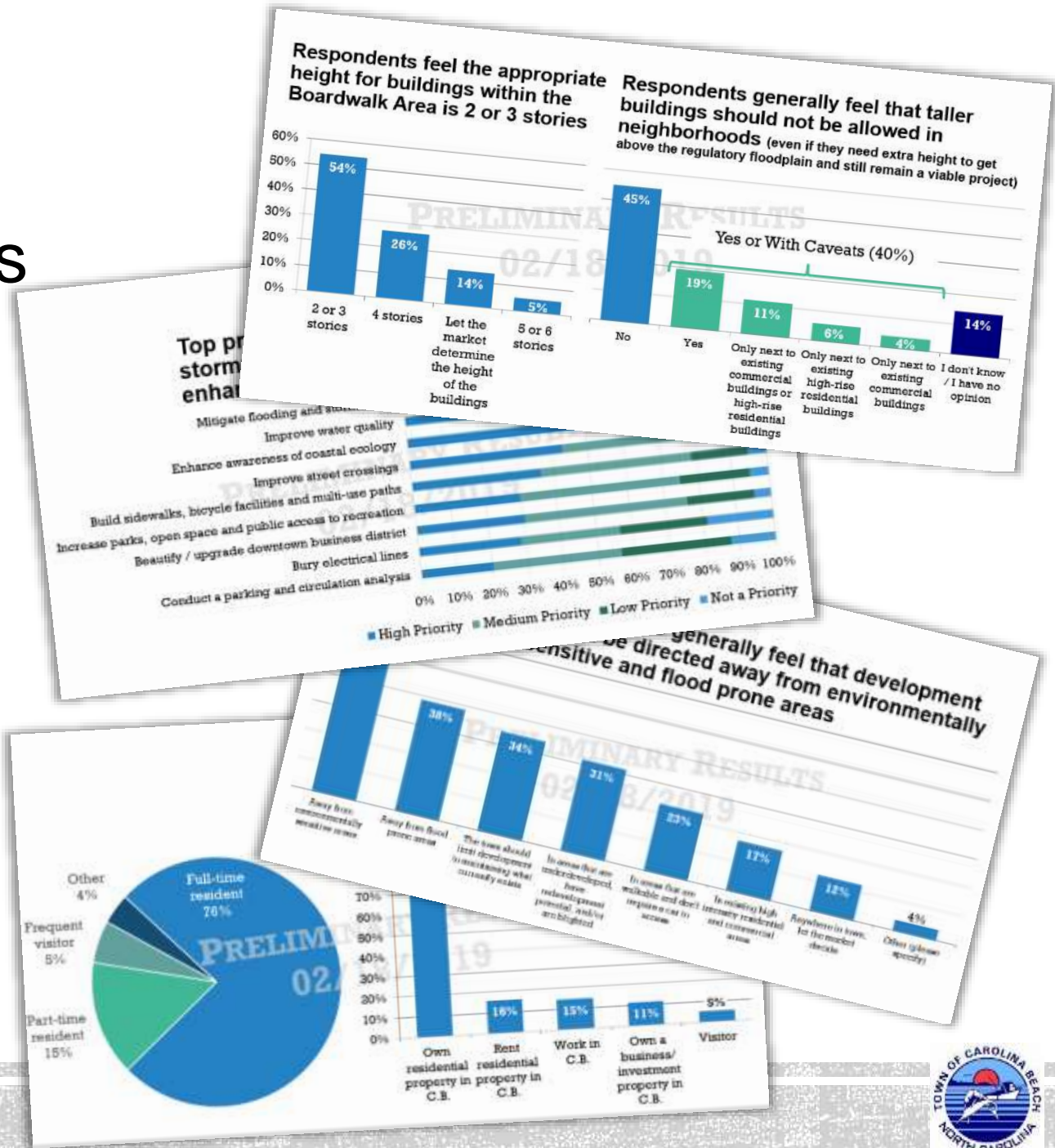
Marina,
Inlet,
Waterfront

Parks &
Rec

Parking

PUBLIC SURVEY

- 494 respondents over 3 weeks
- >95% full- or part-time residents
- >90% residential property or business owners
- 100% completion rate
- Results used in crafting recommendations, future land use, and other steering committee considerations



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)

