

CHAPTER 5: EXISTING LAND USE ANALYSIS

This section provides the local elected officials, appointed boards, citizens and local planning staff with an overall ‘picture’ of the existing land use patterns in the planning jurisdiction. An assessment of these patterns, and the identification of available areas for development, can help forecasting where, what type, and how much development occurs in the future.

This section will also assist in identifying current and potential land use conflicts, such as residential uses in close proximity to environmentally sensitive areas or intense commercial areas. In addition, vacant land where new development is expected, and areas where in-fill or redevelopment are feasible and/or desirable will be identified. The information in this Section will also assist in establishing the Town’s Future Land Use Map.

More specifically, included in this Section are:

- An explanation of land use related terms and the creation of the existing land use analysis and maps;
- Tables listing existing land use statistics throughout the planning jurisdiction;
- Graphics and maps showing the existing land use;
- Identification of significant land use compatibility problems;
- Identification of areas experiencing or likely to experience changes in the existing predominant land uses;
- Identification of areas expected to develop in the next five to ten years; and
- Identification of significant land use effects on surface water quality.

DEFINITIONS OF LAND USE RELATED TERMS

The following are definitions of terms used to describe the types of structures and land uses discussed in this Section.

Dwelling – a building or portion thereof designed, arranged or used for permanent/seasonal living quarters for one or more families. Dwellings do not include motel/hotels.

Single-Family – a detached building consisting of one dwelling unit, with the following characteristics:

- one water and one power connection; and
- served by sewer or septic (where sewer is not available).

Single-Family Attached (Townhouse)- a single-family dwelling unit constructed in a series or group of attached units with property lines separating the units.

Duplex - a detached building, designed for two single-family dwelling units, divided horizontally or vertically.

Multi-Family- three or more separate dwelling units which may share means of egress and ingress and other facilities.

Mobile Home - a factory-built home that is built before June 15, 1976, and not built to a uniform construction code.

Modular Home - a home, factory-built to a local state code. Modular homes are constructed to the same state, local, or regional building codes as site-built homes.

Manufactured Home - any home factory-built in the U.S. to the HUD Title 6 construction standards. A manufactured home is built on a permanent chassis to ensure transportability. However, typically a manufactured home is not moved from its initial installed site.

The following terms are used in this Section but are not defined in the Town's Unified Development Ordinance. The definitions come from common usage of the terms in planning and real estate applications.

Common Area – an area which is mutually owned and for the private use of residents within a development. Usually found as open land around a multi-family development which individual residents can use in lieu of having a private yard.

Parcel – a single tract or plot of land with an official boundary established, usually for the purpose of designating ownership.

Tract – a single piece of land that has not been subdivided, but is typically large enough to be subdivided.

Plot/lot – a single piece of land that was created from the subdivision of a larger tract.

Plat – A map showing the property boundaries of land subdivided into lots, blocks and streets from a larger tract.

SOURCE OF EXISTING LAND USE ANALYSIS AND MAP

The Existing Land Use Map and associated analysis and tables were created by the Cape Fear Council of Governments using Brunswick County Tax Records updated on December 2015, full-color orthophotos (map quality aerial photos) taken in 2015, and a review of a land use survey conducted by Grand Strand Transportation Area Study (GSATS).

Review of the previous land use plan also informed the existing land use survey. It should be noted that the existing land use analysis created as part of the 2010 CAMA Land Use Plan Update was completed in 2006, not 2010.

CREATION OF THE EXISTING LAND USE MAP

The Existing Land Use Map shows the primary land use identified on each parcel in the planning jurisdiction. For parcels classified as “Residential”, the Map shows the type of housing found on each parcel classified as Single-Family, Medium Density Residential, and High Density Residential. The specific types of businesses found in the “Commercial” use parcels were not identified (i.e. shopping center). The general classification of “Commercial” was used for all of these parcels. Parcels that were used as parking lots for an associated commercial parcel were classified as a commercial use. Parcels used as common areas for hotel/motel were also classified as commercial use.

