DRAFT

VILLAGE OF BALD HEAD ISLAND

CAMA CORE LAND USE PLAN

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VILLAGE OF BALD HEAD ISLAND
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TABLE OF CONTENTS

PAGE

PREFACE i

SECTION I. INTRODUCTION 1

SECTION II. HISTORY 2

SECTION III. REGIONAL SETTING 5

SECTION IV. BALD HEAD ISLAND CONCERNS/ASPIRATIONS 7

A. KEY ISSUES 7
B. VILLAGE OF BALD HEAD ISLAND COMMUNITY VISION 8

SECTION V. ANALYSIS OF EXISTING AND EMERGING CONDITIONS 9

A. POPULATION, HOUSING, AND ECONOMY 9
1. Village of Bald Head Island Permanent Population 9
a. Village of Bald Head Island and Brunswick County 9
b. Population Profile 11
c. Population Summary 14
2. Housing 15
a. Housing Occupancy and Tenure 15
b. Age of Structure 16
c. Housing Conditions 18
d. Units in Structure 19
e. Housing Summary 20
3. Employment and Economy 21
a. General Economic Indicators 21
b. Household Income 21
c. Employment by Industry 22
d. Employment Commuting Patterns 23
e. Industries 24
f. Employment and Economy Summary 24
4. Population Projections 25
B. NATURAL SYSTEMS ANALYSIS 25
1. Mapping and Analysis of Natural Features 25
a. Topography 25

b. Climate 26
c. Flood Zones/Storm Surge 27
d. Man-made Hazards 34
e. Soils 35
f. Water Supply 37
g. Fragile Areas 38
i. Estuarine Waters and Estuarine Shorelines 38
ii. Public Trust Areas 40
iii. Coastal Wetlands 41
iv. Ocean Beaches and Shorelines & Inlet Hazard Areas 45
v. Protected Lands and Significant Natural Heritage Areas 49
vi. Outstanding Resource Waters 53
h. Areas of Resource Potential 53
i. Regionally Significant Parks 53
ii. Marinas and Mooring Fields 54
iii. Floating Homes 54
iv. Channel Maintenance 54
v. Marine Resources (Water Quality) 55
2. Environmental Composite Map 58
3. Environmental Conditions 61
a. Introduction 61
b. Cape Fear River Basin 61
c. Hydrologic Unit 03030005 (Subbasin 03-06-17) 63
d. Summary of Water Quality Subbasin 03-06-17 64
i. Introduction 64
ii. Registered Animal Operations/Population Densities within Cape Fear River Basin 66
iii. Growth Trends 68
e. Wastewater Treatment Facilities 68
f. Natural Hazards 69
g. Natural Resources 70
C. ANALYSIS OF LAND USE AND DEVELOPMENT 70
1. Existing Land Use 70
2. Land Use Conflicts 72
3. Development Trends 74
4. Historical, Cultural, and Scenic Areas 76
5. Land Use in Relation to Environmental Composite Map 76
6. Land Use Demand Forecast 77
D. ANALYSIS OF EXISTING COMMUNITY FACILITIES/SERVICES 78
1. Transportation 78
2. Health Care 78
3. Police Department 79
4. Fire/EMS Services 80

5. Administration 81
6. Water System 81
7. Sewer System 81
8. Solid Waste 83
9. Schools 83
10. Recreation 84
11. Post Office 85
12. Electric Service 85
13. Stormwater Management 86
a. Introduction 86
b. Existing Drainage Problems 86
c. Water Quality Problems 88
d. EPA Regulations 88
e. Construction Activities 88
f. North Carolina Shoreline Buffering 89
E LAND SUITABILITY ANALYSIS (LSA) 90
F. CURRENT PLANS, POLICIES, AND REGULATIONS 93
1. Introduction 93
2. Buildings and Building Regulations (Chapter 6) 93
3. Environment (Chapter 10) 94
4. Floods (Chapter 14) 94
5. Stormwater Management (Chapter 22) 95
6. Streets, Sidewalks, and Other Public Places (Chapter 24) 95
7. Subdivisions (Chapter 26) 95
8. Utilities (Chapter 30) 96
9. Zoning Ordinance (Chapter 32) 96
10. Village of Bald Head Island Hazard Mitigation Plan 98
11. Village of Bald Head Island Stormwater Management Ordinance 99
12. Village of Bald Head Island - Vision 2010 99
13. Village of Bald Head Island 2002 Long Range Plan 99
14. Review of the 1996 Brunswick County CAMA Land Use Plan 100