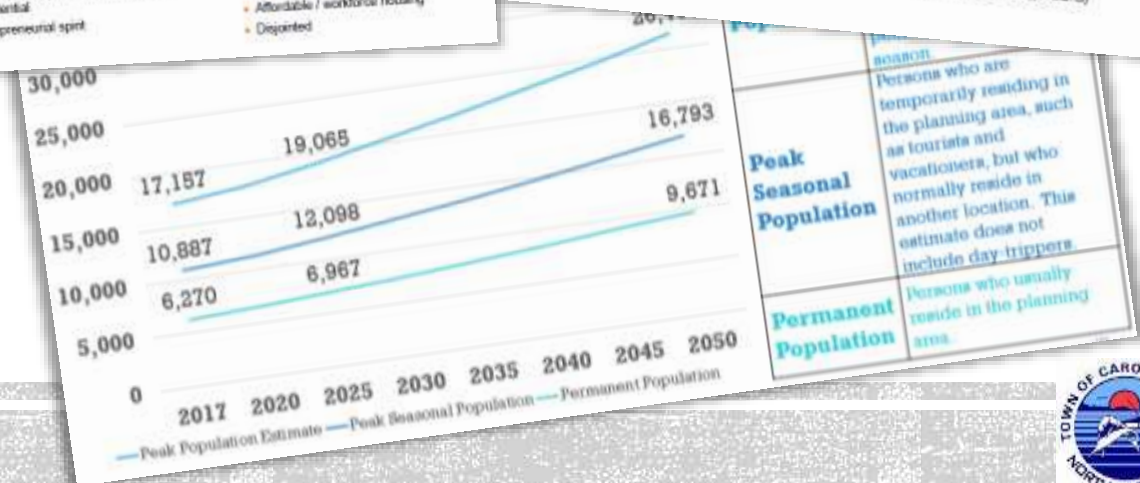
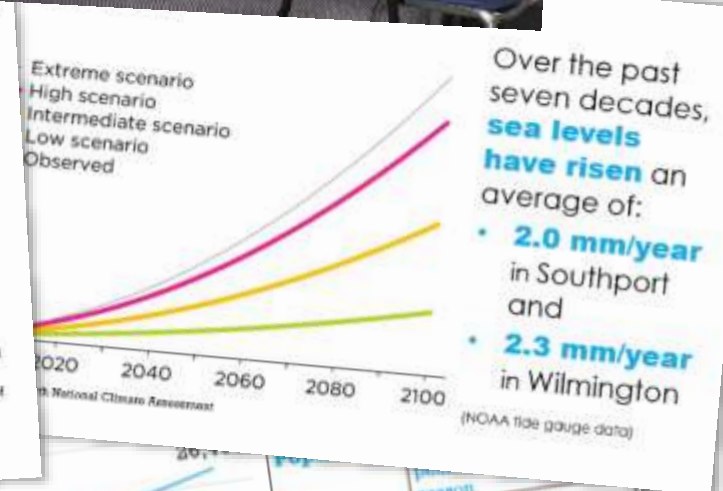
During the first steering committee meeting on 11/27/2018, members identified the core Strengths, Weaknesses, Opportunities, and Threats (SWOT). This information furthered conversation about land use and other issues facing the town that a land use plan can address. A summary of the SWOT analysis is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