LAND USES IDENTIFIED IN THE PLANNING JURISDICTION

The existing land uses in the planning jurisdiction include:

- Residential
 1. Single-Family
 2. Medium Density (2 – 4 dwelling units attached)
 3. High Density (5 or more dwelling units attached)
- Commercial
 1. Retail shops/stores (including grocery stores, pharmacies, etc.)
 2. Offices/Professional services (including medical, etc.)
 3. Entertainment (including pier, arcade, planetarium, etc.)
 4. Convenience stores
 5. Restaurants (all food service)
 6. Hotel/motel
- Recreational (park, golf course, clubhouse and/or common area)
- Public/Semi-Public (state, federal or local government owned)
- Vacant (undeveloped land)
- Utilities
 1. private maintenance facilities (Sea Trail)
 2. public utilities (phone, electricity, etc.)
- Marsh/Beach/Natural State (areas where development of the parcel is unlikely due to environmental constraints)

EXISTING LAND USE IN THE PLANNING JURISDICTION

Table 5.1 re-caps the land, water, and size characteristics of the planning jurisdiction and shows that approximately 4,400 acres in the entire planning jurisdiction (Corporate Limits and ETJ) are “above the mean high water (MHW) line”, meaning it is generally dry land and not inundated during high tide.

- There are approximately 100 to 150 acres of inland waterbodies, which are primarily in the Sea Trail and Sandpiper Bay developments as natural creeks, lakes and stormwater ponds.
- Using the 4,400 acre total shows that 63% of the planning jurisdiction is land. See Table 5.1 for percentages of land in the Town Limits and ETJ individually.

While there may be acreage of land above the MHW in the spoil and marsh islands between the mainland and the island, these areas were not included in the total because of their characterization as highly unsuitable for development due to low elevation, isolation from infrastructure, and presence of coastal wetlands.

The parcel count totals in Table 5.1 are for all parcels found within the planning jurisdiction. Some parcels included in the total may be of traffic islands or other rights-of-way. These parcels were included because the intent is to calculate the gross total of land in the jurisdiction. Calculating the net total of “developable” land is a lengthy and difficult process, and could not be achieved unless each parcel was evaluated and factored for characteristics such as regulated wetlands, zoning setbacks, parking requirements, open space requirements, easements (private or public), planned rights-of way, and other variables that would factor into producing a net total of acres for developable land. However, a description of the vacant land by zoning jurisdiction is provided later in the chapter. An estimation of potential development by vacant zoning jurisdiction can provide an indication of future growth potential.

Table 5.1: Planning Jurisdiction Characteristics for Geography, Hydrography, and Parcels (1/21/2016)
Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records

Area (Limits and ETJ)	Parcels	Acreage (Approximations)
Total Area in Planning Jurisdiction	6,128	7,000
Total Corporate Limits	5,436	4,600
“Land Above Mean High Water”	5,415*	3,400 (or 74%)
“Water/Marsh/Spoil”	21**	1,200 (or 26%)
Extraterritorial Jurisdiction	692	2,400
“Land Above Mean High Water”	682*	1,000 (or 42%)
“Water/Marsh/Spoil”	10**	1,400 (or 58%)

*This number includes all of the parcels with a portion of land within the parcel above MHW, a portion of the parcel still may also be Water/Marsh/Spoil.

** This number includes all of the parcels which are more or less completely inland waterbodies, marsh or spoil islands, or otherwise unattached to other adjacent dry land.

The Existing Land Use Table (Table 5.2) shows the breakdown of the planning jurisdiction by each particular land use category. The land use classifications are summarized by the total number of parcels and respective acreage found in the Corporate Limits and Extraterritorial Jurisdiction (ETJ). The existing land use categories are also classified throughout the entire planning jurisdiction.

Table 5.2: Existing Land Use in the Planning Jurisdiction (1/21/2016)

Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Land Use Type by Jurisdiction	Corporate Limits (CL)			Extraterritorial Jurisdiction (ETJ)			Planning Jurisdiction (CL & ETJ)		
	Parcel Count	Acres	Percent of CL	Parcel Count	Acres	Percent of ETJ	Parcel Count	Acres	Percent of Total
Commercial	81	154.6	3.3%	5	29.4	1.2%	86	184.0	2.6%
Public/Semi-Public	3	3.8	0.1%	1	5.2	0.2%	4	9.0	0.1%
Utilities	4	7.5	0.2%	1	0.1	0.0%	5	7.6	0.1%
High Density Residential	115	74.4	1.6%	20	0.9	0.0%	135	75.3	1.1%
Medium Density Residential	380	82.3	1.8%	0	0.0	0.0%	380	82.3	1.2%
Single-family Residential	3,662	986.6	21.1%	211	77.4	3.3%	3,873	1,064.0	15.1%
Recreational	40	884.2	18.9%	9	135.5	5.7%	49	1,019.7	14.5%
Vacant	1,101	835.3	17.8%	430	616.6	26.0%	1,531	1,451.9	20.6%
Marsh	21	1,194.3	25.5%	10	1,444.2	60.8%	31	2,638.5	37.4%
Right-of-Way	29	459.3	9.8%	5	67.1	2.8%	34	526.4	7.5%
Total	5,436	4,682.3	100.0%	692	2,376.4	100.0%	6,128	7,058.7	100.0%

Source: Brunswick County GIS Data, Brunswick County Tax Records, Cape Fear Council of Governments.