SECTION VI. PLAN FOR THE FUTURE 103

A. FUTURE DEMANDS 103
1. Introduction 103
2. Housing Trends 103
3. Commercial 104
4. Transportation 104
5. Public Land Use 105
6. Recreation 105
7. Water System 106
8. Sewer System 106

9. Administration 106
10. Fire/EMS Services 107
11. Police Department 107
12. Stormwater Management 107
B. LAND USE/DEVELOPMENT GOALS AND IMPLEMENTING ACTIONS 108
C. POLICIES/IMPLEMENTING ACTIONS 108
1. Introduction 108
2. Policies Regarding Land Use and Development in AECs 111
D. LAND USE PLAN MANAGEMENT TOPICS 112
1. Introduction 112
2. Impact of CAMA Land Use Plan Policies on Management Topics 112
3. Public Access 113
4. Land Use Compatibility 114
5. Infrastructure Carrying Capacity 120
6. Transportation 122
7. Natural Hazard Areas 124
8. Water Quality 127
9. Local Areas of Concern 131
10. Schedule 136
E. FUTURE LAND USE PLAN 137
1. Introduction 137
2. Future Land Use Map 138
a. Introduction 138
b. Future Land Use Acreages 140
3. Descriptions of Future Land Use Categories 141
4. Land Use in Relation to Zoning 143
5. Land Demand Forecast (Carrying Capacity & Density/Intensity Analysis) . . 144
6. Summary of General Principles Used to Develop the Land Use Plan 145

SECTION VII. TOOLS FOR MANAGING DEVELOPMENT 146

A. GUIDE FOR LAND USE DECISION MAKING 146
B. EXISTING DEVELOPMENT PROGRAM 146
C. ADDITIONAL TOOLS 146
D. ACTION PLAN/SCHEDULE 146
1. Citizen Participation 146
2. Action Plan/Schedule 147
E. RESOURCE CONSERVATION MANAGEMENT ACTION PLAN/POSITIVE AND NEGATIVE IMPACTS ON LAND USE PLAN POLICIES 147

TABLES

Table 1 Village of Bald Head Island and Brunswick County Population Growth by County and Municipality 9
Table 2 Village of Bald Head Island Seasonal Population, 2003 11

Table 3	Village of Bald Head Island and Brunswick County Racial Composition	12
Table 4	Village of Bald Head Island and Brunswick County Age Composition	13
Table 5	Village of Bald Head Island and Brunswick County Educational Attainment, 2000	14
Table 6	Village of Bald Head Island and Brunswick County Housing Occupancy and Tenure, 1990 and 2000	15
Table 7	Village of Bald Head Island Housing Structure, 2000	16
Table 8	Village of Bald Head Island Building Permit Data	17
Table 9	Village of Bald Head Island Improved and Unimproved Properties	18
Table 10	Village of Bald Head Island, Brunswick County, and North Carolina Housing Conditions	19
Table 11	Village of Bald Head Island and Brunswick County Units in Structure and Mobile Home Count	19
Table 12	Village of Bald Head Island Year Householder Moved into Unit	20
Table 13	Village of Bald Head Island, Brunswick County, and North Carolina Summary of Economic Indicators	21
Table 14	Village of Bald Head Island and Brunswick County Household Income	22
Table 15	Village of Bald Head Island Employment by Industry, 2000	22
Table 16	Village of Bald Head Island Travel Times to Work	23
Table 17	Village of Bald Head Island Permanent and Seasonal Population Projections, 2000-2025	25
Table 18	Village of Bald Head Island Flood Zones in Acres	30
Table 19	Village of Bald Head Island Storm Surge Inundation Acreage	34
Table 20	Village of Bald Head Island Soil Conditions	35
Table 21	Village of Bald Head Island Coastal Wetlands by Type and Aerial Extent	42
Table 22	Village of Bald Head Island Significant Natural Heritage Areas and Protected Lands	50
Table 23	NC Division of Water Quality Water Body Classifications	55
Table 24	Village of Bald Head Island Listing of Water Bodies	56
Table 25	Village of Bald Head Island Environmental Composite Map Layers	58
Table 26	Village of Bald Head Island Environmental Composite Acreage	59
Table 27	Characteristics of Subbasin 03-06-17	64
Table 28	Cape Fear River Basin - Subbasin 03-06-17 Registered Animal Operations	66
Table 29	Cape Fear River Basin Population Densities (1970, 1980, 1990) and Land Area Summaries	67
Table 30	Village of Bald Head Island Developable Land Use Acreage within Flood Hazard Areas	70
Table 31	Village of Bald Head Island Existing Land Use	72