TWO PUBLIC OPEN HOUSES

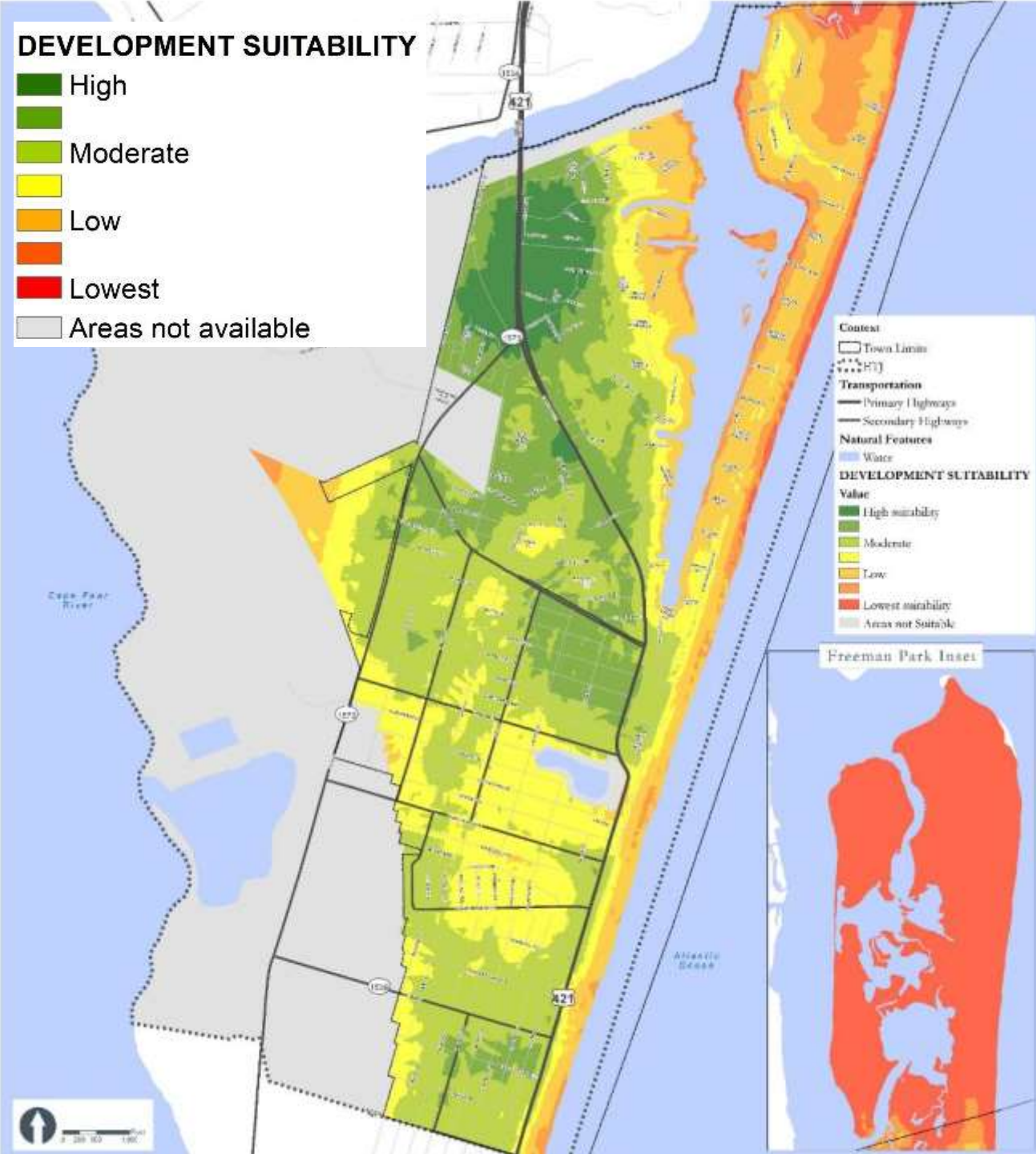
- Over 100 attendees
- Shared knowledge and values
- Valuable insights
- Concerns heard and addressed



PUBLIC INPUT HAS SHAPED

- Community profile
- Data analysis
- Population projections
- Vision statement
- Goals
- Development style and preference recommendations
- Future Land Use and character areas
- Final plan recommendations