According to the existing land use analysis, marsh accounts for the largest percentage of land within the Sunset Beach planning jurisdiction. This land is undeveloped and subject to tidal fluctuation and inundation by coastal waters. Of the developed lands in the planning jurisdiction, single-family residences occupy the greatest percentage of acreage. This is also the case in the corporate limits, where single-family residences account for more than 20% of the total acreage and approximately 3,662 of the 5,436 total parcels. Commercial development (including office and retail) accounts for just over three percent of the acreage in the corporate limits. This development type is located primarily on the mainland. It should also be noted that the land use pattern on the mainland differs from

that found on the island. The island consists primarily of single-family residential uses and limited non-residential uses. Limited vacant developable land exists on the island. Approximately 348 parcels totaling just over 90 acres are vacant and not considered marsh land on the island. Further discussion regarding vacant land and zoning districts is provided on the following pages.

On the mainland, vacant tracts with major road frontage are found in the ETJ along Highway 904 entering the Town from the north from Highway 17. These tracts are zoned by the Town as Mainland Multi-Family Residential (MR-3) and Mainland Mixed Use District (MB-2). These districts permit more dense development that is suited for location adjacent to high volume roadway. The zoning of land in the County jurisdiction adjacent to the Town's MR-3 tracts on Highway 904 is Commercial - Low Density (C-LD) and High Density Residential (R-6000). The county's Commercial-Low Density zoning district exists along Highway 904 between Highway 17 and Georgetown Road. The minimum lot size per dwelling unit in the R-6000 is 10,000 square feet. Approximately 7.3 dwelling units are permitted per acre. This residential density is lower than that of the Town's MR-3 district, which permits a maximum density of 21.7 units per acre.

EXISTING LAND USE IN PLANNING JURISDICTION SUB-AREAS

For the purposes of providing more detail on the existing land use patterns discussed in this Section, the Town's planning jurisdiction was divided into six sub-areas. These sub-areas were established based on their location in generally uniform segments of the jurisdiction, and not necessarily based upon common land use patterns, zoning, or housing types. The Future Land Use Map is based on similar desired development patterns such as land use, density, and housing types.

The 7 sub-areas display existing land use as well as the existing zoning in relation to vacant land. Overlaying existing zoning helps analyze what types of density and land use may occur on any vacant tracts and/or lots in each sub-area.

