Wilmington – New Hanover County

2006 CAMA Plan Update

APPENDIX E: IMPLEMENTATION ASSESSMENT

The following information is a summary of progress made toward implementing the action items from the 1999 plan intended to meet the requirements for reviewing the current plan. Responsible agencies were contacted and reviewed the actions with planning staff and implementation progress recorded. This assessment was reviewed at the first Public Input meeting and the public's input on the staff assessment recorded. The assessment was a valuable aid in revising policies and developing the implementation strategies for the 2005 Plan Update.

Natural Resource

Policy #	Implementation Actions	Details for Actions	Agency	Status = What has been done to date
All	Annually review and update the implementation action schedule	1) Develop a review and update process for the implementation action schedule	Planning	Completed for update in 2004
A	**Resource Protection**			
A1.1 1.2 1.4 3.1 3.9 3.10 3.11 4.1 4.2 4.15 B2.1		1) Develop a joint city/county drainage and water quality program to include ocean, river and estuarine water quality monitoring 2) Develop drainage systems and design standards that reflect the natural carrying capacity of the watershed (ie-soils, slope, permeability, & other natural features) 3) Develop specific water quality standards and development performance standards for each watershed, to include max. impervious surface, buffers, permeable paving, reduced parking surfaces, and others. 4) Develop standards to ensure the retention, acquisition and management of natural vegetative buffers to preserve, maintain and protect water quality. 5) Update/develop subdivision design standards to protect and improve water quality in sensitive areas.	Planning / Engineering	1) Joint City/County monitoring program but no joint drainage program. The City has a stormwater utility and the county relies on sormwater regs adopted in 2000 and independently funded scattered projects. The county may consider a stormwater utility or partnering with the city. 2) When the city designs or rehabilitates drainage systems they seek ways to do it as naturally as possible. County stormwater ordinance manages 25 year storm . No offsite drainage. 3) Not Done. UNCW monitoring program has developed specific recommendations for impervious surfaces. Watershed Protection Roundtable Report generated with specific recommendations. 4) Not Done. 5) Little done but landscaping regulations have been improved through UDO. County stormwater regs may help as well.

	(continued)	6) Seek legislation to require that NCDOT modify its standards to ensure the protection and enhancement of water quality. 7) Develop educational programs and other strategies to deal with point and non-point source impacts on water quality, such as pet waste and other sources. 8) Establish a funding mechanism through a county-wide assessment and/or basin specific utility district fee, and pursue all available grants. 9) Continue to support the Lower Cape Fear River Program & the UNCW Tidal Creeks Program.		6) Not done. NCDOT issues are addressed on a case by case basis. 7) Being done right now and has been done for the last five years. This effort includes those by county stormwater services and the NHCO Tidal Creeks Watershed Management Advisory Board. 8) City has a stormwater utility which is its funding mechanism, but the county is not separately funded. 9) Being done. $70,000 contributed by city and $60,000 by county to UNCW Center for Marine Science to fund drainage monitoring. Lower Cape Fear River Program funded by NPDES permitted dischargers.
A1.1 1.3 1.4 2.1 2.2 3.2-12 4.1 4.4-6 4.8-10 4.13-14 5.1- 4 6.1-4	Develop an environmental review program	1) Develop an environmental review process and ordinance, to be required for all major development projects, or any development in conservation, resource protection, coastal 404 wetlands or other sensitive areas; to include:a) guidelines for the evaluation of cumulative impacts on the community:b) guidelines for review of impacts in accordance with goals of avoidance, minimization, compensation and/or mitigation.c) identification and protection of historical, archaeological, and other conservation resources d) preservation of significant /specie treese) guidelines for mitigation of impacts	Planning	1) Site inventory requirements adopted in 2003. Do not meet full intent. a) Not done. b) Not done. c) addressed partially in site inventory requirements. e) Not anything done yet.

A2.1-5 4.7-8	Develop a comprehensive open space, greenways and trails system	1)Develop and implement a joint city-county masterplan for open space, greenways, parks, and trails. 2)Develop a funding program to ensure adequate resources are allocated. Funding strategies for consideration, to include fees, bonds, grants, and others. 3)Develop public access/boat access area plans 4)Identify areas on Future Land Use and Land Classification Maps	Planning / Parks	1) Has not been done. Bike Route Network Plan has been developed through joint city/county effort. The City Parks and Recreation Department has just completed a 5 year masterplan for open spaces, greenways, parks and trails, but not in conjunction with the county. No joint plan in place or underway. 2)Funds have been identified through the Transportation Improvement Plan. There is a Capital Improvement Plan in place that provides funds for the city to purchase land for parks and recreation and the search for grants is an ongoing process. Open Space bond referendum failed in 2000. 3) The docks in Riverfront Park have been expanded behind the Hilton and a grant has been received to expand the docks at the foot of Market Street. This is currently under discussion. 4) Parks are mapped in GIS. A Future Land Use Plan strategy calls for identifying prime natural areas for preservation.
2.3	Preserve Airlie Gardens	Pursue acquisition /preservation strategies, to include program funding through grants, bonds, and others. (See also implementation actions for Policy A2.1 above)	Planning / Parks	Parks and Rec greenway/open space plan identify recreation priorities.
A1.42.4 3.3-6 3.10-12 4.4 4.11-13 5.1B4.1	Update city and county development processes and ordinances	1) Revise and update the Unified Development Ordinance 2) Include new standards to address identified resource protection issues, urban design issues, tree preservation / landscaping issues and others. 3) Develop specific performance standards for setbacks, natural vegetated buffers, and impervious surface limits for each watershed.4) Revise and update development/permit review process	Planning	1) Work of the UDO committee is completed as of June 30, 2004. 2) Landscaping Ordinance revisions completed by UDO committee, limited resource protection standards approved in concept by the committee. 3) Not done for each watershed. Specific programs for encouraging vegetated buffers are ongoing cooperative effort of the City, County, and NHC Soil and Water Conservation District with grant assistance. 4)Written out policies, updated applications, adopted site inventory. Conservation Overlay District maps have been digitized for City jurisdiction.

3.2	Support the protection of the Cape Fear River from the cumulative impacts of development	1) Pursue island acquisition and preservation strategies 2) Develop guidelines for the environmental review process to ensure no significant adverse effects from mainland development activities 3) Support the scientific research activities of the Reserve	Planning	1) Soil and Water Conservation District and Cape Fear River Watch acquired portion of Eagle Island. 2) No set guidelines, case by case review. 3) No direct support.
A4.3-4 6.4	Support the protection and preservation of Masonboro Island Estuarine Research Reserve	1) Pursue island acquisition and preservation strategies 2) Develop guidelines for the environmental review process to ensure no significant adverse effects from mainland development activities 3) Support the scientific research activities of the Reserve	Planning	1) Masonboro Island Preservation Society and Coastal Land Trust are active. 2) No set guidelines; case-by-case as part of Development Review Process 3) No active support

Land Use and Design

Policy#	Implementation Actions	Details for Actions	Agency	Status = What has been done to date
1	**Location/Demand**			
1.1	Use projected needs and available services identified in the technical studies as the basis for land use allocations.	Compare projections with future land use map.	Planning	Natural Resource Inventory. COD Buffer. TrustFund Acquisitions. Capital Facilities coordination. Stream Protection. Public Parks. Technical study done 2003; FLUP addresses this.
1.2	Locate land use types based on the following guiding policies and implementation items:	Future Land Use Map	Steering Committee	CAMA land classification map; City and County land use maps; Future Land Use Plan; and Corridor Studies address various aspects. Technical study done 2003.
2	**Open Space, Cultural and Recreational**			
2.1	Establish protective corridors along key roadways, historic and cultural sites and other areas that are visually significant.	Reflect on Future Land Use Map (Sept. '98), incorporate into revisions to UDO;	Steering Com/Planning Brd./ Planning Com./ Planning	Natural Resource Inventory Memorials; Special highway overlay districts; River road/scenic highway applications; 4 draft Corridor plans written 2004; Vision 2020 Downtown plan underway 2004; FLUP recommends natural areas and viewscape protection strategies.
2.2	Pursue railroad and other rights-of-way as potential open space, trailway and recreation areas.	Monitor for abandonment.	Planning	Parks and recreation open space and Greenway plans. Right of Way for water access is being pursued. Attempt by staff to have a rails to trail project was not supported by elected officials and railroad right of way subsequently given to property owners, Riverwalk planned expansion continues.

2.3	Identify environmentally sensitive land as potential open space and recreation areas and key sites for parks.	Incorporate into Parks Master Plan and Capital Improvement Programs.	Parks & Rec./ Admin./ Planning	Park Plan underway in County. Natural Resource Inventory for County has been completed. Open space parks bond was not supported by voters; CAMA Plan identifies wetland and conservation - flood plain areas; UDO subdivision language added more open space requirements for new developments; FLUP strategy for developing natural areas preservation plan.
3	**INDUSTRIAL**			
3.1	Locate heavy industrial uses in locations w/adequate land area to accommodate expansive sites required for such uses; that are environmentally suitable; and, where necessary infrastructure (utilities, transportation facilities) is available or included in capital improvement plans.	Reflect on Future Land Use Map (Sept., 1998), incorporate into revisions to UDO.	Steering Com. /Planning Commission / Planning	Adequate land zoned for heavy industry. Infrastructure provisions still necessary. FLUP discusses appropriate places for infill, redevelopment needs, environmental resources . In the city, most of the heavy industry locations are already set in place.
3.2	Allow light industrial (clean) uses in mixed use areas with clear requirements for location on no less than collector streets, availability of utilities, and appropriate performance controls to address odor, noise, lighting and other impacts on surrounding uses.	Reflect on Future Land Use Map (Sept., 1998), incorporate into revisions to UDO.	Steering Com. /Planning Commission / Planning	Mixed Use Provisions adopted. PD Provisions. MX district doesn't really address light industrial - rather commercial and office; UDO currently reviewing commercial districts including Light Industrial
3.3	Provide a wide choice of sites with good access to labor markets, suppliers & buyers through consultation w/ Wilm. Indus. Devel., the State Port and others in the field of industrial promotion.	Develop inventory of sites.	Planning / WID / Chamber/ SPA/ UNCW	Rail studies underway for the port. Bypass study completed. Discussion with NC DOT to build "southern" bridge near port with forum - conference held in 2004; FLUP addresses infill land use near state port; City has added economic development coordinator to facilitate future development.

y	**COMMERCIAL**			
4.1	Locate regional commercial nodes at major intersections to accommodate uses that serve a regional market.	Reflect on Future Land Use Map (Sept., 1998), incorporate into revisions to UDO.	Steering Com. /Planning Commission/ Planning	Priority for Zoning changes. Recommendations of Bypass steering committee address issue. Four Corridor plans contain policy language regarding commercial nodes; recommendations in FLUP also address commercial and mixed use nodal devleopment.
4.2	Designate the central business district as a regional trade/office center.	Reflect on Future Land Use Map (Sept., 1998), incorporate into revisions to UDO.	Steering Com. /Planning Commission/ Planning	Business has been leaving downtown - gotten worse since 1999 (except more bars / night clubs); Vision 2020 plan update underway 2004 to try and alleviate situation; plans are underway to build convention center, hotel/mixed use complex downtown on river; recently PPD plans to return downtown on river.
4.3	Locate commercial centers to provide community level service and trade needs at key intersections or on major thoroughfares with appropriate performance and design requirements.	Conduct design charettes, research regulations in other communities, incorporate results into UDO revision.	Steering Com/Planning Brd./ Planning Com./ Planning	By-Pass study completed. Corridor plans and Future Land Use Plan emphasize nodal development.
4.4	Allow neighborhood level commercial in mixed use areas with strict guidelines for development.	Conduct design charettes, research regulations in other communities, incorporate results into UDO revision.	Steering Com/Planning Brd./ Planning Com./ Planning	Ordinance Changed - Completed but needs to be refined in County. Corridor plans contain policy language regarding neighborhood commercial; language in FLUP; UDO April 2004, discussion of neighborhood business district.
5	**Mixed Use**			
5.1	Develop performance criteria for mixed use development to ensure proper design, density, access, etc.	Conduct design charettes, research regulations in other communities, incorporate results into UDO revision.	Steering Com/Planning Brd./ Planning Com./ Planning	Ordinance Changed - but needs to be refined in County. Mixed Use district was added to ordinance.
5.2	Designate undeveloped and underdeveloped areas as mixed use to accommodate residential and less intense commercial, office, industrial uses with strict performance controls.	Reflect on Future Land Use Map (Sept. '98), incorporate into revisions to UDO;	Steering Com/Planning Brd./ Planning Com./ Planning	Mixed Use Provisions in LU plans. FLUP has strategy for mixed-use development - infill map; at ordinance level mixed use is a floating district not mapped.
6	**Residential Neighborhoods**			

6.1	Afford existing residential neighborhoods performance standards to keep the neighborhood character consistent with the pattern of development for the area.	Conduct design charettes, research regulations in other communities, incorporate results into UDO revision.	Steering Com/Planning Brd./ Planning Com./ Planning	Zoning is in place. CONA is active in efforts to preserve neighborhood character. The FLUP addresses appropriate infill and transition adjacent to residential areas and addresses protection of neighborhood character.
6.2	Afford a higher level of protection for existing residential neighborhoods by limiting non-residential uses and allowing public review.	Conduct design charettes, research regulations in other communities, incorporate results into UDO revision.	Steering Com/Planning Brd./ Planning Com./ Planning	Zoning Controls. Public actively involved. FLUP discusses this - transitioning residential areas; and neighborhoods sections of plan; public review may not pertain if by-right development.
7	**Design/Regulatory**			
7.1	Develop performance standards that will allow the mingling of compatible uses.	Conduct design charettes, research regulations in other communities, incorporate results into UDO revision.	Steering Com/Planning Brd./ Planning Com./ Planning	Some mixed use provisions in ordinances. Except for mixed-use code is not driven by performance standards. City has held public meetings to conduct visual preference surveys for desirable types of development and is developing a visual guidebook for appropriate development.
7.2	Develop specific urban design standards to promote public spaces.	Conduct design charettes, research regulations in other communities, incorporate results into UDO revision.	Steering Com/Planning Brd./ Planning Com./ Planning	No standards developed. FLUP contains strategies in the Public Spaces section.
7.3	Conduct design charettes to develop models (examples) of desirable characteristics of development elements (streets, parks, neighborhood services,...).	Conduct design charettes, research regulations in other communities, incorporate results into UDO revision.	Steering Com/Planning Brd./ Planning Com./ Planning	County held a charette in 1997 that focused on typical locations. Results were used as the basis for Mayfaire development. City has held public meetings to conduct visual preference surveys for desirable types of development and is developing a visual guidebook for appropriate development.