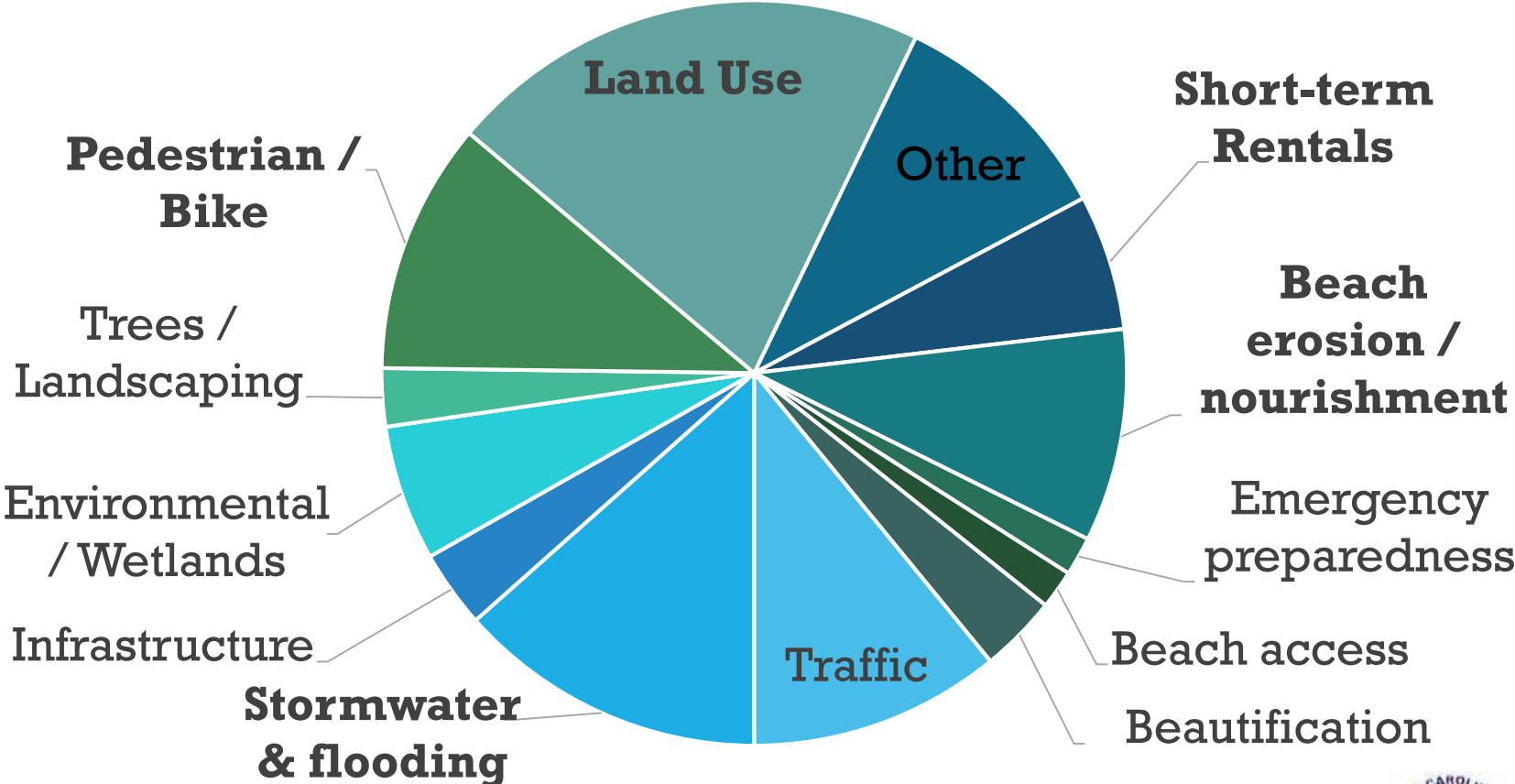
All aspects of plan development!



DRAFT PLAN COMMENT SUMMARY

- In addition to...
 - Public survey: **almost 500 respondents**
 - Two public workshops: **over 100 attended**
 - Project website: **over 2,800 unique visitors**
 - Stakeholder interviews

**Public Comments on Draft Plan (to 08/29/19):
General Subject Area of Concern
(over 175 comments and over 120 respondents)**





COMMUNITY VISION



VISION & GOALS GUIDED PLAN RECOMMENDATIONS

Community Vision:

Carolina Beach is recognized for balancing its past and unique coastal attributes and challenges with integrity and enterprise. We will remain an attractive and safe family-oriented community, with a healthy ecosystem, quality recreational opportunities and a vibrant business environment that will connect families, residents, and visitors now and into the future.