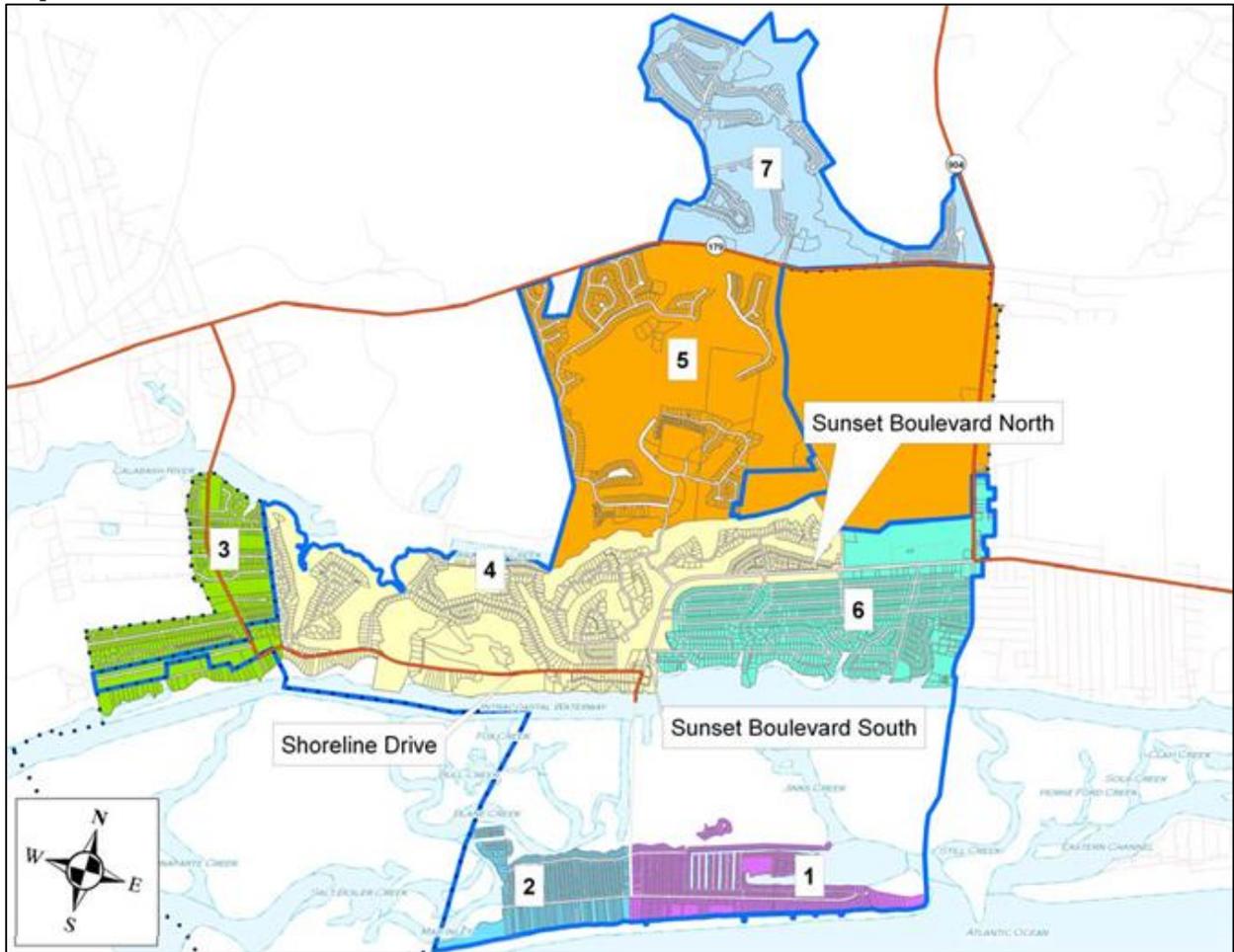
SUB-AREAS

The sub-areas include:

1. the portion of the island east of Sunset Boulevard South;
2. the portion of the island west of Sunset Boulevard South;
3. the western portion of the Town Limits and the western ETJ area;
4. the portion of Sea Trail south of Calabash Creek and the area along Shoreline Drive;
5. the portion of Sea Trail north of Calabash Creek and the eastern portion of the ETJ (Angel's Trace),
6. the portion of Town east of the intersection of Shoreline Drive and Sunset Boulevard South and south of Sunset Boulevard North, and;
7. the Sandpiper Bay and Wyndfall areas.