7.4	Provide incentives to property owners to preserve and reclaim key natural resources through innovative design using available public and private resources towards creative approaches toward acquisition.	Conduct research and develop changes to unified development ordinance.	Planning	COD and open space requirements. Vegetative buffer program through Tidal Creeks program working with developers to acquire buffers. Partnering with Coastal Land Trust, Soil and Water Conservation District (SWCD), River Watch and others to identify potential acquisition sites. There have been some improvements to code with UDO - limited buffer improvement; more active-passive open space set aside with new subdivisions; FLUP language - environmental resources policy discusses developing incentives for increase preservation. Developing standards to allow density bonus in environmentally sensitive areas for "exceptionally designed projects". Mixed Use provides incentives for open space / natural areas preservation.
7.5	Develop standards to ensure that heavy industrial areas have adequate access and are properly distanced from and minimize impacts such as noise, fumes and lighting, on adjoining non-industrial areas.	Revise unified development ordinance.	Planning Board/ Planning Commission	Future Land Use Plan and by-pass study address this. Zoning ordinance requires setbacks and buffers for screening.
7.6	Provide design criteria for regional nodes to ensure the appropriate relationship to the existing streetscape. Criteria will address the issues of congestion, visual clutter, utilities and the proper relationship with adjoining properties.	Conduct design charettes, research regulations in other communities, incorporate results into UDO revision.	Steering Com/Planning Brd./ Planning Com./ Planning	Traffic studies required for larger projects. Future land use plan and four Corridor plans contain policy language regarding streetscape improvements. The city developed a book with preferred design examples with photos for voluntary use by developers. The Future Land Use Plan provides some strategies to address this.
7.7	Provide clear requirements for mixed use development to include maximum square footage, buildable area ratio, impervious surface coverage, landscaping buffering, lighting, access, height, density, exterior materials, parking, orientation to the street, etc.	Conduct design charettes, research regulations in other communities, incorporate results into UDO revision.	Steering Com/Planning Brd./ Planning Com./ Planning	County approves mixed use by special use permit requiring individual review. Mixed Use district was added to City ordinance in 2000 with projects under development within the City.

8	INFRASTRUCTURE			
8.1	Promote alternative modes of transportation in design guidelines.	Conduct, research and develop changes to unified development ordinance.	Planning	Transit expanded. Sidewalks are required. Transit Authority has been improving bus service
8.2	Ref. Approved plans, such as Wilm. Downtown Plan, Vision 2020 and the historic district guidelines, in applicable development guidelines.	Incorporate into applicable regulations.	Planning	Wilmington Downtown Plan: Vision 2020 being updated in 2004; also historic resources section in FLUP includes strategies for historic preservation.
8.3	Modify applicable plans, regulations & budgets to focus provision of urban-level services within the areas designation. as "Urban" on the land classification map.	Incorporate into 1999 – 2000 budget process.	Planning/ Admin.	Ordinance reflects land classification. FLUP establishes level of service guidelines
8.4	Modify development regulations to encourage development within the urban services area where existing infrastructure is available.	Revise unified development ordinance.	Planning Board/ Planning Commission	Ordinance reflects land classification. Stated as general policy in CAMA plan and FLUP
8.5	Consider the cost of infrastructure that are land use driven in modifying development regulations.	Revise unified development ordinance.	Planning Board/ Planning Commission	Currently considered - no revision to ordinance.
8.6	Initiate innovative capital facilities financing as part of the development approval process.	Revise unified development ordinance.	Planning Board/ Planning Commission	No formal action.
8.7	Implement the comprehensive plan through the City and County capital improvement programs.	Incorporate into 1999 – 2000 budget process.	Planning/ Admin.	County Capital Needs committee established. FLUP ties Capital Improvements Plan to level of service section.
8.8	Pursue joint ownership by the City and County of major utility systems.	Continue City/County Utilities Committee.	City Council/ County Com-missioners/ Admin	Committee established for expansion of Northside Wastewater Treatment Plant

8.9	Develop schematic collector street plan as a guide in the development approval process and implementation of an effective transportation network.	Complete work on the collector street network in the metropolitan planning area; possibly consulting contract.	Planning/ NCDOT/ TCC	No plan developed. Street connectivity required
8.10	Consider providing state of the art technical services such as fiber optic lines which make the area more attractive to prospective coml. & industrial companies when planning other essential urban services.	Conduct research and develop changes to unified development ordinance.	Planning	Water, Sewer, Drainage provided. City Economic Development has met with prospective Wireless providers and explored grants in that area. Pursuing collaborative partnerships with the private sector involving utilization of public fiber optic capacity.

Transportation

Policy#	Implementation Actions	Details for Actions	Agency	Status = What has been done to date
1	**Traffic**			
1.1.1	The Wilmington Urban Area Metropolitan Planning Organization (MPO) shall coordinate programs aimed at improving the flow of people and products.	Implement ongoing MPO operations	City of Wilmington, New Hanover Co., NCDOT, FHWA	The MPO coordinates transportation planning for the region.
1.1.2	The MPO's transportation planning horizon shall be at a minimum 25 years to anticipate future growth.	MPO Staff currently implementing 25 year planning horizon	City of Wilmington, New Hanover Co., NCDOT	The MPO is currently working on a plan through 2030 (25 year horizon).
1.2.1	Create an interstate type facilities to connect with I-20 at Florence, South Carolina	MPO works with NCDOT, SCDOT, FHWA, and Florence SC to determine feasibility, desirability and funding of connection.	MPO, SCDOT, NCDOT, FHWA	Governor's Transportation Plan for Southeastern North Carolina includes the I-20 connection between the future I-74 in Columbus County to the existing eastern terminus of I-20 at Florence, SC.
1.2.2	Create an interstate type facility to connect to Charlotte, North Carolina.	MPO works with NCDOT, SCDOT, FHWA, and Charlotte NC to determine feasibility, desirability and funding of connection.	MPO, SCDOT, NCDOT, FHWA	Governor's Transportation Plan for Southeastern North Carolina upgrading US 74 to I-74 from Rockingham to Brunswick County. US 74 between Rockingham and Charlotte not yet funded. Monroe Bypass may become a North Carolina Turnpike Authority project.

1.3.1	The City and County and NCDOT shall implement the Urban Area Congestion Management System and level of service standard currently being developed by the MPO.	MPO conducts study and makes recommendations to NCDOT and the City of Wilmington	NCDOT, City of Wilmington	Study referenced not completed. City Future Land Use corridor planning activities partially accomplish this.
1.3.2	All appropriate law enforcement agencies shall improve the enforcement of traffic laws.	Increased enforcement of traffic laws	State Highway Patrol, New Hanover County Sheriffs Dept., City of Wilmington Police	ongoing
1.3.3	The City shall continue to improve the areas signal system, and to provide the public with more information on this program.	Continuous upgrade of traffic operations data and equipment. Proactive public information effort.	City of Wilmington	The City regularly updates, improves, and modifies system operations for City and State traffic signals. This involves preventative maintenance, repairs, engineering studies, and upgrades. The City has also developed vidoes that run on the Government cable TV channel that explain how various components of the signal system operate.
1.3.4	Continue to work with NCDOT to improve that portion of the signal system under their control.	Continuous cooperation	City of Wilmington	The City regularly updates, improves, and modofies system operations for City and State traffic signals.
1.3.5	Work with the MPO and NCDOT to create interchanges at major intersections throughout the street network. Where necessary the City will participate in these improvements using impact fees, bonds and or tax increases.	Create Plans, Receive Funding, Implement	MPO responsible for creating plans and acquiring funding, City of Wilmington, NCDOT, and FHWA responsible for funding and implementing	College & Oleander Conceptual design study underway, Kerr & MLK interchange included in Kerr Avenue Widening planning study.

1.3.6	The City, NCDOT and other appropriate agencies shall construct Separate bicycle and pedestrian facilities where appropriate.	Create Plans, Receive Funding, Implement	MPO and City responsible for creating plans and acquiring funding, City of Wilmington, NCDOT, and FHWA responsible for funding and implementing	Bicycle lanes constructed on McMillan Ave; Multi-use Path under contract for construction on Eastwood, Multi-use path funded on Military Cutoff Road; bicycle lanes funded on Wooddale Ave and on Middle Sound Loop Road. Corridor plan recommends multi-use crossing of Bradely creek at Oleander.
1.4.1	The County shall adopt more stringent driveway standards.	Prepare, review and adopt amendment to standards	New Hanover Co./UDO	New Hanover County defers to NCDOT design standards
1.4.2	The City and County shall enact land use policies that minimize driveway access to major thoroughfares	Prepare, and adopt standards	New Hanover Co./UDO	City and County ordinances have been updated and are being applied in development review. Corridor plans have policies to reduce driveway access.
1.5.1	Develop collector street networks for small areas.	Prepare collector street plans in cooperation with property owners and affected neighborhoods. Adoption by appropriate board.	MPO, New Hanover Co., City of Wilmington. Implemented as areas built out by development and City of Wilmington	No formal plans have been completed, but informal collector street planning is ongoing through major development review activities (e.g. New Center Drive and Ringo Street extensions).
1.6.1	Conform to the Comprehensive Plan policies by examining all proposed rezoning and subdivisions compliance with the intents and policies of the plan.	Ongoing process conducted by Planning Commissions, Technical Review staff and governing boards	City of Wilmington, New Hanover Co.	Consistency considered in development review process.

2	**Alternative Forms of Transportation**			
2.1.1	Encourage the improvement of freight and passenger rail service to Wilmington and New Hanover County.	MPO, NH Co., City of Wilmington	NCDOT, CSX	NCDOT conducting passenger rail feasibility study; alternative port rail access study funded by NCDOT. Plans in progress to identify site for multi-modal center.
2.1.2	Encourage the growth of the North Carolina State Port at Wilmington with infrastructure improvements and increased channel depths for shipping.	NH Co., City of Wilmington,	NC Ports Authority, NC Dept. of Commerce, Army Corps. of Engineers	River deepening completion scheduled for FY05; US House approved funding for internal connector road at the Ports. Southern Bridge will improve access.
2.1.3	Encourage the growth of the Wilmington International Airport	NH Co., City of Wilmington	Airport Authority, NCDOT, City of Wilmington, NH Co.	Continued planning and funding support for airport initiatives.
2.2.1	Implement the Transportation Demand Measures program being developed by Wilmington Transportation Authority.	Plan identifies potential corporate participants and users, design service, adopt program, apply for Federal and State assistance, implement	MPO, City of Wilmington, NCDOT	Two pilot employer shuttle programs have been implemented, then cancelled due to low participation.
2.2.2	Periodically evaluate the feasibility of all forms of public transportation including buses, trolleys, and light rail for or any or all portions of the area, prepare a conceptual light rail master plan for the urban area and participate in ongoing NCDOT passenger rail and multi-modal feasibility studies.	Monitor existing service and identify potential service expansion and modification opportunities. Evaluate areas outside of the City through transportation planning process.	MPO, Wilmington Transit Authority. NH Co. Transportati on	Wilinton Transit Authority and New Hanover Transportation Service merger into the Cape Fear Public Transportation Authority has been completed; Short Range Transit Master Plan completed in 2004.

2.2.3	Actively participate in ongoing NCDOT passenger rail and multi-modal facilities studies. Support funding objectives of the NCDOT in order to assure viability of the Charlotte to Wilmington passenger rail service.	Support NCDOT efforts to provide passenger rail service between Wilmington and Charlotte.	MPO, WTA, Wilmington, New Hanover County	NCDOT conducting passenger rail feasibility study; Alternative port rail access study funded by NCDOT. Plans in progress to identify site for multi-modal center.
2.3.1	Implement the recommendations of the New Hanover County Bicycle Advisory Committee.	Seek Federal, State and Local funding to implement the Plan. Develop and implement Capital Improvements schedule for construction of facilities.	NH Co. Bicycle Advisory Committee, MPO, City of Wilmington, NCDOT	Bicycle lanes constructed on McMillan Ave; Multi-use Path under contract for construction on Eastwood, Multi-use path funded on Military Cutoff Road; bicycle lanes funded on Wooddale Ave and on Middle Sound Loop Road. Oleander Drive Corridor plan recommends multi-use crossing of Bradley Creek at Oleander.
2.3.2	Strongly encourage the State to provide bicycle and pedestrian facilities in conjunction with new construction and improvements to transportation facilities.	Request NCDOT to improve facilities for Bicycle and pedestrian access as they upgrade facilities	MPO, City of Wilmington, NCDOT	Continued participation in NCDOT projects, including City funding for bicycle and pedestrian facilities where warranted.

3	**Aesthetics**			
3.1.1	The City and County will participate with NCDOT to enhance streetscaping through the use of regulations, impact fees, bonds and or tax increases.	Identify corridors needing enhancement, develop plan for needed enhancements. Request funding from NCDOT for enhancements. Seek necessary local funding for enhancements and maintenance.	MPO, City of Wilmington, NCDOT	Wilmington Gateways Project to enhance the aesthetics to the entrances to the city: Dawsen St. is the best example. There are meetings of the DOT landscaping people and others to cooperate on the project. Military Cutoff widening project has involved stakeholders in plans to enhance streetscape. There is also a proposal for a welcome sign and landscaping at the intersection of College Road and Martin Luther King Boulevard. City applied for a grant to work on college south of shipyard but did not receive it. Four corridor plans (Market St., Oleander Dr., College Rd, and Carolina Beach Road) were developed by the City in 2004 with specific policies to improve streetscape.