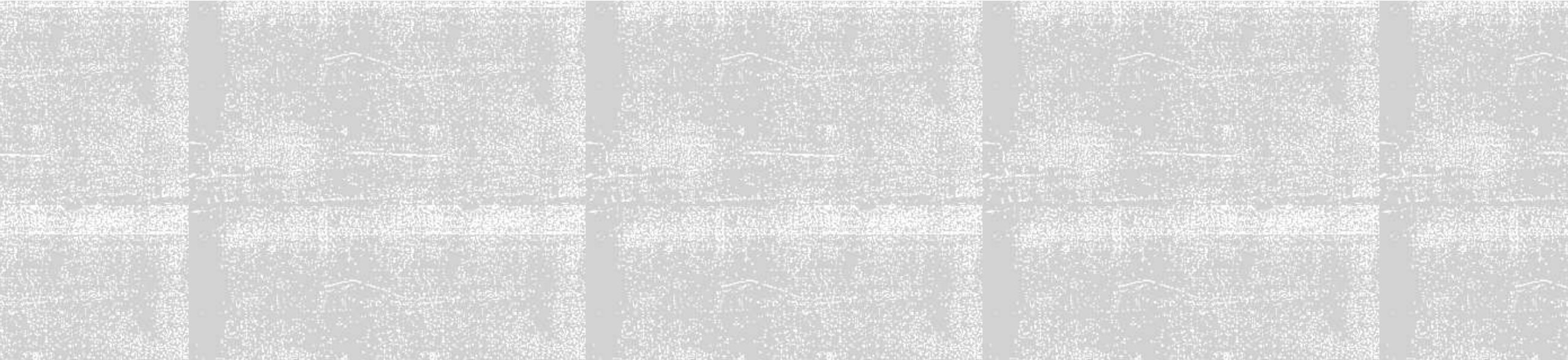


Goals related to:

- **Character & Appearance**
- **Natural Resources**
- **Connectivity & Mobility**
- **Economy**
- **Recreation & Access**