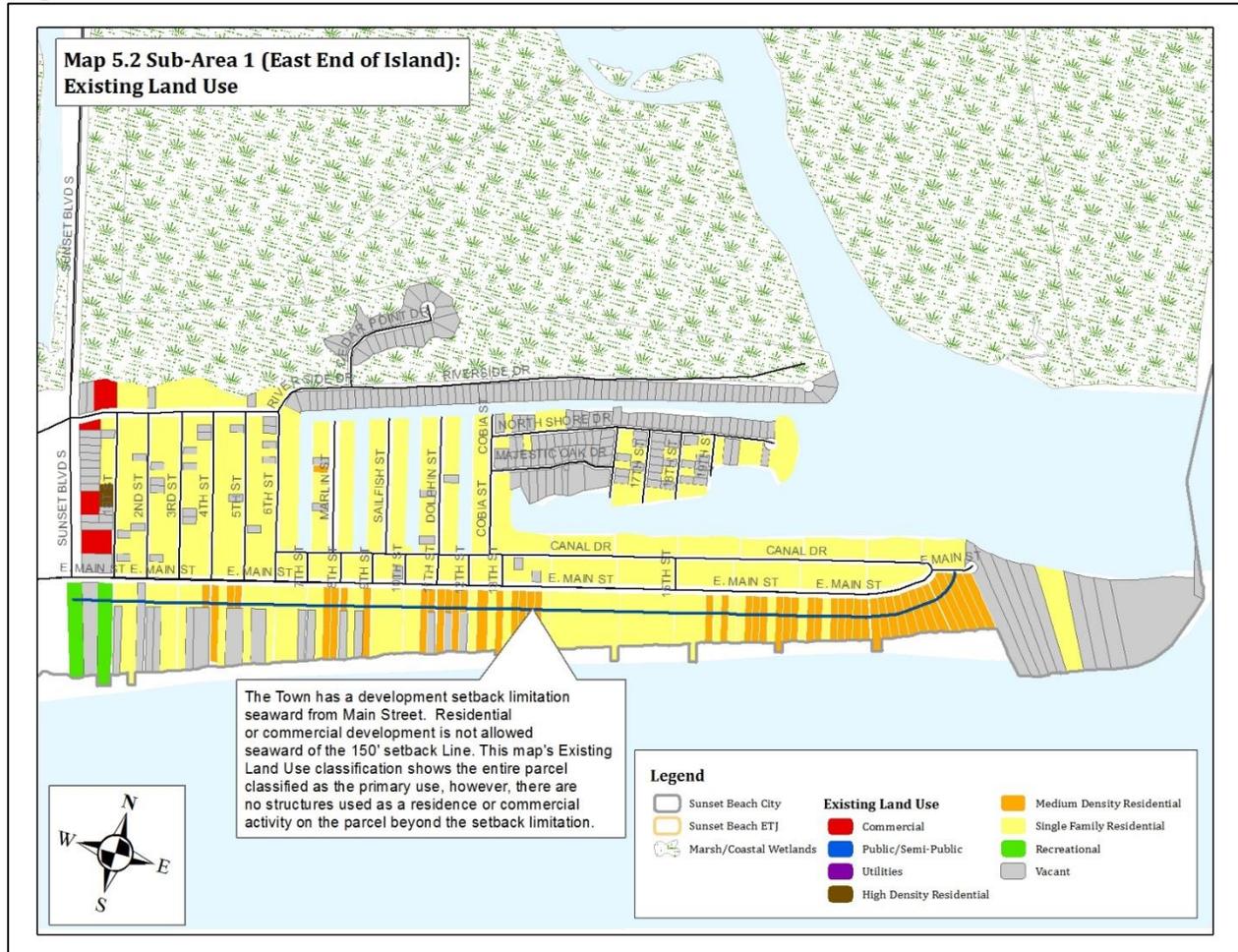
The seven sub-areas can be seen in Map 5.1.

Map 5.1: Sunset Beach Sub-Areas



SUB-AREA 1

Map 5.2: Sub-Area 1, the Island East of Sunset Boulevard South



The existing land use statistics for Sub-Area 1 are listed in Table 5.3.

Table 5.3: Existing Land Use in Sub-Area 1 (1/21/2016)

Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Land Use	Parcels	Acres
Commercial	6	1.95
High Density Residential	1	0.31
Medium Density Residential	49	18.50
Single-family Residential	612	92.87
Recreational	2	2.80
Vacant	264	60.96
Total	934	177.39

As shown in the table above, the predominant use in the eastern end of the island is single-family residential. Duplex structures are limited to oceanfront properties zoned Beach Residential 1 (BR-1). Multi-family is only allowed between the west side of 1st and the east side 27th Streets. Commercial activity is centered between 1st Street and 27th Street, with

the parking lot of the Gazebo at the terminus of Sunset Boulevard South, which passes between 1st and 27th Streets.

The majority of structures in this sub-area are elevated due to flooding risk, and there is a 35 foot building height limit island-wide.

There is no conflict in this area among residential uses and densities, although increased multi-family development use is not desired outside its existing zoned area. Residential uses are on relatively similar sized lots ranging from 4,500 square feet on the interior of the island to lots 7,500 square feet on the oceanfront. 611 of the 935 lots in this sub-area are between 4,500 square feet and 7,500 square feet. 205 of the lots are over 7,500 square feet. All buildings have a 35-foot height limitation. Some multi-family units are present, but are relatively isolated along the entranceway of the island (Sunset Boulevard South, and between 1st and 27th Streets) which is zoned Beach Business 1 (BB-1). Commercial uses and residential uses are not in conflict as the commercial uses are limited to smaller-scale tourist and island residential related (i.e. gift stores, rental agencies, small food service, motel and recreation retail). Heavy commercial and industrial uses are not allowed in the BB-1 district. There have been some user conflicts among seasonal visitors, day visitors, and permanent residents resulting from lack of available parking spaces during the peak summer days.