3.1.2	The City and County will participate with NCDOT to enhance streetscaping by encouraging private initiatives.	Identify corridors for enhanced streetscaping. Coordinate maintenance and ROW access issues with NCDOT. Enact regulations with incentives for improvements. Work to inform and organize private interests to improve corridors.	MPO, City of Wilmington, NH Co., NCDOT	There is a federal enhancement program that gives funding for projects. (ex. Bike paths on McMillan and Wooddale). Corridor study of Oleander, Market, College Rd., and Carolina Beach Rd. to identify streetscape priorities.
3.1.3	City and County shall enforce regulations to create less obtrusive commercial signage and billboards.	Strictly enforce regulations to control billboards.	City of Wilmington, NH Co.,	UDO Committee recommended signage ordinance which has been adopted by both the city and county.
3.2.1	Develop design standards, ordinances and regulations that specifically identify the natural resources to be preserved with development and redevelopment.	Prepare and adopt specific design standards and ordinances to reflect community standards for resource protection to give specific guidance as to which resources to protect.	City of Wilmington, NH Co.,	Ordinance requiring vegetative buffers around conservation resources adopted. Landscaping Ordinance revisions have been drafted and endorsed by the UDO Committee with tree preservation measures. Standards to define "exceptionally designed projects," endorsed in concept by the UDO Committee, are under development.
4	**Environment**			
4.1.1	NCDOT shall adhere to or exceed to State and Federal Environmental regulations for the construction and maintenance of transportation facilities.	Review proposed NCDOT actions to insure compliance with applicable regulations.	MPO, Cape Fear Council of Governments NH Co. City of Wilmington	DOT complies with the regulations. The City and County have no authority to require that they exceed regulations.
4.1.2	The City of Wilmington shall establish standards for the construction of transportation facilities that exceed State and Federal requirements for water quality and surface water management.	Prepare and adopt specific design standards and ordinances to reflect community standards for resource protection to give specific guidance as to the required level of water quality protection.	City of Wilmington	No local regulations have been established requiring transportation facilities to exceed federal or state regulations.

4.1.3	The City and County shall seek legislation to require NCDOT to exceed State and Federal requirements for water quality and surface water management.	Identify specific concerns with NCDOT's current practices and seek legislation to address these issues.	City of Wilmington, NH Co., MPO, Local environmental groups and agencies	Not done
4.2.1	All proposals for the construction and maintenance of transportation facilities, shall be reviewed for noise and other environmental impacts on existing neighborhood areas.	All appropriate review boards shall review proposed local government and private actions to insure compliance with applicable regulations.	NH Co. City of Wilmington	Done on an ongoing basis as part of meeting state and federal regulations
5	**Corridor Protection**			
5.1.1	Local and State Governments will identify thoroughfare and rail corridors as completely as possible through appropriate environmental studies.	The MPO and NCDOT will prepare Phased Environmental studies after adoption of the Thoroughfare Plan to identify proposed corridors as closely as possible in compliance with guidelines established by the National Environmental Protection Act (NEPA)	NCDOT, MPO, NH Co. City of Wilmington	Military Cutoff Extension corridor - NCDOT Feasibility Study completed to identify corridor, including environmental impacts.
5.1.2	City, County and State will investigate and use regulatory provisions for preserving thoroughfare corridors.	Identify and enforce provis-ions of State law that protect Thoroughfare Plan Corridors. Modify local ordinan-ces where necessary to pro-vide the maximum amount of corridor protection allowed under State law.	NH Co. City of Wilmington	Military Cutoff Extension corridor - NCDOT Feasibility Study completed, New Hanover County enacted subdivision regulations to preserve corridor temporarily
5.1.3	The City and County will cooperate through an agreement to allow for the purchase of rail and road corridors.	Establish an agreement between the City and the County to allow the County to request that the City proceed with necessary actions to improve the street network.	NH Co., City of Wilmington	Military Cutoff Extension corridor - NCDOT Feasibility Study completed, New Hanover County enacted subdivision regulations to preserve corridor temporarily

Community Infrastructure

Policy#	Implementation Actions	Details for Actions	Agency	Status = What has been done to date
1	**FACILITY AND SERVICE PROVISION**			
1.1.1	Develop a program for the rigorous economic analysis of infrastructure and community facility investments, which considers the fiscal impact, level of service, benefit, and the priority according to a preferred urban structure.	Fiscal Impact Study. Develop a modal to measure the cost impact of major infrastructure expansion due to annexation proposals.	City and County	The City Future Land Use Plan discusses the need to set level of service and measure whether the City is achieving the level of service. The City has separate plans and programs for water, sewer, streets, fire, police. It is noted there is a lack of park facilities. There was an attempt by council in 2002 that did not receive majority support to implement an adequate public facilities ordinance as recommended in consultant report.
1.1.2	Develop a program for joint public/private infrastructure investment opportunities.	Investigate feasibility; formulate conditions and required agreements; and design organizational structure	City, County, financial institutions & developers.	Limited efforts include sharing cost of oversize water and sewer pipes and mains with new development; developer pay their share and city pays for rest. Proposed new southern toll bridge to Brunswick Co. in the future.
1.1.3	Develop a joint City-County Committee to review financing techniques and to recommend alternative financing methods.	Committee review and implement program based on Committee recommendations.	City and County set up Committee with private sector representation.	No joint alternative financing seriously considered. State passage of TIF referendum would assist.
1.2.1	Develop interlocal agreements and unified development codes to establish consistency.	Unified Development Ordinance	City and County	Unified Development committee finished working on the Unified Development Ordinance as of June 30, 2004. Much of the City and County land development ordinance language was made consistent but because of differing issues between the City and County, it was not practical or desirable to have them exactly the same. City and County have an interlocal agreement with some water and sewer services as well as Town of Wrightsville Beach, and Rocky Point - Pender County (sewage treatment).

1.2.2	Develop a joint City and County Capital Facilities Plan.	Capital Facilities Plan	City and County	This was never done. Some sharing with water and sewer interlocal agreements - Joint waste water master plan.
1.2.3	Strengthen infrastructure inspection and maintenance programs in the County.	Determine staffing requirements and develop infrastructure prerequisites	County	Ongoing - hired additional building inspector staff as well as health code inspectors.
1.2.4	Develop guidelines for the interregional sharing of sewer facilities when economically feasible.	Develop criteria, conditions, requirements and cost sharing formula.	City and County	Not Done. There are no standardized formula or guidelines and this is handled on a case-by-case basis and is part of the waste treatment master plan.
2	**STORM WATER MANAGEMENT**			
2.1.1	Develop a storm water management and water quality program for existing and new development in the County. Coordinate and join this program with the existing City Program.	Develop a program proposal for consideration. Program shall include adjacent ocean, river, and estuarine system.	County and City	County adopted stormwater ordinance in 2000. There have been some discussions about joining the program, but without resolution.
		Create program to prohibit and methods to eliminate collection systems that directly discharge stormwater to surface waters.		Existing Ordinance requires new development to do so. Old systems are also retrofitted when and where possible. NPDES Phase II permit implementation will strengthen the program.
		Create program to ensure that drainage from land use activities has a rate of flow and volume characteristics as near to predevelopment conditions as possible to provide for the protection of our water quality.		County ordinance requires no increase in discharge for 25 year storm. The City ordinance is under review.

		Develop a County storm water management financing program. Investigate using the Unified Development Ordinance or similar program as a mechanism to carry out program. Coordinate and join this program with the existing City program. Ensure that there is an equitable and balanced financing program for existing and new development in the County and City.	County and City	Not done.
3	**SEWER AND WATER**			
3.1.1	Develop a Capital Facilities Plan for areas that should be provided with sewer and water services based on environmental concerns, water quality concerns and servicing costs.	Capital Facilities Plan	County and City	City and County have a joint waste water master plan, July 2001 that does this. The City has a water distribution master plan April 2003. Both these plans will be updated periodically.
3.2.1	Develop County standards for the installation of utilities that are consistent to those of the City	Develop design standards	County and City	With the UDO technical standards for water and sewer were written and adopted - Fall 2003
3.3.1	Develop fiscal and environmental responsible strategies for the long term management and disposal of sewage sludge.	Develop and evaluate alternative strategies.	City, County and State	With proposed waste water treatment plant expansion, sludge management is being addressed, as part of the waste water master plan. Goal is to go from current system of cake sludge which we give away for free to a hauler to field sites in unincorporated County, and Pender and Brunswick. Proposed new system will have rotating drum heated pathogen killing system to make pellatized class A fertilizer. Plan is to sell material instead of being given away as with current system.

3.4.1	On completion of the Thoroughfare Plan update, review the existing zoning and its potential to develop into service centers, as well as the feasibility and cost of providing water, sewer and other infrastructure services to these areas.	Review zoning and prepare land use alternatives for consideration with next update of the Comprehensive Plan.	City and County	Following water and sewer master plan criteria. New development pays for hook up to water and sewer. Sometimes pipes and mains are oversized with new user paying for their portion and city paying for the oversize remainder.
3.4.2	Give higher priority to the servicing of existing and new industrial sites.	Identify priority areas. Incorporate in City and County Servicing Program	City and County	Addressed in Northside Wastewater Treatment Plant expansion plans
4	**SCHOOLS AND EDUCATION - INFRASTRUCTURE FACILITIES**			
4.1.1	Provide annual funding for the sustained maintenance of facilities that serve both the existing and future education needs of the community.	Include funding in annual Education budget. Ensure that school facilities in older areas of the City and County receive adequate maintenance.	Board of Education	Ongoing
4.1.2	Plan and locate schools to allow for future expansion, and to ensure better and shared use of the facilities and campus.	Determine needs; develop location criteria and standards.	Board of Education	Complete
4.1.3	Develop an understanding of the long-term costs/implication of computer technology.	Anticipate needs and technological trends, and consider adaptable systems	Education agencies	Ongoing

4.2.1	Determine the needs and plan for the optimal location of elementary schools and kindergartens.	Determine needs; develop location criteria and standards.	Board of Education	Complete
4.3.1	Explore the use of alternative forms of financing for improving New Hanover County Schools.	Conduct a study. Create a committee to oversee study and carry out recommendations.	Board of Education; New Hanover County Schools; Other County and City pertinent government branches.	Incomplete
4.3.2	Adequately fund the New Hanover County School new school facility program.	Coordinate facilities program with the other County and City branches of government. Create a quality control program to ensure high quality construction.	Board of Education; New Hanover; County Schools; Other County and City pertinent government branches.	Incomplete. Facilities Development Oversight Committee in County to review all new capital projects.
4.3.3	Provide a greater emphasis for athletic facilities at existing and new schools.	Upgrade existing and build high quality athletic fields, ball fields, tracks, pools, gymnasiums, outdoor playgrounds for school children, with improved sodding, and related facility improvements, including maintenance.	Board of Education, New Hanover County Schools, Other County and City pertinent government branches.	Some new facilities opened; some facilities improved.
4.4.1	Coordinate new school facilities and maintenance upgrade program.	Hold regular meetings with concerned parties for increased coordination with above 4.0 items with New Hanover County Schools, School Board and other pertinent branches of County and City government. Create benchmarks for monitoring progress.	Board of Education, New Hanover County Schools, Other County and City pertinent government branches.	Ongoing

5	**CULTURAL ARTS AND RECREATION**			
5.1.1	Prepare and implement a joint City/County Greenway/Open Space Plan for the establishment of a contiguous Greenway System that links neighborhoods to community activity centers, and serves the recreational and open space needs of the community.	Prepare and Implement a Greenway/Open Space Plan. Determine requirements, funding, acquisition and protection options; include trails. Insure that plan provides for both present and expected population growth.	City and County	No effort to prepare a joint plan. City recently completed parks master plan. County will be doing parks and recreation greenway and open space plan.
5.1.2	Continue to implement, fund and join together the County and City Park Plans.	Prepare and Implement a joint Greenway/Open Space Plan.	County	No joint city and county plan
5.1.3	Develop public/private partnerships for the provision of recreation facilities	Prepare and Implement a Greenway/Open Space Plan.	City and County	Nothing done yet. Open space dedication in subdivision ordinance. Recommended in the city parks Masterplan and in the Public Spaces Section of the Future Land Use Plan.
5.1.4	Establish, in the unincorporated areas, requirements for commercial and residential development to reserve land for open space/recreation or provide a fee in lieu.	Prepare and Implement a Greenway/Open Space Plan.	County	Open space dedication in subdivision ordinance. Done through the UDO, so the requirements are in place.
5.1.5	Develop different acquisition/protection options for significant sites for open space/recreation, such as purchase, public/private partnerships, conservation easements and conservation trusts.	Prepare and Implement a Greenway/Open Space Plan. Include utility easement preservation as part of the greenway system as passive open space areas and combine them with trails and trail access areas where possible.	City, County and State	Parks/planning open space greenway plan being worked on. City, County, and Soil and Water Conservation District cooperating on efforts to acquire buffer land.

5.1.6	Develop a public participation process for the acquisition and preservation of significant sites for open space / recreation.	Public Participation Plan	City and County	Needs to be contained in the open space/greenway planning process. Public participation has been done through groups like the Parks Advisory Board and the Tidal Creek Watershed Management Advisory Board
5.1.7	Continue to expand and enlarge existing library facilities to maintain the current level of service to the community.	Determine expected future growth and needs.	County	Renovated: Downtown main library, Northeast Branch on Military Cutoff; Preparing 2004-05 Library Master Plan with state grant. Plans are to expand service to north County i.e. North Chase site and Myrtle Grove.
5.1.8	Continue to support and improve the museum facilities.	Determine expected future growth and needs and formulate a long term development strategy.	County	City Consultant for Downtown plan is recommending that a Nautical/Shipbuilding Museum be established in CBD. Plans to accommodate the Railroad Museum into another building should the Atlantic Coastline Railroad depot buildings be included in a redevelopment project. The City initiated a text amendment in 2004 that will more flexibly accommodate off-site parking for the Children's Museum which is adaptively reusing the former St. John's Art Museum.
5.1.9	Investigate the feasibility of providing a convention center to serve the needs of the community and its surrounding area.	Determine needs, requirements and feasibility.	City, County and surrounding local authorities	There are plans to build a downtown convention center partnering with private interests.
5.1.10	Investigate the feasibility of providing a performing arts center to serve the needs of the community and its surrounding area.	Determine needs, requirements and feasibility	City, County and surrounding local authorities	Previous plans to build a concert hall have been abandoned. There was also discussion of renovating the church on N. 4th St. The potential exists to add performing arts space to the proposed convention center. UNCW has discussed building a larger hall for performances.
5.1.11	Encourage the provision of social and cultural opportunities for the aging population.	Determine needs and priorities; and identify opportunities.	Advocacy group(s) for the elderly, City, County	No formal action.