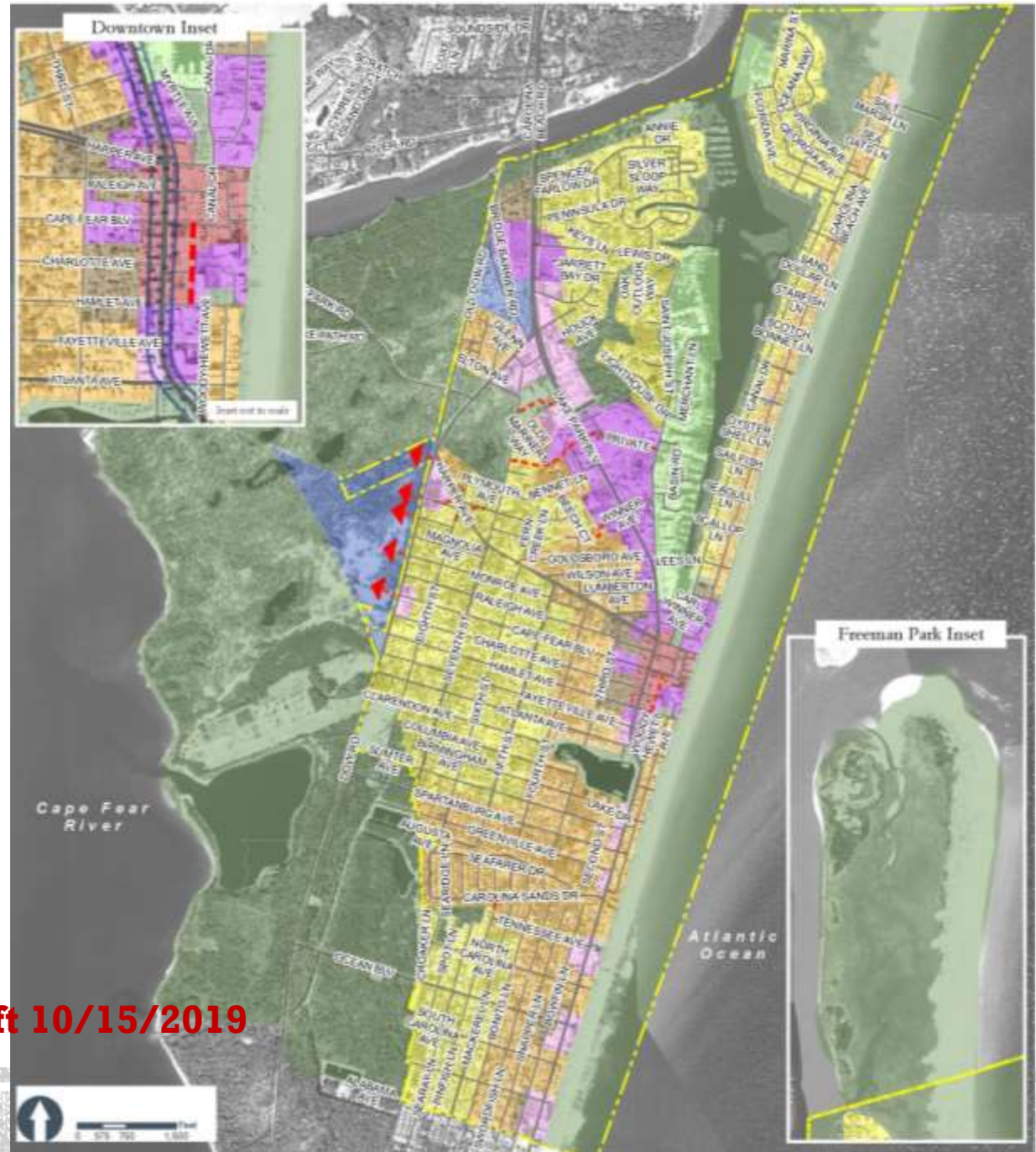
FUTURE LAND USE



DRAFT FUTURE LAND USE MAP

- Extensively reviewed and revised by the community and steering committee

Draft 10/15/2019



RESIDENTIAL AREAS



Low Density

- Primarily single family detached residential on larger lots



Medium Density

- Primarily single family detached residential
- Some attached residential at key locations



High Density

- Primarily attached, stacked residential
- Condos and apartments
- Located proximate to activity centers and/or waterfront



COMMERCIAL AND MIXED USE AREAS



Downtown Business Area

- boardwalk commercial area and central recreational district



Mixed Use Commercial

- Higher density area with mix of recreational, service, restaurants, and sometimes hotels



Low Intensity Commercial

- Low intensity commercial uses fit into the neighborhood



EMPLOYMENT AND SPECIAL AREAS



Office, Industrial, & Employment

- Office, commercial, light industrial, employment-generating uses



Recreation, Civic, & Conservation

- Boating, recreational and commercial water access, parking lots, parks, trails, playgrounds, wetland/marsh/nature preserve, beachfront, public trust water access, civic or rec center, and dunes



Marina Commercial/Industrial Mixed Use

- Higher intensity, water-based uses, incl. marina



Gateway Corridor Overlay

- Unified aesthetic along the Lake Park Blvd



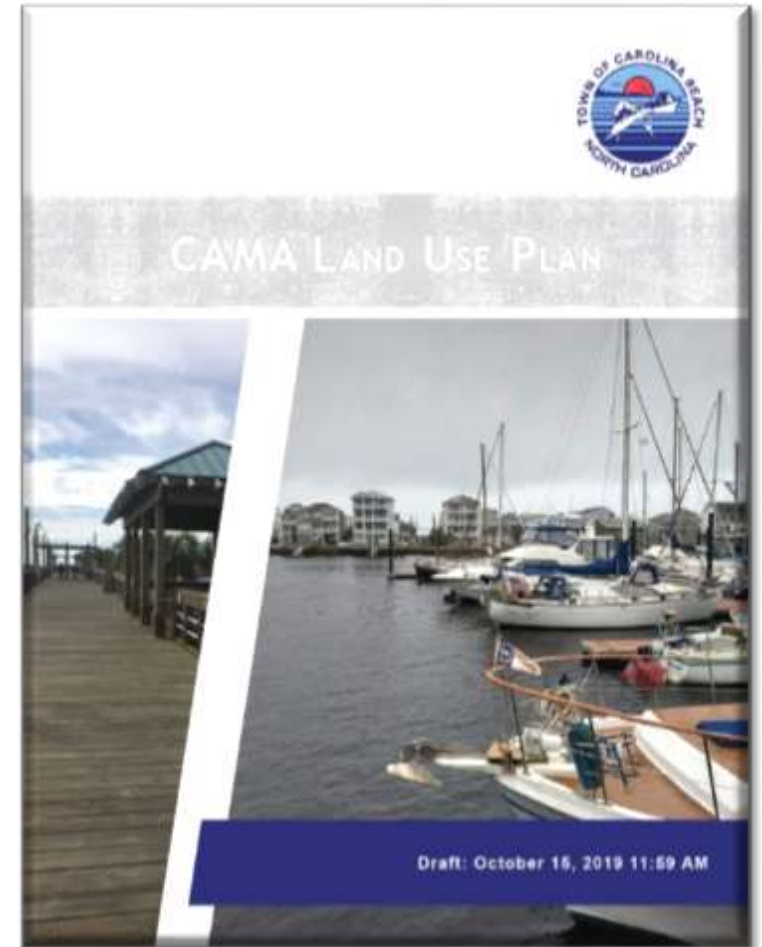


OVERVIEW OF POLICY RECOMMENDATIONS



CAMA PLAN FORMAT

- **Public Access**
 - Maximize public access
- **Land Use Compatibility**
 - Balance environment, economy, and safety
- **Infrastructure Carrying Capacity**
 - Use public infrastructure to protect AECs
- **Natural Hazard Areas**
 - Conserve beaches, floodplains, dunes for storm protection
- **Water Quality**
 - Protect and enhance public trust water quality
- and **Local Issues of Concern**