Table 5.4: Vacant Lots by Zoning District in Sub-Area 1 (1/21/2016)

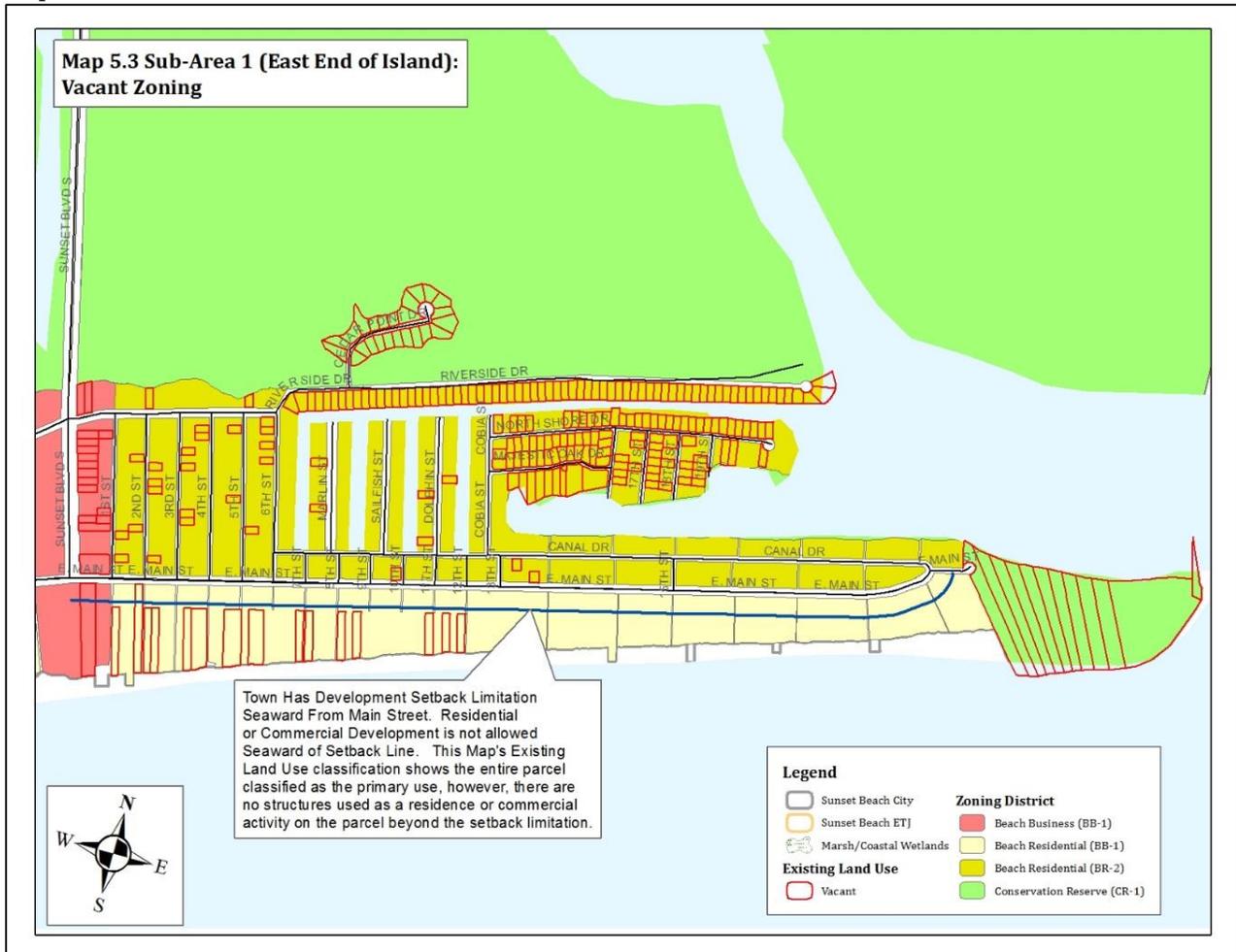
Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Zoning District	Vacant Parcels	Vacant Areas
BB-1	17	4.28
BR-1	15	7.64
BR-2	196	25.78
CR-1	36	23.26
Total	264	60.96

As of the 2010 CAMA Land Use Plan, for which the existing land use analysis was completed in 2006, there were approximately 207 vacant parcels totaling just over 42 acres. Since 2010, the number of vacant lots in this sub area has increased to 264 due to subdivision of land along North Shore Drive and Cobia Street.