5.2.1	Support and implement the goals and recommendations of the *Wilmington Downtown Plan: Vision 2020;* the *Cape Fear River Corridor Plan;* and DARE, Inc. that reinforces the cultural importance of the Downtown area.		City, County, DARE, Inc.,	The Vision downtown plan is being updated. Part of Cape Fear River was dredged to lower depth however not all was completed. DARE, Inc. renamed Wilmington Downtown, Inc. is partially funded by the City and is trying to maintain and improve commerce and residential quality in the downtown area. There are plans for a public-private convention center and mixed use development which would infuse considerable economic and cultural activity into downtown.
5.2.2	Develop additional and support existing programs that specifically promote, strengthen and support Downtown Wilmington as the regional cultural center.	Identify opportunities; develop and implement programs	City, County,	City supports Wilmington Downtown, Inc. and is working on Vision 2020 downtown update. The City has added an economic development coordinator and a Downtown Services Division. City has plans to partner with private interests to build convention / business center.
6	**POLICE AND FIRE SERVICES**			
6.1.1	Plan and provide staffing and facilities for police and fire services at least proportionate to the growth in the community.	Determine projected future needs.	City and County	City adheres to state and federal fire codes and standards, fully certified and staffed fire fighter program, budgeted every fiscal year. Unincorporated County operates using volunteer fire fighting stations and personnel.
7	**SOLID WASTE**			
7.1.1	The County and City together with the Towns of Carolina Beach, Kure Beach, and Wrightsville Beach will continue their joint update of the Comprehensive Solid Waste Management Plan every 3 years, and establish programs and set goals for the management and reduction of solid waste for the next 10 years.	Comprehensive Solid Waste Management Plan. Include methods to eliminate illegal trash dumping by strict monitoring and enforcement, increased fines, signage program, rewards and other means. Include continued support and improve innovative incinerator and landfill system	City, County and the Towns of Carolina Beach, Kure Beach, and Wrightsville Beach	Last updated in 2003. The plan was approved by appropriate persons/committees/organizations and is being carried out as described. It is updated every 3 years and was updated in July 2003. First plan was in June 1993.. New update due in 2 years. The County operates the incinerator out on route 421 for the last approx. two decades. The City uses a mixture of landfilling and incineration of waste. The city pays the County for incineration.

7.1.2	Expand local government recycling.	Address with the Comprehensive Solid Waste Management Plan. Including: expand collection programs; encourage commercial recovery programs which focus on paper fiber materials; promote local private recovery/recycling initia-tives; encourage composting; expand hazardous waste pick-up and education; and promote local construction-demolition recycling-recovery programs.	City and County	Rolling carts for recycled paper in the County Planning offices. There is a hope to expand it further to incorporate all County offices. The annual hazardous waste removal was reinstated. A recent grant for $25K was received to start processing construction demolition debris at the landfill. The county is working on purchasing equipment to sort out demolition debris and grind it. In addition the county is trying to expand education services so that people are aware of County services. In 2003 City was able to locate market handler for commingled recycling paper plastic and glass in Jacksonville and recycling increased by 39% over previous years. City used to do composting but at this time does not but does yard debris chipping. Hazardous waste used to be sporadic but is now annual collection. City used to have recycling employee but this full time position was eliminated a few years ago and merged with duties of solid waste manager. Mixed Paper has been added to countywide drop-off sites.
8	**COMMUNICATION**			
8.1.1	Amend regulations to require the joint use and location of equipment on existing telecommunication towers and other public and private structures.	Amend regulations; develop standards and requirements.	City and County	Approved by City and County

Housing

Policy #	Implementation Actions	Details for Actions	Agency	Status = What has been done to date
1	**MINIMUM HOUSING PROGRAM**			
1.1	The City shall improve its minimum housing enforcement program.	1.1.1 Develop code enforcement strategies that emphasize improvements in housing quality and preservation. A balance is recognized between expenses to property and home owners, and better living conditions for occupants.	City	Implemented program to help homeowners comply. CDBG grants available to eligible owners.
1.2	The County shall adopt a minimum housing code and establish an enforcement program.	1.2.1 Draft and adopt a minimum housing code. A balance is recognized between expenses to property and home owners, and better living conditions for occupants.	County	Not done
		1.2.2 Establish position(s) and hire code enforcement officer(s).	County	Not done. Within inspections there is someone who does code enforcement
1.3	The City and County shall ensure that there are strong code enforcement to remedy areas and lots with abandoned vehicles, trash, debris, and boarded up housing.	Ensure that there are adequate regulations and code enforcement staff to remedy this situation. See 1.1 for City and 1.2 for County.	City and County	City to double fines for junk vehicles, public nuisances, and signs. New position also authorized to help expedite process. The Sheriff's department has a deputy assigned to these issues but more needs to be done.

2	**AFFORDABLE HOUSING PROGRAMS**			
2.1	Increase support of affordable housing programs.	2.1.1 Home Ownership Pool loan program (HOP)	City, County, HUD, Private Lending Institutions	City continues funding for Home Ownership Program (HOP) and non-profits. Affordable Housing Coalition has been resurrected. It consists of individuals from both the public and private sector.
		Direct Loans and Home Loans for housing rehabilitation, Community Development Block Grant Program, Home Investment Partnership		City continued funding for the Home Ownership Program, housing rehab, and rental rehab programs. No action by county.
		2.1.2 Establish an affordable housing advocacy coalition with wide representation.	City, County, Nonprofit housing providers	Affordable Housing Coalition (AHC) established and meets monthly.
2.2	Investigate and act upon ways to increase affordable housing supply and ownership for low and moderate income residents.	2.2.1 Establish a mortgage revenue bond program to provide affordable housing backed by appropriate sources. Conduct a study with recommendations.	City, County	City allocated $2 million in the General Fund to support affordable housing. No action by county.
		2.2.2 Establish a land trust program for affordable housing land acquisition. Conduct a study with recommendations.	City, County	City in process of receiving technical assistance from HUD on this topic. Nothing done by county.
		2.2.3 Encourage participation in the down payment assistance program. With the aid of grants, this program allows down payment assistance for closing costs.	City, County, NC Housing Finance Agency	Not funded. Currently using HOP program and CDBG funds to non-profits to help with 2nd mortgages.

		2.2.4 Investigate methods to reduce development costs for affordable housing. Review development review process and codes. Make appropriate changes to Unified Development Ordinance.	City, County	There is language in code that allows density bonuses.
		2.2.5 Expand existing education programs on affordable housing opportunities, including home ownership for first time buyers.	City, County	City increased classes from quarterly to monthly. No action by county.
		2.2.6 Set a target for future increased homeownership emphasizing first time home buyers. Conduct a study with recommendations.	City, County, Nonprofit housing providers, Private lending institutions	Five-year plan and City strategic plan includes goals for homeownership. No action by county.
		2.2.7 Encourage commercial banks to participate in a below market rate mortgage interest program.	City, County, Private lending institutions	Banks participate in HOP which includes relaxed credit guidelines. City provides 0% 2nd mortgage. No action by county.
		2.2.8 Inventory available sites as a resource for new residential development and provide incentives for the development of new housing. Conduct a study with recommendations.	City, County	FLUP has information on potential sites. AHC to review.

		2.2.9 Investigate how to strengthen partnerships with for profit developers to provide affordable housing including density bonuses that provide additional affordable housing units. Conduct a study with recommendations include with Unified Development Ordinance.	City, County	Through AHC seeing an increase in private interest in affordable housing. Housing Summit to be held in Fall 2004. The new Mixed Use Zoning standards include density bonuses for affordable housing, but they have not yet been used.
		2.2.10 Conduct study with recommendations regarding zoning changes that require mixed income residential developments.	City, County	Not Done.
		2.2.11 Conduct study with recommendations regarding: incentives for an employer-assisted housing program to assist development of affordable housing.	City, County	Not Done
		2.2.12 Cooperate with the Wilmington Housing Authority in the maintenance, renovation and construction of affordable housing.	City, Wilmington Housing Authority	CDBG funding to WHA for Jervay and Sunset South.
		2.2.13 Encourage scattered site affordable housing.	City County	City donates lots on scattered sites to non-profits. County performs rehabilitation.
3	**MAXIMIZE FEDERAL AND STATE FUNDING**			
3.1	Consider creating a consolidated County and City Community Development Block Grant program.	Discussion between City and County and staffs and elected officials. Consult with HUD.	City, County	Not Done.

3.2	Insure that federal and state community and economic development funding opportunities are being maximized.	Use existing staff.	City, County	City Economic Development staff working with Community Services to attempt to maximize.
4	**RENTAL AFFORDABLE HOUSING**			
4.1	Improve and expand the City rental rehabilitation loan program.	Conduct study with recommendations.	City	Guidelines have been revised.
4.2	Establish a County rental rehabilitation loan program.	Conduct study with recommendations.	County	Not Done
4.3	Ensure that there is funding for a rent-to-own program in both the City and County. This program would enable a renter to apply rent payments towards the purchase of a home.	Conduct study with recommendations. Determine appropriate level of funding.	City, County, Non-profit housing providers	Not Done
4.4	Explore the possibility that apartment complexes that are converted to condominiums provide affordable units, or payments into a City and County affordable housing or non-profit housing program.	Conduct study with recommendations.	City, County	Not Done

5	**HOMELESS**			
5.1	Expand programs for homeless shelters with adequate quality accommodations with emphasis on housing for the mentally disabled.	Continued funding and support for Continuum of Care and other related programs. Ensure that the areas of the City and County that have high homeless concentrations receive specific neighborhood outreach to remedy the challenge.	City, County, HUD, coordinating with Non profit housing providers including, Good Shepherd House, Salvation Army, and Cape Fear Rescue Mission.	CDBG funding for day and night shelter. HOME funds available for continuum of care projects, i.e., First Fruit Ministries Transitional Housing. Nothing done by county
5.2	Expand job referral program for the homeless.	Through the Continuum of Care process address counseling and job referral program to assist homeless persons and households achieve self sufficiency.	Through City, County, Non-profits such as the Good Shepherd House.	The proposed NorthSide Resource Center is in the process of organizing as a one-stop information and trainging referral center for residents of the NorthSide neighborhood. The City Economic Development Action Plan provides strategies related to workforce development. County Social Services focuses on workforce development.
6	**NEIGHBORHOOD ASSOCIATIONS**			
6.1	Create neighborhood plans.	Conduct a study with recommendations. Discussion on: methods for public outreach; the impact of new development on adjoining neighborhoods, such as density; housing by type; home ownership; rental concerns; and drainage. Create booklet.	City, County, Including: Council of Neighborhoods Association and other similar organizations	The Economic Development Action Plan provides some goals and strategies related to workforce development.

7	**SPECIAL NEEDS AND ELDERLY**			
7.1	Establish a housing program for the special needs, elderly, and disabled, that is integrated throughout the community.	Conduct study with recommendations for program creation; include congregate living arrangements for the elderly, and other special needs populations, e.g. nursing homes. Study how to integrate with private sector.	City, County, Non-profit housing providers, Private business	not done.
7.2	Modify zoning regulations where appropriate to encourage housing for the special needs, elderly, disabled.	Conduct a study with recommendations to include with Unified Development Ordinance.	City, County	not done
8	**ADEQUATE UNCW AND CFCC STUDENT HOUSING**			
8.1	Develop an on and off campus student housing program for UNC-Wilmington.	Conduct a study with recommendations.	City, County, UNCW	University Relations Task Force formed and currently meeting to discuss these issues.
8.2	Develop an on and off campus student housing program for Cape Fear Community College.	Conduct a study with recommendations.	City, CFCC	Not Done.

Economic Development

Policy #	Implementation Actions	Details for Actions	Agency	Status = What has been done to date
1	**GENERAL ECONOMY**			
1.1	Establish a task force with a mission to attract high paying diverse employers and consider incentives.	Select lead agency, or consultant to guide process. Meet and create framework to proceed. Resolve who would compose task force; include private sector. Address topic for set time.End with recommendations to proceed after task force finished.	Lead agency or consultant. With representation that should include: Private sector, Wil. Industrial Develop. , Inc.; Co. Commissioners, City Council; Cape Fear Tomorrow; UNCW, CFCC, Public Schools; Chamber of Commerce, Black Cham. Com.; Wilmington State Port; International Airport; Small Business Coalition; Wil. New Han. Co.; Commun. Devel. Corp.; Small Business & Tech. Develop. Center - UNCW Partners for Economic Inclusion.	CEO Roundtable to be implemented. Legislation passed by Council.

1.2	Enhance a County-City economic development program.	Select lead public agency or consultant to do study with recommendations. Include these following items.	Lead public agency and or consultant.	No joint program. The Economic Development Action Plan (EDAP) was prepared by ZHA Consultants. The CWED was created to implement EDAP goals.
		1.2.1 Strengthen existing public and private programs that target existing business for new expansion and job creation, including small businesses.		No action by County. Goal included in the EDAP
		1.2.2 Establishing a Research and Development Park including infrastructure, with business connections to UNCW and CFCC.		Beginning stages. Discussions and planning with UNCW have occurred.
		1.2.3 Investigate establishing a local branch of the Office of Industrial Extension Service in the County.		No action taken. Did not happen
		1.2.4 Increase public outreach and improve awareness of the importance of business and industry to the tax base.		No action by County. In proces with Mayor and private partners stressing need for more commercial economic development. In EDAP study.
1.3	Investigate expanding the engineering cooperative education program between UNCW, NC State and NC A&T.	Conduct a study with recommendations. Cost and logistics of expanding the engineering program. Consider enhancing ties to local business.	UNCW with NC State and NC A&T coordination.	Did not happen but expansion of some engineering programs did occur. Discussions with UNCW and CFCC. CFCC has submitted grant for Biotech Center.