Table 32 Village of Bald Head Island Zoning Classification of Undeveloped Properties 75
Table 33 Village of Bald Head Island Undeveloped Land in Relation to Environmental Composite Analysis (Class I-III) 76
Table 34 Village of Bald Head Island Residential Land Use Demand Estimates 77
Table 35 Schools Serving the Village's School Age Children 84
Table 36 Land Suitability Analysis Criteria Table 92
Table 37 Village of Bald Head Island LSA Acreage 93
Table 38 Village of Bald Head Island Future Land Use Acreages 141
Table 39 Village of Bald Head Island Policy Analysis Matrix 149

MAPS

Map 1 Village of Bald Head Island Regional Location Map 6
Map 2 Village of Bald Head Island Flood Hazard Areas 29
Map 3 Village of Bald Head Island Fast Moving Storm Surge Inundation 31
Map 4 Village of Bald Head Island Slow Moving Storm Surge Inundation 32
Map 5 Village of Bald Head Island Soils Classifications 36
Map 6 Village of Bald Head Island Wetlands 43
Map 7 Village of Bald Head Island Average Erosion Rates and Inlet Hazard Area 47
Map 8 Village of Bald Head Island Protected Lands 51
Map 9 Village of Bald Head Island Significant Natural Heritage Areas 52
Map 10 Village of Bald Head Island Locations of Water Bodies 57
Map 11 Village of Bald Head Island Environmental Composite Map 60
Map 12 Village of Bald Head Island North Carolina River Basins and Subbasins . . 62
Map 13 Village of Bald Head Island Existing Land Use 73
Map 14 Village of Bald Head Island Existing Infrastructure 82
Map 15 Village of Bald Head Island Stormwater Concern 87
Map 16 Village of Bald Head Island Land Suitability Analysis 91
Map 17 Village of Bald Head Island Future Land Use Map 139

CHARTS

Chart 1 Village of Bald Head Island Age Composition 13
Chart 2 Village of Bald Head Island Year Structure Built 17

APPENDICES

Appendix I Village of Bald Head Island Citizen Participation Plan
Appendix II Village of Bald Head Island Issues Identification
Appendix III Policy/Implementing Action Definitions of Common Terms

MATRIX OF REQUIRED ELEMENTS

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(a) Organization of the Plan	page i and 1
(b) Community Concerns and Aspirations (1) Significant Existing and Emerging Conditions	page 7
(2) Key Issues	page 7
(3) A Community Vision	page 8
(c) Analysis of Existing and Emerging Conditions (1) Population, Housing, and Economy (A) Population: (i) Permanent population growth trends using data from the two most recent decennial Censuses; (ii) Current permanent and seasonal population estimates; (iii) Key population characteristics; (iv) Age; and (v) Income	pages 9-15
(B) Housing Stock: (i) Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multi-family, and manufactured); and (ii) Building permits issued for single-family, multi-family, and manufactured homes since last plan update	pages 15-21
(C) Local Economy	pages 21-24
(D) Projections	page 25

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(2) Natural Systems Analysis (A) Mapping and Analysis of Natural Features (i) Areas of Environmental Concern (AECs); (ii) Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development; (iii) Environmental Management Commission water quality classifications and related use support designations, and Division of Environmental Health shellfish growing areas and water quality conditions; (iv) Flood and other natural hazard areas; (v) Storm surge areas; (vi) Non-coastal wetlands including forested wetlands, shrub-scrub wetlands, and freshwater marshes; (vii) Water supply watersheds or wellhead protection areas; (viii) Primary nursery areas, where mapped; (ix) Environmentally fragile areas; and (x) Additional natural features or conditions identified by the local government.	pages 25-57
(B) Composite Map of Environmental Conditions: (i) Class I (ii) Class II (iii) Class III	pages 58-60

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(C) Environmental Conditions (i) Water Quality: (I) Status and changes of surface water quality, including impaired streams from the most recent NC Division of water Quality Basinwide Water Quality Plans, 303(d) List and other comparable data; (II) Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation Section of the NC Division of Environmental Health; (III) Areas experiencing chronic wastewater treatment system malfunctions; and (IV) Areas with water quality or public health problems related to non-point source pollution (ii) Natural Hazards: (I) Areas subject to storm hazards such as recurrent flooding, storm surges, and high winds; (II) Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities; and (III) Where data is available, estimates of public and private damage resulting from floods and wind that has occurred since the last plan update (iii) Natural Resources: (I) Environmentally fragile areas or areas where resource functions may be impacted as a result of development; and (II) Areas containing potentially valuable natural resources	pages 61-70