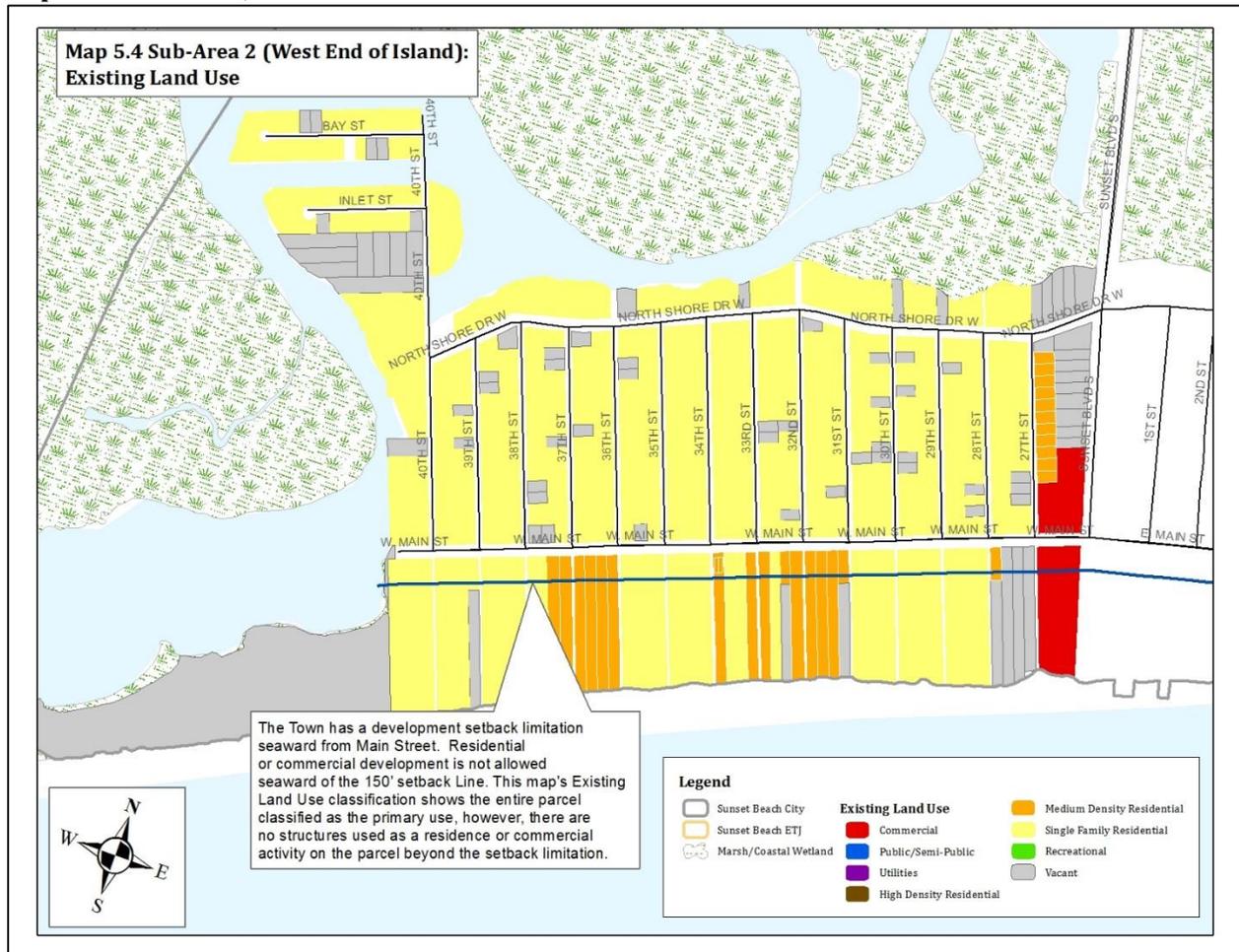
The following map graphic shows the vacant lots in each zoning district in this sub-area.

Map 5.3: Vacant Lots in Sub-Area 1



SUB-AREA 2

Map 5.4: Sub-Area 2, the Island West of Sunset Boulevard South



The existing land use statistics for Sub-Area 2 are listed in Table 5.5 below.

Table 5.5: Existing Land Use in Sub-Area 2 (1/21/2016)

Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Land Use	Parcels	Acres
Commercial	8	3.96
Medium Density Residential	29	10.97
Single-family Residential	575	93.05
Vacant	80	30.52
Total	692	138.51

As shown in Table 5.5, the predominant use in the western end of the island is single-family residential. Duplex structures are limited to oceanfront properties zoned Beach Residential 1 (BR-1). Bird Island (not shown on the Map of Sub-Area 2) is a state owned estuarine reserve and starts at the southwestern end of this sub-area in the Town ETJ.

Similar to sub-area 1, all structures in this sub-area are subject to flooding risk. However, the west side of the island is higher in elevation than the east side and not all structures have been elevated. Again, there is a 35 foot building height limit island-wide. There are a number of parcels classified as vacant, nearly all of these vacant lots are buildable under CAMA and local setback rules.