1.4	Enhance: promotion of the local film industry; and education opportunities.	1.4.1 Strengthen promotion and incentives on behalf of the City and County. Meet with Task Force regarding continuous updates on "Film Guidelines." Establish and improve existing procedures for location filmmaking with Police, Fire and government. Create program to improve existing public relations with the community regarding on-location film making. Improve website, update computer programs with maintenance.	Wilmington Regional Film Commission coordinating with: Private film industry; City and County.	City and County provide economic incentives. The City is in the process of developing a Film Investment Policy.
		1.4.2 Strengthen and nurture the UNCW Film Studies education program.	UNCW	County works with Communications Program to develop PSA's on water quality and other issues for local TV airing.
1.5	Consider establishing a program with incentives for larger companies to assist employees with high quality affordable child day care.	Conduct a study on the best method to achieve this with recommendations for setting up program.	An existing agency or consultant to conduct study possibly with New Han. Co. Regional Medical Center, or UNCW, or the Early Childhood Faculty of CFCC with the County and City.	No progress.
1.6	Develop a program to attract professional sports.	Conduct a study with recommendations for program creation.	Likely private initiative with possible government partnership.	No formal action taken.

2	**IMPROVING ECONOMICALLY DISTRESSED AREAS**			
2.1	Use of Community Development Block Grant funds for programs and activities that create jobs for low and moderate income persons.	Identify and prioritize projects. Act upon proposals that have real potential to create jobs. Insure that money is leveraged to increase success.	City, County	City hired a Community Lending Officer. Polcies and procedures drafted and ready for management review. The Economic Development Office and Community Services are developing a CDBG and Section 108 business loan program.
2.2	Encourage and support the federal Small Business Administration HUBZone program to attract business and jobs to the economically challenged areas of Wilmington.	Research: which existing businesses have contracts with the Federal Gov't. Educate potential clients regarding program. Coordin-ate possible: relocation, and expansion of existing businesses.	City; Wilmington Industrial Development , Inc.	No formal action taken.
2.3	Encourage the creation of family resource centers and programs.	Expand family resource centers and programs into distressed areas. Support existing programs. Examples include the Bottom, and Long Leaf Park Resource Center.	City, Including: Wilmington Community Coalition	No action taken.
2.4	Encourage public and private business partnerships for the development of speculative properties.	Create flexible regulations in the Unified Development Ordinance.	City; County; Private Business	No formal action taken. Case by case.
2.5	Ensure that the economic revitalization of Greenfield Industrial Park occurs.	Study is underway and recommendations will be forthcoming.	City, Wilmington Industrial Development , Inc.	No formal action taken. Ongoing [details - Mike]

3	**WILMINGTON STATE PORT**			
3.1	Support the Wilmington State Port facilities to create a more competitive shipping port.	Using the ports Master Capital Development Plan, follow the recommendations; including, deepening the shipping channel, and upgrading the terminal. Follow the recommendations of the Transportation section of the Comprehensive Plan for improved inland highway and rail access.	Wilmington State Port; Federal agencies, including US Army COE, NC Dept. Commerce, NC DOT, CSX Railroad; City and N. H. County, Brunswick Co.	Support through transporation planning, river deepening projects, maritime festival. Ongoing with Greater Wlmington Chamber Infrastructure and Legislative Committee. City of Wilmington Economic Development Office paricipates in GWCC Committees.
3.3	Balance the needs of the State Port with the recreational boating on the Cape Fear River.	Adhere to Cape Fear River Corridor Plan recommendations. Review study and coordinate with concerned parties.	Wilmington State Port; City and N. H. County; Brunswick Co.; Coast Guard	No action
4	**MARINE ECONOMY**			
4.1	Support aquaculture research and marine technology.	4.1.1 Enhance promotion of the environmentally friendly aquaculture research technology.	UNCW Center for Marine; NC Sea Grant Program; NC Marine Trades Services	City Economic Development Office assists in referrals to marine technology programs when needed.
		4.1.2 Increase financial support of the existing marine technology education program at CFCC.	Cape Fear Community College; NC Marine Trades Services	No direct support.
4.2	Support the expansion effort of the NC Aquarium at Fort Fisher.	Work with the Aquarium to ensure smooth expansion effort of building facilities.	NC Aquarium at Fort Fisher; County; Chamber of Commerce	No direct support.
4.3	Support the efforts of marine trade services for expanded boat manufacturing, and boating services such as marinas.	Enhance the existing promotion, advertisement, and public outreach.	Small Business and Technology Development Center – UNCW; Coastal Waterways Heritage Tourism Council	No action.

4.4	Address the of loss of public accessible boat slips and marinas to traveling boaters.	Conduct a study with recommendations by consultant or agency.	Coastal Waterways Heritage Tourism Council, Small Business and Technology Development Center – UNCW; County, City	Docks behind Hilton expanded; planning for expansion of docks at the bottom of Market St.; plans for marina at new convention and business center being considered.
5	**AIRPORT**			
5.1	Encourage airport economic growth and development.	Support the airport master plan with regard to economic growth. Address compatibility with the Land Use and Transportation policies of the Comprehensive Plan. Coordinate with concerned parties.	Wilmington International Airport; County; City	Ongoing. CWED, WID and the Airport work together to encourage business development.
6	**TOURISM**			
6.1	Promote Wilmington and the County as an area for heritage and historic preservation tourism.	Conduct a study with recommendations on how to increase heritage-historic preservation tourism; study likely conducted by a consultant.	Possibly use a consultant for study with: Carolina Heritage Tourism Network; Cape Fear Convention and Visitors Bureau; 1898 Foundation	Vision 2020 addresses downtown and historic preservation. Convention Center project is underway. All partners are involved
6.2	Support promotion of Wilmington as a boating destination hub and related eco-tourism activity.	Support the existing promotion.	Coastal Waterways Heritage Tourism Council with NC Marine Trades Services	Kayak launches, bike rides, adventure pathways. Private sail boat and bike rental. Nautical Festival downtown. Tours and boat rentals at Greenfield Lake.

7	**SKILLED WORKFORCE AND EDUCATION**			
7.1	Enhance support for school and work programs with Cape Fear Community College and New Hanover Co. Public Schools, particularly with vocation emphasis.	7.1.1 Expand the existing Dual Enrollment high school and community college program that emphasizes vocation training. Advertise to students and parents.	Cooperation with: Cape Fear Community College; New Hanover Co.; Board of Education; Pender County; Shaw University	No formal action.
		7.1.2 Expand the cooperative public school and work internship programs for students. Develop a cooperative agreement. Expand the Job Ready internship program between business and the New Hanover County Public Schools.	New Hanover Co. Board of Education; NC State Dept. of Commerce; Volunteer efforts Cape Fear Partners for Career Success. Unions.	Ongoing
7.2	Expand a job skills program for the post high school aged under-prepared.	Expand the Human Resources Development Program with Continuing Education.	Cape Fear Community College	Ongoing
7.3	Consider establishing an independent Board of Education supplemental education tax to improve the quality of public school education.	Conduct a study with recommendation e.g. using a consultant. Study other systems in other states with this authority.	New Hanover Co. Board of Education possibly with consultant. State	Did not happen
7.4	Address the public school drop out challenge and high school students working excessively during school year.	Conduct a study and write guidelines, brochure, public affairs messages. Discussion to include, drop out challenge, excessive work by high school students, and methods to encourage employers to assist teenage persons to obtain a high school diploma.	New Hanover Co. Board of Education possibly with consultant.	Ongoing

Historic Preservation

Policy#	Implementation Actions	Details for Actions	Agency	Status = What has been done to date
1.1	Update and revise existing historic district design guidelines to provide direction to the homeowners, builders and contractors, and to preserve visual and historic character in the redevelopment of downtown Wilmington.	Complete guidelines and implement them.	City and Preservation Consultant with public and Historic District Commission input	Completed in 1999
1.2	Conduct a city- and county-wide historic resource survey update that identifies additional historic resources, both architectural and natural.	Complete survey.	Historic Wilmington Foundation, Inc., City, and County	Portions of East Wilmington, Sunset Park, Delgado Mills and Spofford Circle surveyed. Potential Local Historic Landmark List established.
1.3	Update existing National Register District survey to identify contributing, noncontributing resources for tax credit purposes, and demolished resources and new construction.	Retain consultant to conduct survey update.	City, Historic Wilmington Foundation, Inc.	Completed in 2002
1.4	Expand boundaries of City's local historic districts north and south.	Complete study and designation report.	City, Historic Wilmington Foundation, Inc., Consultant	Ongoing. Expanded northern HD-R boundary, designated HD-MU north to Red Cross Street, completed designation report for HD-R southern expans. and Castle Street.
1.5	Expand the boundaries of the National Register District to encompass adjoining areas that have become eligible for inclusion.	Conduct reconnaissance survey with recommendations.	City, Historic Wilmington Foundation, Inc	Ongoing. National Register Boundaries expanded to the north, south and east. Sunset Park National Register District designation complete.

1.6	Enhance existing affordable housing programs within the historic districts. Adopt design guidelines and building codes to facilitate renovations in low-income areas.	See Housing implementation actions.	City, and WHFD, Inc.	Special Needs Historic Preservation Grant admin. by CS/DS Dept. was established w/ general fund money. NHCO adopted Rehabilitation Bldg. Code. Recommendations made by HPC to address costs for metal roof replacement.
1.7	Protect and maintain historic brick street pavers.	Conduct survey and research and implement program.	City, Historic District Commission, Historic Wilmington Foundation, Inc.	Brick streets survey completed and review process implemented. Brick inventory approved by HPC. Approval policy included in HD Design Guidelines.
1.8	Include Historic Preservation Plan as an element of the Comprehensive Plan	Collect comments as Comprehensive Plan is updated.	City, Historic District Commission, Historic Wilmington Foundation, Inc.	Included as General Element of the Future Land Use Plan
1.9	Initiate the establishment of Conservation Districts.	Conduct public education.	City, Historic Preservation Commission, Historic Wilmington Foundation, Inc.	Ongoing. Included as strategy in the Future Land Use Plan
1.1	Establish local historic districts in early 20th-century neighborhoods such as Forest Hills and Sunset Park.	Conduct reconnaissance survey with recommendations.	City, Historic Preservation Commission, Historic Wilmington Foundation, Inc.	included as strategy in the Future Land Use Plan
1.11	Establish historic resource design guidelines that pertain to districts *and* landmarks to be designated by the future County Historic Preservation Commission.	Use guidelines created by other county jurisdictions as a model and revise appropriately.	County, City, Historic Wilmington Foundation, Inc.	Completed. Design Guidelines updated to include Local Landmarks and policies and procedures adopted and implemented

1.12	Coordinate historic preservation efforts and public education with non-profit historic preservation groups.	Continuous outreach and interaction.	City, County, Historic Preservatrion Commission, Historic Wilmington Foundation, Inc., Wilmington Downtown, Inc.	City staff has maintained attendance at HWF Urban Properties and Preservation Action Commmittee mtgs. and WDI Planning Committee mtgs.
1.13	Take proactive steps to identify and protect important archaeological resources.	Include updated inventory of significant areas or sites; updates to current regulations to require identification of potential impacts; a plan for protection of sensitive areas; sites and mitigation; and use density credits to aid in area and site protection plans. Support a community archaeological program that will provide assistance to help salvage threatened land and water archaeological sites; and promote public education and participation.	City and County	State HP Sevices Fund Grant was applied for by the City in '01, but not awarded. Encouragement of archaeological preservation is included in HD Design Guidelines.

Storm and Natural Hazards

Policy#	Implementation Actions	Details for Actions	Agency	Status = What has been done to date
1	**Storm and Natural Hazard Mitigation, Evacuation and Recovery Policies**			
1.1.	The City and County shall closely monitor all reconstruction efforts involving both public and private utilities, including roads, to provide for less vulnerable redevelopment after a hurricane	Planning and Inspections department review process must be in tact and ready to respond in case of hazard event. Follow recommendations of Project Impact and Hazard Mitigation Planning Initiative	NHCO, Wilmington, Beach; Communities: Planning, Inspections	Project Impact and Hazard Mitigation Plan in the Process of being formulated by the County. City will piggyback the county plan once it is formulated. Policy is followed following storms.
1.1	Discourage high intensity uses and large structures from being constructed within the 100 year floodplain, erosion prone areas, and other locations susceptible to hurricane and flooding hazards.	Enforce current zoning and subdivision regs regarding development in the floodplain. Promote density tradeoffs for development out of floodplain.	NHCO, Wilmington, Beach; Communities: Planning, Inspections; Private developers.	There is a City floodplain ordinance in effect that matches (even exceeds in some parts) the federal floodplain regulations. County adopted new flood plain regs in Nov 2003. Also less development is allowed for properties within floodplains. City and County has a +2 ft. requirement on new construction or substantial improvements within existing floodplains.
1.1	Following a storm event, take advantage of opportunities to acquire or purchase land located in storm hazard areas which are rendered unbuildable. The property should satisfy objectives including, but not limited to the conservation of open space, scenic areas, and provision of public water access.	Review repetitive loss properties, apply for grant funding when available. Have database of priority properties for acquisition. Follow recommendations of Project Impact and Hazard Mitigation Planning Initiative	NHCO, Wilmington, Beach Communities: Planning, Inspections	County obtained Hazard Mitigation grant funds to purchase 21 residential properties. Pursuing more funds as they become available. Also CWMTF props. on coast achieve goal. There is also a new Cumulative Property Loss Clause to deal with repetitive property loss (once 50% is reached in one year or several years combined, structure must be improved).