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(3) Analysis of Land Use and Development	
(A) A map of land including the following: residential, commercial, industrial, institutional, public, dedicated open space, agriculture, forestry, confined animal feeding operations, and undeveloped;	page 73
(B) The land use analysis shall including the following: (i) Table that shows estimates of the land area allocated to each land use; (ii) Description of any land use conflicts; (iii) Description of any land use-water quality conflicts; (iv) Description of development trends using indicators; and (v) Location of areas expected to experience development during the five years following plan certification by the CRC and a description of any potential conflicts with Class II or Class III land identified in the natural systems analysis	pages 70-77
(C) Historic, cultural, and scenic areas designated by a state or federal agency or by local government	page 76
(D) Projections of future land needs	page 77
(4) Analysis of Community Facilities (A) Public and Private Water Supply and Wastewater Systems	pages 81-83
(B) Transportation Systems	page 78
(C) Stormwater Systems	pages 86-89
(D) Other Facilities	pages 78-85
(5) Land Suitability Analysis (A) Water quality; (B) Land Classes I, II, and III summary environmental analysis; (C) Proximity to existing developed areas and compatibility with existing land uses; (D) Potential impacts of development on areas and sites designated by local historic commission or the NC Department of Cultural Resources as historic, culturally significant, or scenic; (E) Land use and development requirements of local development regulations, CAMA Use Standards and other applicable state regulations, and applicable federal regulations; and (F) Availability of community facilities, including water, sewer, stormwater, and transportation	pages 90-93

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(6) Review of Current CAMA Land Use Plan (A) Consistency of existing land use and development ordinances with current CAMA Land Use Plan policies; (B) Adoption of the land use plan's implementation measures by the governing body; and (C) Efficacy of current policies in creating desired land use patterns and protecting natural systems	pages 93-102
(d) Plan for the Future (1) Land Use and Development Goals: (A) Community concerns and aspirations identified at the beginning of the planning process; (B) Needs and opportunities identified in the analysis of existing and emerging conditions	pages 103-136
(2) Policies: (A) Shall be consistent with the goals of the CAMA, shall address the CRC management topics for land use plans, and comply with all state and federal rules; (B) Shall contain a description of the type and extent of analysis completed to determine the impact of CAMA Land Use Plan policies on the management topics, a description of both positive and negative impacts of the land use plan policies on the management topics, and a description of the policies, methods, programs, and processes to mitigate any negative impacts on applicable management topics; (C) Shall contain a clear statement that the governing body either accepts state and federal law regarding land uses and development in AECs or, that the local government's policies exceed the requirements of state and federal agencies.	pages 113-136
(3) Land Use Plan Management Topics.	
(A) Public Access	page 113
(B) Land Use Compatibility	page 114
(C) Infrastructure Carrying Capacity	page 120
(D) Natural Hazard Areas	page 124
(E) Water Quality	page 127
(F) Local Areas of Concern	page 131

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(4) Future Land Use Map (A) 14-digit hydrological units encompassed by the planning area; (B) Areas and locations planned for conservation or open space and a description of compatible land use and activities; (C) Areas and locations planned for future growth and development with descriptions of the following characteristics: (i) Predominant and supporting land uses that are encouraged in each area; (ii) Overall density and development intensity planned for each area; (iii) Infrastructure required to support planned development in each area (D) Areas in existing developed areas for infill, preservation, and redevelopment; (E) Existing and planned infrastructure, including major roads, water, and sewer	pages 137-145
(e) Tools for Managing Development (1) Guide for Land Use Decision-Making (2) Existing Development Program (3) Additional Tools. (A) Ordinances: (i) Amendments or adjustments in existing development codes required for consistency with the plan; (ii) New ordinances or codes to be developed (B) Capital Improvements Program (C) Acquisition Program (D) Specific Projects to Reach Goals (4) Action Plan/Schedule	pages 146-147

PREFACE

A. WHY IS A PLAN NEEDED?

This plan is intended to fulfill the Coastal Area Management Act (CAMA) requirements for the preparation of a CAMA Core Land Use Plan. This plan is organized to adhere to the 15A NCAC 7B requirements.

In addition to the CAMA requirements, there are other reasons to plan. The Village of Bald Head Island has a great deal of influence on the way in which the village develops. The buildings, facilities, and improvements provided by the Village of Bald Head Island affect the daily lives of its citizens, give form to the village, and stimulate or retard the development of privately-owned land. In addition, the workings of the real estate market help determine the uses of private land, but these uses are regulated by Bald Head Island. The village has an opportunity to coordinate the overall pattern of physical development.

Once this plan is adopted, the village must realize that the plan is not the end of the process. The Village of Bald Head Island must continuously work at accomplishing plan implementation and establishing an effective planning program. **The village must view the preparation of this document as the first step in a continually evolving process.**

B. WHAT IS CAMA?

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

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