PUBLIC ACCESS

- Maintain marina operations and public moorings
- Improve water and beach access points
- Remain open to opportunities for new access points



LAND USE COMPATIBILITY

- Use the Future Land Use Map
- Find solutions for Canal Drive flooding
- Maximize C.B. Lake for stormwater
- Maintain Freeman Park operations



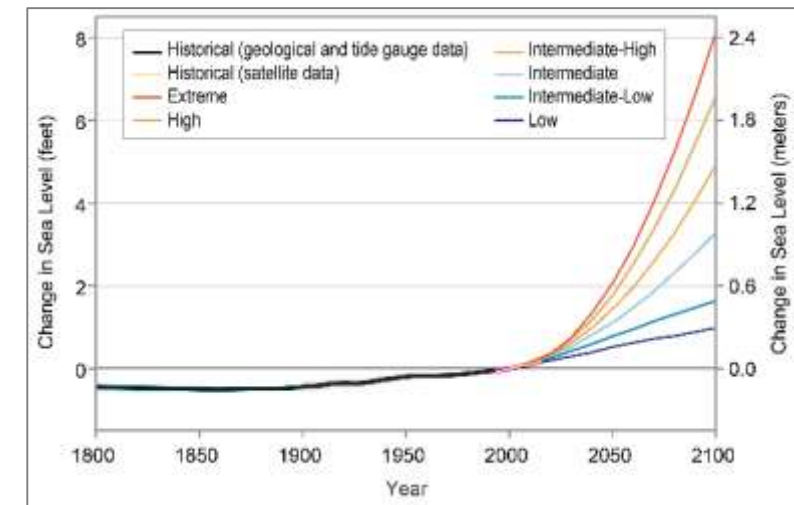
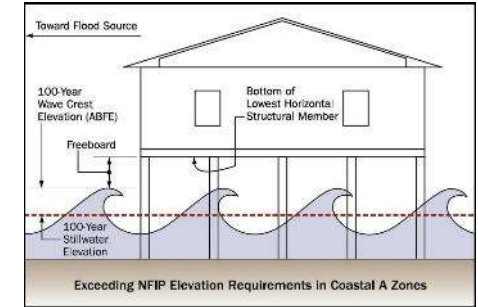
INFRASTRUCTURE CARRYING CAPACITY

- Expand public wells and wastewater treatment plant
- Manage public parking
- Expand golf cart parking