1.1	Declare a moratorium on the acceptance of any request for rezoning in flood prone areas other than for rezoning to a less intense use, unless that rezoning request is initiated by the City or County.	Take action - Follow recommendations of Project Impact and Hazard Mitigation Planning Initiative	Planning Boards and Commissions, Elected Officials	No moratorium currently. There has been no request for one either
1.1	Declare a moratorium on the permitting of any new construction, new utility hook-ups, or redevelopment construction that would increase the intensity of the land uses existing before the hurricane or disaster.	Identify areas impacted by hazard, declare moratorium. Follow recommendations of Project Impact and Hazard Mitigation Planning Initiative	Planning and Inspections. Departments, Planning Boards and Commissions, Elected Officials	No moratorium currently, but there has been no request for one either
1.1	Request that new assessment of hazard areas be performed, depending on the extent of flooding and the changes to shoreline and inlets caused by the hurricane.	Prepare request for Elected official signature, make request. Follow recommendations of Project Impact and Hazard Mitigation Planning Initiative	Planning departments, elected officials	Currently being done, along with the development of the Project Impact and Hazard Mitigation Plan. Corps of Engineers study and NC flood mapping program currently underway.
1.2	The Task Force shall be responsible for advising the Board of the County Commissioners on a diverse range of post-storm issues.	Asses storm damages and impacts, organize meetings with Commissioners, advise	Planning	No action taken
1.2	A building moratorium may be authorized or extended by the Recovery Task Force through a resolution by the Board of County Commissioners and/or City Council	Analyze post storm impacts, critical facility damage, asses need for moratorium, authorize if necessary.	Task force, County Commissioner s	No action taken

1.3	The City and County shall retain on a seasonal basis an assistance facilitator/consultant who, as directed by the County Manager	1. Determining the types of assistance available to the City and County and the type of assistance most needed. 2. Assisting in the coordination of federal disaster recovery effort. 3. Coordinate State and Federal programs of assistance. Informing the Citizenry of the types of assistance programs available. 4. Recommending to the Recovery Task Force and Board of Commissioners programs which are available and then acting as facilitator in securing those programs	County Managers office, facilitator	No action taken - NOTE: hazard mitigation plan rewrite underway
1.4	The City and County shall be responsible for the overall supervision of cleanup and disposal of debris resulting from an intense storm event	Coordinate necessary departments, prioritize clean up effort, assign available resources to efficiently perform clean up	Managers office, department heads	Post storm clean-ups have been supervised by the county
1.4	In hurricane damaged areas, give priority to those repairs that restore service to the greatest number of people.	Asses damages, prioritize repair work. Follow recommendations of Project Impact and Hazard Mitigation Planning Initiative	Task force, managers, department heads	Prioritization addressed in HMP. Vulnerable populations should also be a high priority
1.4	Where economically feasible replace or relocate public utilities, that have sustained major damage due to a hurricane storm event, away from hurricane hazard areas or strengthen their construction	Perform damage assessment, determine facilities that should be replaced, seek grants or other funding, relocate facilities. Follow recommendations of Project Impact and Hazard Mitigation Planning Initiative	Department heads, managers offices, Emergency management, private companies ie. Phone and electric	Areas have been located in risk areas due to the nature of system. Construction plans are designed to account for storms and manholes below 100 year flood plane. All air tight.

1.4	The North Carolina Department of Transportation (NCDOT) will remove and clean up debris from publicly maintained roads immediately following a major storm event	Remove debris form roadways	NCDOT, Wilmington, Beach Communities	NCDOT has worked to do this
1.4	The City of Wilmington will be responsible for the clean-up of City streets	Remove debris from streets.	Wilmington, DOT	City debris removal crews coordinate with emergency response crews and utility crews to remove debris from roads to keep them passable during the storm and to remove debris form public rights-of-way after storms. The City has a standby contract for debris removal during post storm recovery phase of clean up and is examining the option of issuing a contract for the 1st 70 hours phase (initial response).
1.4	Private development homeowners will be responsible for the clean-up of debris on private roads, or public roads not yet accepted by NCDOT	Remove debris from roads – contract services or perform removal.	Private homeowners	No public action

Wilmington – New Hanover County

2006 CAMA Plan Update

APPENDIX F:
TOOLS FOR MANAGING DEVELOPMENT IN WILMINGTON AND NEW HANOVER COUNTY

April 2005

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A Summary of Plans, Policies, and Regulations in Wilmington and New Hanover County

1. INTRODUCTION

The purpose of this report is to provide a series of summaries describing County and City plans, policies and regulations that will have some effect on the land use planning process of this joint plan, in accordance with the North Carolina Coastal Area Management Act. Each summary outlines the purpose, principal features, and sources for the document.

The following plans, policies, and regulations are summarized in this report:

- County Capital Improvements Program (CIP) – The CIP determines when, where, and how the County will spend funds in terms of public buildings and schools, utilities, transportation and recreation.
- City Budget – Capital Improvement Program – This policy is a statement of expenditures and accomplishments.
- Floodplain Management Regulations of New Hanover County – These regulations govern development within floodplains in the County.
- Flood Plain Management of the City of Wilmington – These regulations govern development within floodplains in city limits.
- CAMA Land Use Plan – This plan is a general policy guide for decisions concerning the physical development of the County and City.
- Choices; The Wilmington Future Land Use Plan 2004-2025 – This plan gives guidance for City growth and development.
- Wilmington Downtown Plan: Vision 2020 – This policy outlines a long term vision of the future of downtown Wilmington.
- NorthSide – A Community Plan – This plan addresses various issues in the NorthSide Community including crime prevention, economic development, housing, community facilities, and neighborhood transportation.
- Annexation – This policy acts to enhance the ability of the city to support and strengthen the continued economic, social, and cultural development of the community through annexation of unincorporated areas.
- Wilmington Riverfront Study – This plan guides the development of citizen and visitor access to the amenities and resources of the downtown riverfront.
- Economic Development Strategy– This program acts to promote, attract and retain business in the city.
- Master Plan for Parks and Recreation in New Hanover County – This plan analyzes existing park facilities and recreational needs for the County.
- Parks and Recreation Master Plan 2003-2008, City of Wilmington – This plan inventories existing parks facilities and programs and recommends sites for land acquisition, facility development, and program development.

- Thoroughfare Classification Plan – This document inventories and classifies major roads in the unincorporated County based on their design, traffic counts and function.

- Corridor Plans – These plans set development expectations along the community's four main road corridors: Carolina Beach Road, Market Street, Oleander Drive, and College Road.

- Wilmington Area Thoroughfare Transportation Plan – This plan establishes regional priorities for future road expansions and improvements for the greater Wilmington area.

- Transportation Plans – This document addresses the development of the transportation infrastructure.

- New Hanover County Sewer Plan and Extension Policies – These plans set forth the phasing and requirements for construction of the County sewer system.

- Wilmington Water and Sewer Plan – This plan regulates the water and sewer infrastructure to ensure compliance with the City state and federal Codes and in conformance with the long range plans.

- Wilmington Land Development Code – These regulations guide development for an orderly growth pattern with the goal of providing a high quality of life for residents, visitors and business.

- Historic Preservation Program – The purpose of the city historic preservation program is to safeguard the character of the historic districts.

- Community Development – The aim of this policy is to implement housing and assistance through the ongoing Community Development Block Grant Program (CDBG) and the HOME Investment Partnership Program.

- New Hanover County Zoning Ordinance – The Zoning Ordinance regulates density and types of land uses in the unincorporated County.

- Wilmington Minimum Housing Code – This is the code that, with city ordinance standards, ensures occupant safety and structural well being for all dwellings.

- New Hanover County Subdivision Regulations – These regulations specify the requirements for the subdivision of land and the construction of roads in the unincorporated County.

- New Hanover County Mobile Home and Travel Trailer Park Ordinance – This ordinance lists the improvements needed to develop a mobile home or travel trailer park.

- New Hanover County Sedimentation and Erosion Control Ordinance – Any development disturbing more than one acre of ground must comply with these grading and drainage requirements.

It is important to note that this report's summary information should be used only as a guide. For any land development activity, it is necessary to contact the appropriate City or County agency and to review the complete text of the applicable plans, policies, and regulations. Agency addresses are listed in Appendix I of the Plan Update. In addition, this report does not discuss the various State and Federal plans, policies, and regulations that affect land development. For additional information concerning regulations and permits that are applicable to a specific land development project see the County Planning Department, or the "*North Carolina Environmental Permit Directory*", available from the North Carolina Department of Environment, Health and Natural Resources' Office of Policy Development.

2. NEW HANOVER COUNTY CAPITAL IMPROVEMENTS PROGRAM

Purpose:

The purpose of this document is to provide a comprehensive and systematic method for scheduling, funding, and monitoring the progress of capital projects for the coming eight years. The Capital Improvements Program provides authoritative fiscal information for County officials and agencies, private developers, other businessmen and the general public.

This information can assist County officials and agencies in making day-to-day management decisions as well as long range investment plans for the allocation of limited financial resources. The information also serves as a guide to the private sector concerning the County's principal plans for providing public services and establishing future tax trends. In addition, the Program can be highly effective in promoting intergovernmental relations between County officials, the City of Wilmington, and the beach communities.

One of the most important roles of the Capital Improvements Program is that of reflecting and implementing the County's Land Use Plan. The Program allows the County to control growth by maximizing the economies of scale and distance associated with providing urban services. The objective is not to restrict growth per se, but to manage the location, intensity, and rate of growth in a manner consistent with the efficient and economical provision of services.

Summary of Major Projects in Progress

Project	Approved Funds
Airlie Gardens	13,034,996
Airport Improvements Project	4,600,000
Burn Pit	1,795,070
Emergency Management & Public Safety Building/Annex Renovations	3,598,311
Landfill Cell Closing/Construction	1,621,688
New Detention Center	47,120,844
Tidal Creeks - Water Quality Enhancement	6,080,000
Water and Sewer Projects	33,683,326

These costs will be met through a variety of Federal and State grants, the County General Fund, revenue sharing, sales taxes, bonds, user fees and bond referenda.

Availability:

Copies are available for review at the County Manager's office, Finance Department, and Planning Department. A list of capital items can also be found in the current year County budget, or it may be viewed on the Budget Department website at http://www.nhcgov.com/BGT/BGTmain.asp.

3. CITY BUDGET – CAPITAL IMPROVEMENT PROGRAM

Purpose:

The city budget is updated annually and is a policy document, operations guide, revenue and expenditure guide and communication of what is being spent and accomplished.

Summary:

Main components of the plan are as follows:
Strategic plan – lists the goals and policy direction of the plan.
General fund –provides basic services such as police, fire, and transportation and is supported by property and sales tax, fees and revenues from state and federal governments and other sources.
Enterprise funds – are primarily financed by user fees and include public utilities, solid waste disposal, and storm water.
Capital improvements program – contains the city's plan for major capital projects to be funded for the next five years (2004 to 2009) with a budget of approximately $110 million. Projects include streets and sidewalks, storm water, parks and recreation, and water and sewer. Funds for these improvements come from transfers from the general fund, public utilities fund, and storm water management fund, as well as from bonds and other resources.

Availability:

Copies of the City budget are available through the Budget & Research Office, 320 Chestnut Street, City of Wilmington or by calling 341-7827.

4. FLOODPLAIN MANAGEMENT REGULATIONS OF NEW HANOVER COUNTY

Purpose:

This ordinance regulates development in areas prone to flood hazard.

Summary:

The Floodplain Management Regulations contains several sections of provisions, including general conditions, specific conditions for residential and non-residential structures, elevated buildings, manufactured homes, recreational vehicles, temporary structures, and accessory structures. The general conditions for the County require the following:

A. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
B. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or located at least 2' above base flood elevation so as to prevent water from entering or accumulating within the components during conditions of flooding.
C. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
D. All new and replacement water supply systems shall be designed to eliminate infiltration of flood waters into the system.
E. New and replacement sanitary sewage systems shall be designed to eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
F. On-site waste disposal systems shall be reasonably located and designed to avoid impairment to them or to minimize contamination from them during flooding.

G. Any alteration, repair, reconstruction or improvements to a structure on which the start of construction was begun after April 17, 1978, shall meet the requirements of "new construction" as contained in this Ordinance.
H. Non-Conforming Buildings or Uses. Non-conforming buildings or uses may not be enlarged, replaced, or rebuilt unless such enlargement or reconstruction is accomplished in conformance with the provisions of this ordinance. Provided, however, nothing in this ordinance shall prevent the repair, reconstruction, or replacement of a building or structure existing on the effective date of this ordinance and located totally or partially within the floodway or stream setback, provided that the bulk of the building or structure below base flood elevation in the floodway or stream setback is not increased and provided that such repair, reconstruction, or replacement meets all of the other requirements of this ordinance.

FIRM Maps have been available for the County since 1978. The maps, last updated in April 1986, are presently being updated.

Availability:

Copies of the regulations and flood maps are available for review at the Building Inspections Department. The regulations may also be viewed online at http://www.nhcgov.com/INS/INSmain.asp.

5. FLOOD PLAIN MANAGEMENT OF THE CITY OF WILMINGTON

Purpose:

The areas of the city that lie in the flood plain are regulated by the city flood plain management ordinance. A primary goal of the regulations is to keep property safe from flooding and to comply with the National Flood Insurance Program and with the Federal Emergency Management Agency.

Summary:

Objectives include the following:

- Restrict uses which are dangerous to the health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities.
- Require the uses vulnerable to floods, including facilities which serve such uses be protected against flood damage at the time of initial construction.
- Control the alteration of natural flood plains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters.
- Control filling, grading, dredging and other development which may increase erosion or flood damage.
- Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

The city flood plain manager administers the flood plain ordinance. Property in the flood plain is regulated with an application for development with certification. Components of the flood plain management code include: general standards; base flood elevation; areas of special flood hazard; floodways; streams in relation to base flood elevations; subdivision and major multi-unit development and areas of shallow flooding. The code also stipulates penalties for violation.

Availability:

For flood plain management information please call: 254-0900
Zoning Section, Planning Division, Development Services Department, 305 Chestnut Street, City of Wilmington

6. WILMINGTON – NEW HANOVER COUNTY CAMA LAND USE PLAN

Purpose:

The Wilmington – New Hanover County Land Use Plan is an official public document adopted by the County Commissioners and City Council as a general policy guide for decisions concerning the physical development of the County and City.

Summary:

The plan is designed to provide guidance to County and City agencies as they prepare and consider:

- Capital improvement programs and investments
- Zoning map amendments
- Subdivision proposals and ordinance amendments
- Special area development plans and projects
- Utility extensions
- Other development controls

The plan also communicates a statement of local government policy that may be used by citizens and private organizations as they submit development proposals and respond to matters under consideration by the government boards. As an official policy instrument of the County Commissioners and City Council, the Plan is also useful to regional, state, and federal agencies that provide facilities or services in the Planning area.

While the plan is not law in the sense of an ordinance, it is adopted, amended and updated by formal action of the County Commissioners and City Council. The N.C. Coastal Resources Commission must also approve the final plans and any amendments.

The preparation and update of the Land Use Plan at five year intervals is a requirement of the 1974 CAMA legislation. The first plan, *Policies for Growth and Development*, was adopted by the Commission in 1976 with several subsequent updates. The County and City are currently in the process of the 2005 Land Use Plan update. A number of technical reports, such as this one, are being prepared to provide background for the 2005 update.

