



AGENDA ITEM COVERSHEET

PREPARED BY: Jeremy Hardison, Planning & Development Director **DEPARTMENT:** Planning & Development

MEETING: Town Council – 14 July 2020

SUBJECT: Consider adopting the 2020 CAMA Land Use Plan Update

BACKGROUND:

A land use plan is a collection of policies and maps that serves as a community's blueprint for growth. These plans are a fundamental element of coastal management in North Carolina. The Coastal Area Management Act requires each of the 20 coastal counties to have a local land use plan in accordance with guidelines established by the Coastal Resources Commission (CRC). The CRC's guidelines provide a common format for each plan and a set of issues that must be considered during the planning process; however, the policies included in the plan are those of the Town, not of the CRC. By law, the role of the CRC is limited to determining whether plans have been properly prepared.

The land use plan includes local policies that address growth issues such as, interconnectedness between land uses, transportation, utilities, recreation, economic development, desired types of economic development, natural resource protection and the reduction of storm hazards. Once a land use plan is certified by the CRC, the Division of Coastal Management uses the plan in making CAMA permit decisions and federal consistency determinations. Proposed projects and activities must be consistent with the policies of a local land use plan, or DCM cannot permit a project to go forward. A CAMA permit is required for ocean and sound front development. At the local level, land use plans provide guidance for both individual projects and a broad range of policy issues, such as the development of regulatory ordinances and public investment programs.

Land use planning provides one of the best opportunities for public involvement. The current CAMA Land Use Plan was adopted in 2007. The update focused on reevaluating community conditions and sentiment. With extensive public outreach and participation, the plan is a blueprint for Carolina Beach to achieve the community's collective vision. Council appointed a Land use Plan Committee and the first kick off meeting was in November 2018. Staff along with our consultant, Stewart started the process with several public engagement activities that consisted of stakeholder interviews, public survey's, monthly steering committee meetings, dedicated website to the plan, social media and outreach, public open houses, several public comment sessions.

In January of this year the Town Council and Planning & Zoning Commission held a joint meeting to review the plan and heard public comments. The Planning & Zoning Commission discussed the plan and held public comment in February, March and June. At the June meeting they forward the plan with several changes from the LUP committee recommendation that are depicted in the attached power point. The plan is scheduled for public comment and adoption at the July Town Council meeting. The plan recommendation from the LUP committee and the Planning & Zoning Commission can be found on the project website for review.

<https://www.carolinabeachcamaupdate.com/resources>

Once the plan has been adopted by the Town the plan shall be delivered to the NC Division of Coastal Management 45 days prior to the Coastal Resource Commission for certification. The plan will be heard tentatively at the November 18-19 CRC meeting in Emerald Isle.

Several questions were asked at the June Council workshop below

1. The meeting has been advertised to the sunshine list, facebook, website and newspaper.
2. The last P&Z meeting there were no one from the public in attendance. The plan has been vented through for several public meetings.
3. Possibly expanding the NB land classification area south of the lake to allow for additional commercial opportunities on the South end of CB. The area was recommended by P&Z to accommodate both residential and commercial uses.
4. Steve Shuttleworth brought up making CBD end at Pelican. P&Z recommended the Downtown business area to end at the existing CBD zoning line north of Pelican Ln. The LUP Committee has commercial ending at Pelican Ln and residential starting.
5. The area in Highway business zoned, specifically the Harris' Teeter property. This area is designated for 4-5 stories desired.

ACTION REQUESTED:

Adopt the 2020 CAMA Land Use Plan update

RECOMMENDED MOTION:

To adopt the 2020 Town of Carolina Beach CAMA Land Use Plan.