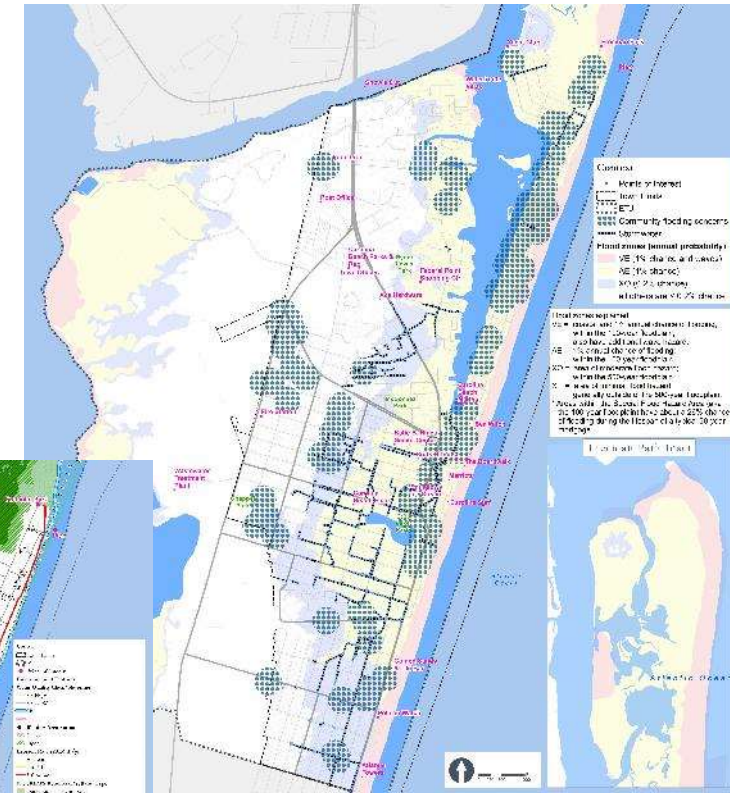
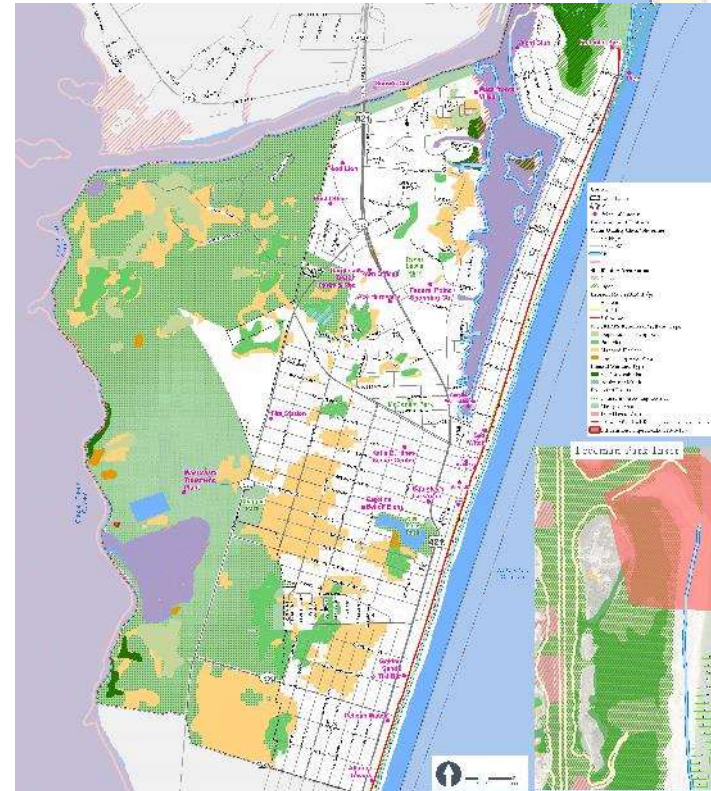
NATURAL HAZARD AREAS

- Monitor erosion and use public funds to combat it
- Continue beach nourishment
- Maintain the inlet
- Maintain Snow's Cut
- Don't allow development intensification in vulnerable areas
- Require additional structure elevation
- Continue Community Rating System and Hazard Mitigation Plan



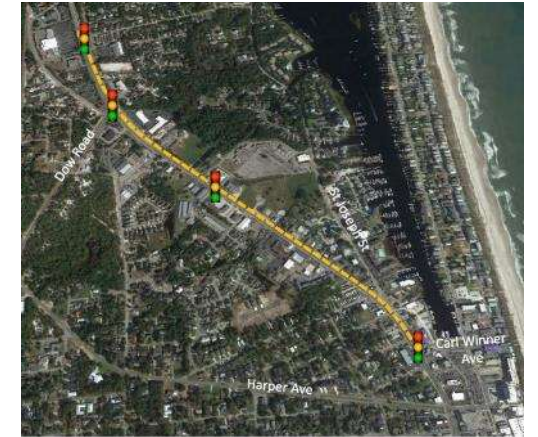
WATER QUALITY

- Improve Myrtle Grove Sound water quality
- Preserve Freeman Park wetlands and water quality
- Control litter
- Reduce nonpoint source pollution
- Increase standards for stormwater management, incl. public solutions (like C.B. Lake, Henniker's Ditch, etc.)



SPECIFIC LOCAL CONCERN

- Support local businesses
- Make Lake Park Blvd better
- Enhance non-auto transportation facilities and pedestrian safety
- Bury electric lines
- Protect family-oriented character
- Consider regulating short term rentals
- Preserve Dow Road traffic flow
- Preserve downtown character
- Develop broadband infrastructure
- Quality environment: mature trees, wetlands, dunes, and the beach





REQUESTED ACTION

Land Use Plan Steering Committee:

- Recommends plan approval.

Planning Board:

- ***Request recommendation to Council for approval.***

Upcoming Town Council hearing: TBD.

THANK YOU

PROJECT WEBSITE:

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