The Land Use Plan includes both a Land Classification Map and Policies for Growth and Development. The Map from the 2005 Update, divides the County into several development classes, including urban, transition, community, rural, resource protection, and conservation. The map delineates an Urban Services Area beyond which development densities are restricted by the Zoning Ordinance and the limited provision of urban services, such as sewer. The Policies provide guidelines for regulating development and other aspects of growth.

Availability: Copies are available at the City and County Planning Departments, or online at http://www.nhcgov.com/PLN/PLNmain.asp.

7. CHOICES; THE WILMINGTON FUTURE LAND USE PLAN 2004-2025

Purpose:

The Future Land Use Plan gives guidance for city growth and development.

Summary:

The main components of the plan are: developments trends (infill, redevelopment, transitioning residential areas); general elements (environment, historic resources, neighborhoods, public spaces, recreation, transportation, level of service); and special area plans (downtown, main corridors, and neighborhoods). Over 600 citizens attended 65 input meetings for plan input. City Council adopted this plan in September 2004. Three primary purposes of the plan are as follows.

- A policy guide for evaluating all future rezoning proposals and create more certainty in the community.
- A policy guide for preparing capital improvement programs, prioritized budgets and level of service standards.
- A guide for future revisions to development regulations necessary to implement the plan.

Availability:

For plan copies and information please call: 254-0900 or 341-3258 or access it on line at
http://www.ci.wilmington.nc.us/landuse/tabid/220/Default.aspx
Planning Division, Development Services Department, 305 Chestnut Street, City of Wilmington

8. WILMINGTON DOWNTOWN PLAN: VISION 2020

Purpose:

The Downtown Vision 2020 Plan outlines a long term vision of the future of downtown in a way that balances historic preservation, maintains city character, encompasses economic development, and protects environmental resources.

Summary:

The original Wilmington downtown plan was prepared in 1998. In 2004 an update to the plan was accomplished with over one hundred citizens participating in meetings. The final plan is scheduled to be completed in fall 2004 with review by Planning Commission and City Council.

The main objectives of the plan are the following:

- Capitalize on the city's existing assets with the rich heritage, architecture, and Cape Fear River as a focus.
- Encourage a mix of uses with diversity in land use for living working, and playing as a means to spur economic development. Incorporate the socio-economic and real estate market conditions related to realizing this.
- Respect the historic fabric and attraction of the waterfront. The Cape Fear River is an integral part of the downtown and improved pedestrian access and development along it is key.
- Mesh the commercial development with an expanding and diverse residential community that is linked to nearby city neighborhoods.
- Encourage the area as a learning and culture center including festivals events, performance activities and other attractions to bring people downtown.
- Attract new development which fits in with the historic resources in terms of height, mass, and scale.
- Ensure that the downtown has a high level of urban service provision, encourage user convenience, and continue investment and growth.
- Encourage a friendly streetscape environment.

Availability:

For plan copies and information please call: 254-0900 or 341-3258 or access it online at
http://www.ci.wilmington.nc.us/vision2020/tabid/221/Default.aspx
Planning Division, Development Services Department, 305 Chestnut Street, City of Wilmington

9. NORTHSIDE – A COMMUNITY PLAN

Purpose:

The purpose of the NorthSide Plan is primarily to address and improve crime prevention, economic development, the appearance of the community, housing, community facilities and programs, and neighborhood transportation.

Summary:

The NorthSide Plan (2003) was prepared with citizen input and a citizen steering committee. Because of many of the challenging implementation costs and social needs changes will have come from a partnership of community citizens, non-profits groups, business, and government. Common themes based on community input provide the foundation of the plan which as follows:

- Crime prevention – collaboration, prevention and alternative for youth.
- Economic development – attracting a grocery store, business recruitment, counseling and jobs.
- An attractive community – reduce code violations, decrease litter, revitalization, streetscape enhancement, urban design and neighborhood associations.
- Housing – renovation, ownership and replacement of Taylor Homes.
- Community facilities and programs.
- Transportation – traffic calming, enhanced transit service, North 5th Avenue Bridge, rail corridor maintenance, sidewalks, and Love Grove access.

As part the Future Land Use 2004-2025 planning effort, one goal is to prepare other similar area plans throughout of the city based on need prioritization.

Availability:
For plan copies and information please call: 341-3258 or access online at
http://www.ci.wilmington.nc.us/longrange/tabid/186/Default.aspx
Planning Division, Development Services Department, 305 Chestnut Street, City of Wilmington

10. ANNEXATION PLANS

Purpose:

The purpose of the two city annexations that occurred in 1999 and 2000 was to enhance the ability of the city to support and strengthen the continued economic, social, and cultural development of the community.

Summary:

Objective studies and plans for annexation were prepared as required with the North Carolina general statutes.
City of Wilmington, N.C. - Annexation 1995 Proposed Plan
City of Wilmington, N.C. - Approved 1998 Annexation Service Plan

The city annexed two areas after the 1997 CAMA Land Use Plan was completed. These annexed areas were east and southeast of the old city limits to the inter-coastal waterway. The annexed areas added approximately 20 square miles yielding a new city size of 50 square miles. Annexation 95 occurred in January 31, 1999 with 12,400 people, and Annexation 98 in September 30, 2000 with 13,600 people. Thus the city grew rapidly from 64,000 to 91,000 from 1999 to 2000. Service extension to annexed areas has included; police, fire, refuse collection, street and traffic maintenance, and water and sewer lines. As of fall 2004 approximately 97% of the water mains to be constructed and have been built in the Annex 95 area, and 85% in Annex 98 area. Most of the sewer mains have been installed in the two annexation areas with some remaining design, bidding and easement acquisition. There are no current plans for further annexation.

Availability:
For information please call:
341-7807 Engineering Division, 305 Chestnut Street, City of Wilmington
341-3258 Planning Division, 305 Chestnut Street, City of Wilmington

11. RIVERWALK PLAN

Purpose:

Riverwalk plans along the downtown city Cape Fear River waterfront were prepared to provide greater citizen and visitor access to the natural river amenity and resource.

Summary:

The initial plan was prepared in 1998. Since that time approximately one mile of the Riverwalk has been constructed, which is approximately half of the distance between the two bridges. There are ongoing plans to complete the walk north of the Coastline Convention Center to the north bridge (Isabel Homes) and south of Nun Street to the Cape Fear Memorial Bridge. The Riverwalk is part of the Vision 2020 downtown plan.

Availability:

For information please call:
341-7807 Engineering Division, 305 Chestnut Street, City of Wilmington
341-3258 Planning Division, 305 Chestnut Street, City of Wilmington

12. ECONOMIC DEVELOPMENT STRATEGY

Purpose:

The Economic Development Office acts as a liaison to promote, attract, and retain business in the city.

Summary:

The city economic development is a relatively new program with the following main goals.

- Grow jobs and investment in industry sectors with greatest potential.
- Support and retain existing businesses.
- Invest in business environment.
- Enhance the competitive position of business in Wilmington.
- Attract and retain creative workers and high human capital residents.
- Support a regional economic development plan.

Integral parts of the economic development program is the need for economic redevelopment along some portions of the corridors, and close coordinated support of the downtown economic activity (see the preceding Corridor Plans, Choices -The Wilmington Future Land Use Plan, and Wilmington Downtown Plan: Vision 2020 summary for more information). The office coordinates business promotion with the Greater Wilmington Chamber of Commerce, Wilmington Downtown, Inc. and Wilmington Industrial Development.

Availability:

For further information please call: 342-2788
Economic Development Office, City Hall, 102 North Third Street, City of Wilmington

13. MASTER PLAN FOR PARKS AND RECREATION, NEW HANOVER COUNTY

Purpose:

To provide an orderly guide for the acquisition and development of open space lands and recreation facilities throughout New Hanover County.

Summary:

The current Parks and Recreation Master Plan was revised in 1888 by the Planning Department, in conjunction with the County Parks and Recreation Department. A new plan is currently being prepared by the same agencies and will be released in 2005. The 1988 document reviewed existing facilities and identified the need to acquire and develop additional park land in various areas of the County. A $3 million bond was passed by voters in 1989 to meet these needs, but a $45 million bond referendum for Open Space failed in 1997.

The 1988 plan called for the County to attempt to purchase approximately 360 acres of park land by the year 2000 in order to meet state standards relative to parks and open space. Since the 1989 Bond referendum ($ 3 Million), we have purchased approximately 200 Acres. The County has also purchased the 212-Acre Veterans Park site, which includes three schools, a performing arts center, school athletic facilities and park facilities. About 50-60 Acres of this site is dedicated as a "public park".

The County developed six beach access areas under the CAMA grant program in the 1900's. These were located in the unincorporated areas between Carolina Beach and Kure Beach. Both towns subsequently annexed to a common line. As a result, five beach access areas were ceded to Carolina Beach and one to Kure Beach. There are currently no beach access areas under County management.

In addition to the 1988 bond, another referendum was proposed in the year 2000. The goal of this second referendum was to raise $45 million in order to set aside at least 2,000 acres of land for conservation, preservation and recreation. Some of the money was to be used to develop passive and active recreation facilities. There were also existing plans for facilities that would have been funded. The bond issue was defeated, however.

Availability: Copies are available for public review at the County Planning Department and the County Parks and Recreation Department, or online at http://www.nhcgov.com/PRK/prkmain.asp.

14. WILMINGTON PARKS AND RECREATION MASTER PLAN 2003-2008,

Purpose:

The primary purpose of the Parks and Recreation Master Plan was to inventory existing parks facilities and programs and to provide recommendations for land acquisition, facility development, and program development.

Summary:

The city parks and recreation master plan was prepared in February 2003. There have been monetary challenges to funding a majority of the plan. Prior to this plan a bond referendum for county parks and open space in 2000 failed at the ballot box. The current view is to try to gain more community support for new parks and recreation facilities. The recently completed city Future Land Use Plan 2004-2025 has created a format for level of service standards including parks and recreation. Elected officials would determine the level of service acceptable to the community. This process will help to set community standards and measures. To gain more support for parks and recreation there will probably need to be an education out reach effort. Property is expensive to acquire and facilities are expensive to build. The main proposed, but largely not funded components to the parks and recreation plan are as follows.

- Land acquisition – River Walk, parks (downtown, neighborhood, and multi-purpose community), and coastal access.
- Facility development – including the following: upgrade and build parks (pocket, neighborhood, and district), trails, winterized dome swimming pool, sports complex, natatorium, green house, and water front access with River Walk, boat ramp park, fishing pier, and observation deck.

Availability:

Copies of the plan regarding parks and recreation are available at the Parks, Recreation and Downtown Services Department, 302 Willard Street, City of Wilmington or by calling 341-7855.

15. THOROUGHFARE CLASSIFICATION PLAN

Purpose: The purpose of the County's Thoroughfare Classification Plan is to classify major roads in the unincorporated County with regard to intensity of use and design parameters in order to provide an adequate road system for major traffic generators.

Summary:

An arterial is typically a U.S. numbered highway that serves as a link between urban populations of 1,000 or more persons. A collector road collects traffic from residential concentrations of at least 100 residential units or serves as a link between arterials and other major traffic generators. A collector must also meet certain design standards for right-of-way and pavement width. Collectors and arterials are shown in Figure X.

In addition to arterials and collectors, a third classification, local residential streets, is also part of this plan. These are smaller streets that essentially serve 50 or more units, generating 500 trips per day or providing access between subdivisions or collectors.

This plan helps to guide land use and intensity of development. High density development, if located on an arterial and within the Urban or Transition Areas is permitted in residential districts. Maximum building height can be increased for buildings within certain commercial and Planned Development zoning districts located on a collector or an arterial and within the Urban or Transition Areas. This plan also serves as a guide in developing and reviewing subdivisions in terms of access and future road connections.

Availability: A detailed map and list of classified roads are available for review at the County Planning Department.

16. CORRIDOR PLANS

Purpose:

Corridor Plans along four main roads in the city have been prepared. They are policy documents that describe the existing situation, and balance practical and idealistic strategies for improvement. An important part of the plans is the need for future quality development to improve the corridors.

Summary:

The four Corridor Plans consist of Market Street, College Road, Oleander Drive, and Carolina Beach Road. Approximately 100 citizens attended 10 input meetings. A primary finding is for less congestion and to make the roads more attractive. Existing conditions were analyzed with land use, zoning, transportation, and aesthetics. Corridor enhancement strategies discuss zoning changes, capital improvements and regulatory changes. General strategies for change include; protecting residential areas, encouraging transitional areas where appropriate, encouraging high quality redevelopment, installation of landscaped medians, sidewalks, bus pull-outs, and access

management. Funding improvement changes will be a challenge and will be contingent on the ability to establish cost-sharing efforts with the city, NC Department of Transportation, state, federal, and perhaps businesses. The plans will be presented to the Planning Commission and City Council with the goal for adoption in fall 2004.

Availability:

For plan copies and information please call: 341-3258 or 254-0900 or access them online at
http://www.ci.wilmington.nc.us/longrange/tabid/186/Default.aspx
Planning Division, Development Services Department, 305 Chestnut Street, City of Wilmington

17. WILMINGTON URBAN AREA THOROUGHFARE PLAN

Purpose:

Provides a publicly adopted plan for the progressive development of a street and highway system to meet future travel demands within the Wilmington Urban Area. The Plan provides for newly constructed streets as well as widening and improvements to existing streets.

Summary:

Since its adoption, the Thoroughfare Plan has served as a guide in developing recommendations for local transportation improvements. Several elements of the Thoroughfare Plan have been constructed, though many remain to be completed or implemented.

Federal law requires every metropolitan area to set up a decision making body to coordinate transportation policy. In Wilmington, this body is called the Wilmington Transportation Advisory Committee (TAC), and it is composed of representatives of Wilmington, New Hanover County, Wrightsville Beach, Brunswick County, Leland, Navassa, Belville, and the Board of Transportation.

The TAC is responsible for long range transportation planning in the Wilmington area. The current twenty year plan for transportation is called the Wilmington Area Thoroughfare Plan, and was adopted in 1999 with subsequent revisions.

The TAC is given the authority to establish transportation priorities in the Wilmington area. Projects are selected from the Wilmington Area Thoroughfare Plan. These priorities are presented to the Board of Transportation for inclusion in the North Carolina Transportation Improvement Program. The most recent priorities were adopted by the TAC in 1999 and are summarized below:

1. US 17 Wilmington Bypass
2. Independence Boulevard
3. Kerr Avenue
4. College Road
5. Village Road

The TAC will meet in August 2005 to generate a new list of priorities.

Availability: Available for inspection at the Planning Division, Development Services Department, 305 Chestnut Street, City of Wilmington, or access online at
http://www.ci.wilmington.nc.us/transplanning/tabid/187/Default.aspx

18. TRANSPORTATION PLANS

Purpose:

Transportation is a key component in maintaining the quality of life for city residents as well as attracting visitors, new business, and industry. Primary goals are to: ensure safe and efficient movement of people and goods; provide appropriate access to employment, housing services, and recreation areas; and to provide options to reduce the reliance on the automobile.

Summary:

The transportation system situation of the City was recently analyzed and addressed in the Future Land Use Plan 2004-25. Because the city is primarily built out (90%), the general strategy to alleviate some of the problems along the main corridor roads centers on access management techniques.

Some of the main objectives of transportation planning are as follows:

- Manage, maintain, and enhance the existing multi-modal transportation system, including the automobile, pedestrian, bicycle, and public transit modes to maximize safety and efficiency and to reduce the need for new roadway construction.
- Employ access management strategies on all major roadways to improve safety and facilitate traffic flow.
- Increase the use and effectiveness of alternative transportation modes, such as transit, walking, bicycling, and trains, in such a way as to allow all modes to be mutually supportive and to function together as one transportation system.

The city is part of the Wilmington urban area Metropolitan Planning Organization (MPO) with the surrounding jurisdictions and area. There are many facets and programs of the MPO and the following are the primary planning work efforts and products related to city transportation.

- Greater Wilmington urban area transportation plan - scheduled for update 2005.
- Greater Wilmington urban area thoroughfare plan map
- MPO transportation improvement program
- Wave – short range transit plan (bus)
- Annual city traffic count and accident report

There following are examples of recent city transportation planning studies.

- Wave transit administration maintenance and transfer facility
- Multi-modal transportation center evaluation
- Military cutoff extension corridor study and map
- Cape Fear Skyway (bridge) study and maps
- Market Street median, New Center Drive and Eastwood Road – North Carolina, Department of Transportation preliminary assessment and presentation

Availability:

For City transportation planning report copies and information please call 341-3258.
Transportation Unit, Planning Division, Development Services Department, 305 Chestnut Street, City of Wilmington

19. NEW HANOVER COUNTY SEWER PLAN AND EXTENSION POLICY

Purpose:

The purpose of the County sewer plan and extension policies is to provide sewer to unincorporated County residents with a major emphasis on reducing estuarine pollution from septic systems and on serving existing development.

Summary:

New Hanover County began a County-wide sewer system project in the 1980's that is still being expanded.

The County also developed a set of sewer line extension policies requiring any developer wishing to connect a new development to the sewer system to pay for all costs involved in designing and constructing any necessary trunk sewer lines, force mains, rights-of-way, and other items. The County may request a developer to construct a larger than needed trunk line in order to provide for future tap-ons.

Availability: The County Sewer Plan and Extension Policies are available for review at the County Engineering Department or on online at http://www.nhcgov.com/ENG/ENGmain.asp.

20. CITY WATER AND SEWER

Purpose:

To provide water and sewer infrastructure in a regulated manner in compliance with the city state and federal Codes and in conformance with the long range plans.

Summary:

The city water and sewer infrastructure is regulated by the city code regulations in primarily chapter 12, with support in the subdivision regulations in chapter 18. These regulations govern water distribution, service, collection and treatment, and water and sewer extension and the facility fee system. Water and wastewater (sewer) is guided by two by long range plans: Water Distribution System Master Plan 2002-2022 - City of Wilmington; and the Wastewater Master Plan 2000-2020 - City of Wilmington and New Hanover County.

Water is supplied from the upstream Cape Fear River 25 miles from the city. The Sweeny water treatment plant has a capacity of 25 mgd (million gallons per day). City average per day user demand in 2002 was 15 mgd and the projection is for 22 mgd in 2022. Note that the city also supplies water to some portions of the unincorporated county with 2 mgd in 2002 and projected to be 6 mgd in 2022. Projected water use includes residential, commercial, and industrial. The plan discusses capital improvement planning to supply the necessary water for the next two decades. From the city Future Land Use Plan, the city is 90 percent built out, and remaining development in the next two decades will be infill of remaining lots. The unincorporated county has more undeveloped land, a higher growth rate and will likely place increasing demand for city water services. The recommended wastewater flow growth is estimated to be from 21.4 mgd in 2004 to 27.7 mgd in 2020 for the two city wastewater treatment plants. Wastewater analysis from the plan shows that the Southside wastewater treatment plant will have to upgrade facilities, and that the Northside plant will have to be expanded from 8 mgd to 16 mgd to accommodate projected growth.

Availability:

For City water and sewer information please call: 341-7805
Public Utilities Department, 305 Chestnut Street, City of Wilmington

21. CITY LAND DEVELOPMENT CODE

Purpose:
Land development in the city is regulated with the Land Development Code for orderly growth and with the goal to provide a high quality of life for residents, visitors and business.

Summary:

The main aspects of land development regulations pertain to: zoning, subdivision, landscaping, off-street parking, environment, site design, signs, non-conformities, flood plain management and historic preservation. In parallel use with these regulations are storm water management regulations.

Almost all the results from the city and county unified development ordinance (UDO) effort (1999-2004) after the 1997 CAMA Land Use Plan have been adopted into the city code. Improvements from the UDO effort included the following.

special highway overlay district	conservation overlay district - buffer section
telecommunication towers	subdivision design and improvements
general development standards	landscaping and tree preservation
site inventory	flood plain management
nonconformities, enforcement and penalties	mixed use
signs	

Technical standards were also improved for storm water management, traffic – road engineering, and water and sewer. The more recent UDO recommendations were incorporated with the previous revisions to create a unified City land development ordinance in fall 2004. The City Land Development Code combines the following regulations from the municipal code: building, planning and development, signs, subdivision regulations, flood plain management, stormwater, utilities, and zoning.

Availability:

For Ordinance copies and information please contact: 254-0900 or 341-3258 or access the Code online at http://www.ci.wilmington.nc.us/zoning/tabid/183/Default.aspx .
Planning Division, Development Services Department, 305 Chestnut Street, City of Wilmington

22. HISTORIC PRESERVATION

Purpose:
The purpose of the city historic preservation program is to safeguard the character of the historic districts.

Summary:

The program regulations act to preserve the aspects of homes, buildings, streets, and neighborhoods; stabilize and enhance property values with preservation; and promote education and cultural enrichment by maintaining the historic quality. The Historic Preservation Commission is a body appointed by City Council to protect the character of the historic districts. The Commission's purpose is accomplished through the designation of local districts and design review of exterior changes to structures and surrounding grounds, as well as of new construction and demolition. The Commission is assisted in the design review process by the Wilmington Design Guidelines for Historic Districts and Landmarks. This document was developed for use by property owners and the Commission as a guide for the decision making process regarding appropriate historic structure changes. Two common historic preservation review processes are a certificate of appropriateness (COA), and administrative bypass. Historic preservation is an integral part of the Wilmington Downtown Plan (Vision 2020).

Availability:
For City Historic Preservation information please call: 254-0900
Planning Division, Development Services Department, 305 Chestnut Street, City of Wilmington

23. COMMUNITY DEVELOPMENT

Purpose:

A primary purpose of Community Development is to implement housing and assistance through the ongoing Community Development Block Grant Program (CDBG) and the HOME Investment Partnership Program.

Summary:

The programs with CDBG and HOME are ongoing and funded from the federal Housing and Urban Development agency (HUD). The City Community Development office is managing a budget of approximately $1.5 million in fiscal year 2004-5. The main components and concerns of the programs are as follows:

- Affordable housing with market analysis - needs, barriers, lead-based paint reduction, impediments, and prioritization.
- Homeless assistance – assessment, continuum of care, strategies.
- Non-housing community development – infrastructure and public facilities, youth and senior programs, and economic development.
- Anti-poverty strategy – civic partnerships, affordable housing, economic development.

Also an important part of the program is the Home Ownership Pool Loan which has the goal of obtaining housing for low and moderate income persons and home rehabilitation.

The main plans that guide community development are the following.
City Five-Year Consolidated Plan 2002-07 (five year update)
Community Development Block Grant Program and HOME Action Plan (annual update)

Availability:

For Community Development reports and information please call: 341-7836
Community Development Office, 305 Chestnut Street, City of Wilmington

24. NEW HANOVER COUNTY ZONING ORDINANCE

Purpose:
The purpose of the Zoning Ordinance is to regulate the use of land in order to provide for safe, orderly, and harmonious growth and development. Enforcement of the Ordinance is through the Zoning Enforcement Division of County Inspections.

Summary:

The Zoning Ordinance consists of two components: a zoning map and a text. The zoning map divides the entire County into various districts with each district allowing certain uses (e.g. commercial, industrial, or residential). The text describes the uses allowed in each district as well as development criteria such as parking, signs, building height, density, and landscaping.

A major addition added to the Zoning Ordinance in recent years is the Unified Development Ordinance (UDO). Work initially began on the UDO as a result of County and City consolidation efforts in the mid 1990's. A consultant was hired to work with the City and County Planning Boards to combine all of the existing land development regulations of the two jurisdictions, and a draft Ordinance was completed in 1997. Shortly thereafter, the City and County began the Comprehensive Land Use Plan Update and it was decided that the completion of the UDO should await the results of those Policy changes. Following the adoption of the Land Use Plan in the fall of 1999, a UDO Oversight Committee was created from members of the Land Use Plan Steering Committee and three representatives from each of the City and County Planning Boards.

The UDO process continued through June of 2004. Major accomplishments to date include the adoption of uniform Landscaping and Sign regulations as well as revised Subdivision regulations in the City and County. Most of the recommendations of the UDO Oversight Committee have been incorporated into the development ordinances of the City and County and adopted by their respective Boards.

Work on the Unified Development Ordinance entered a new phase in 2004 when the City hired a consulting team to prepare recommendations for zoning districts, permitted uses, general uses standards, definitions, and limited environmental regulations. Much of the consultants work focused on re-writing the 20-year-old City Ordinance. Incorporating much of that work into the ongoing efforts of the City staff, the City Planning Commission and City Council have just completed a major re-write of their development regulations into a separate unified ordinance. From these efforts, the County will have the opportunity to adopt uniform standards for certain districts and regulations that can be applied in both jurisdictions.

Availability: Zoning maps and texts are available for sale and review at the County Planning Department, or can be viewed online at http://www.nhcgov.com/PLN/PLNmain.asp.

25. MINIMUM HOUSING CODE

Purpose:

The code enforcement office is responsible for implementing the minimum housing code, with city ordinance standards that ensure occupant safety and structural well being for all dwellings.

Summary:

The ordinance (chapter 16, article 5) was adopted to establish minimum required standards for all residential dwellings in the city. The typical steps involved in the resolution of a minimum housing code violation are as follows. A complaint will generate an inspection and obtaining property information. This can be followed by a hearing notice with a finding of fact and property monitoring. If the property owner resolves the complaints then compliance is met. However if compliance is not met this can result in condemnation or civil penalties with regard to dilapidated or deteriorated conditions. Code enforcement of the minimum housing ordinance is intended to promote an increased quality of life and safety for the city citizens and to maintain neighborhood integrity.

Availability:

For minimum housing information please call: 341-3266
Code Enforcement Office, 305 Chestnut Street, City of Wilmington

26. NEW HANOVER COUNTY SUBDIVISION REGULATIONS

Purpose:

The purpose of the County's Subdivision Regulations is to govern the subdivision of land and layout of streets to provide for orderly development.

Summary:

The Subdivision regulations require individuals and developers who wish to subdivide property into new parcels or lots to go through a review and approval process with the County Planning Department and Planning Board. Plats of the subdivision must be submitted, approved and filed before new lots may be sold or otherwise transferred to new ownership. Comments are solicited from various agencies, such as Engineering, NCDOT, N.C. Department of Environment and Natural Resources, and others as to the appropriateness of the subdivision.

These regulations require that certain improvements be performed before a subdivision can be approved. For example, roads must meet certain construction specifications and sewer lines must be installed. Floodplains, utility easements and other certain areas must be delineated and labeled on the final plat.

The adopted UDO also made several changes to the Subdivision Regulations. These include new requirements for connecting streets, dedication of recreation and open space, thoroughfare corridor protection, sureties and financial guarantees, monumentation, sidewalks and trails, and other administrative changes.

Availability:

The Subdivision Regulations are available at the County Planning Office, or online at http://www.nhcgov.com/PLN/PLNsubord.asp

27. NEW HANOVER COUNTY MOBILE HOME AND TRAVEL TRAILER PARK ORDINANCE

Purpose:

This Ordinance regulates the development of mobile home and travel trailer parks where lots are rented.

Summary:

This Ordinance requires persons developing a mobile home park to undergo a review and approval process with the County Planning Department, the Planning Board and the County Commissioners. The developers must submit a plan showing locations of all spaces and other improvements. Due to the increased density allowed, certain additional improvements, related to recreation space and utility systems, are required.

Availability:

This Ordinance is available at the County Planning Department, or online at http://www.nhcgov.com/PLN/PLNmobile_homes.asp.

28. NEW HANOVER COUNTY SEDIMENTATION AND EROSION CONTROL ORDINANCE

Purpose:

The purpose of this ordinance is to regulate certain land-disturbing activity to control accelerated erosion and sedimentation in order to prevent the pollution of water and other damage to lakes, watercourses, and other public and private property by sedimentation.

Summary:

This Ordinance requires developers to meet certain specifications in performing construction activities that disturb at one acre or more of land. These specifications include revegetation practices, use of silt fences, and rip-rap, velocity reduction of runoff water discharge, and other soil conservation practices.

Availability:

This Ordinance is available at the County Engineering Department or online at http://www.nhcgov.com/eng/ENGerosion.asp.