Similar to sub-area 1, the residential uses and densities do not seem to be in conflict in this area as all are on relatively uniform sized lots. It is generally not desired that multi-family use increase outside of where it is currently zoned. There are only two residential zoning districts in this area of the island, and lot size ranges from 4,500 square feet on the interior of the island to lots 7,500 square feet on the oceanfront. 344 out of the 696 lots in this sub-area are between 4,500 square feet and 7,500 square feet. There are 144 lots over 7,500 square feet.

Table 5.6: Vacant Lots by Zoning District in Sub-Area 2 (1/21/2016)

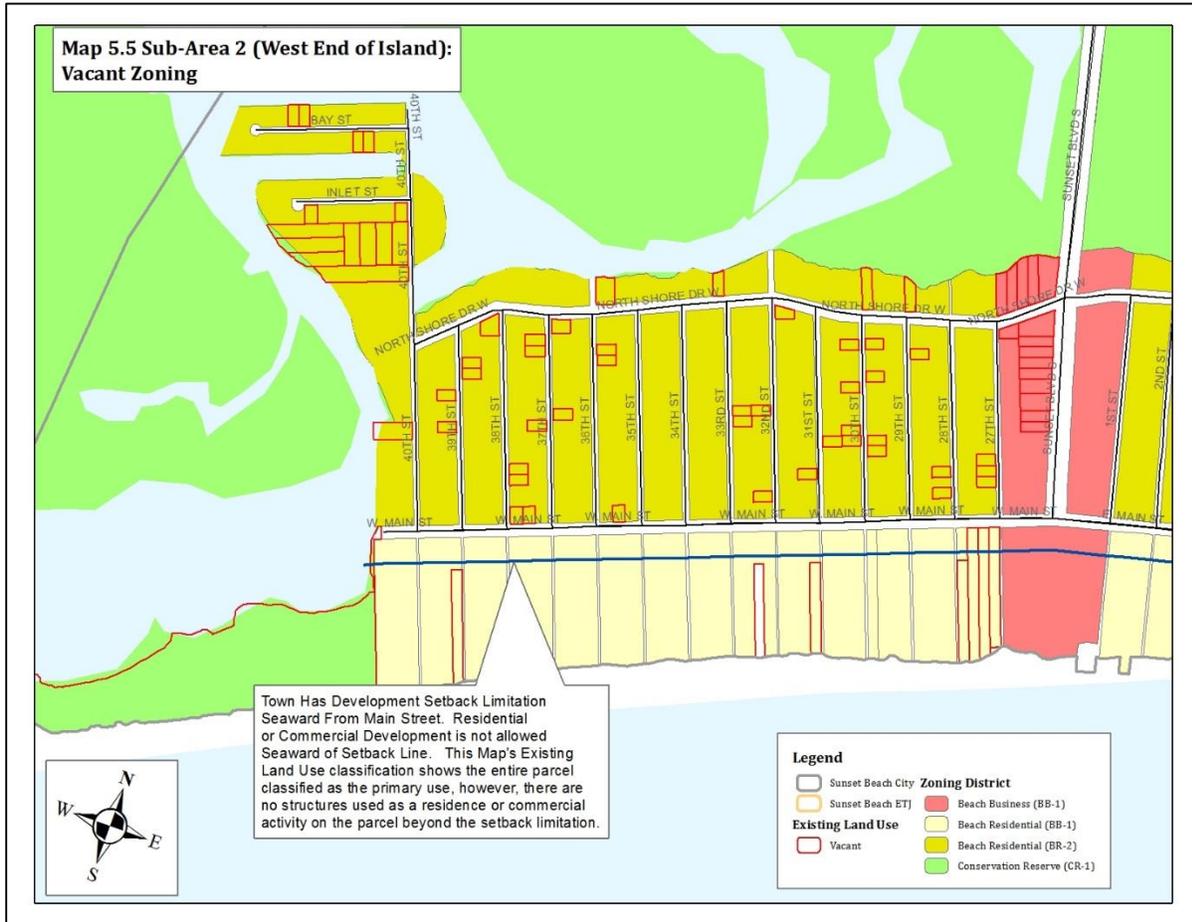
Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Zoning District	Vacant Parcels	Vacant Areas
BB-1	14	3.18
BR-1	7	4.15
BR-2	58	9.50
CR-1	1	13.69
TOTAL	80	30.52

Since the last existing land use analysis was completed, the number of vacant parcels decreased from 125 to 80. Approximately 45 previously undeveloped lots have been converted to single-family or duplex/condo units.

Map 5.5 shows the vacant lots in each zoning district in this sub-area.

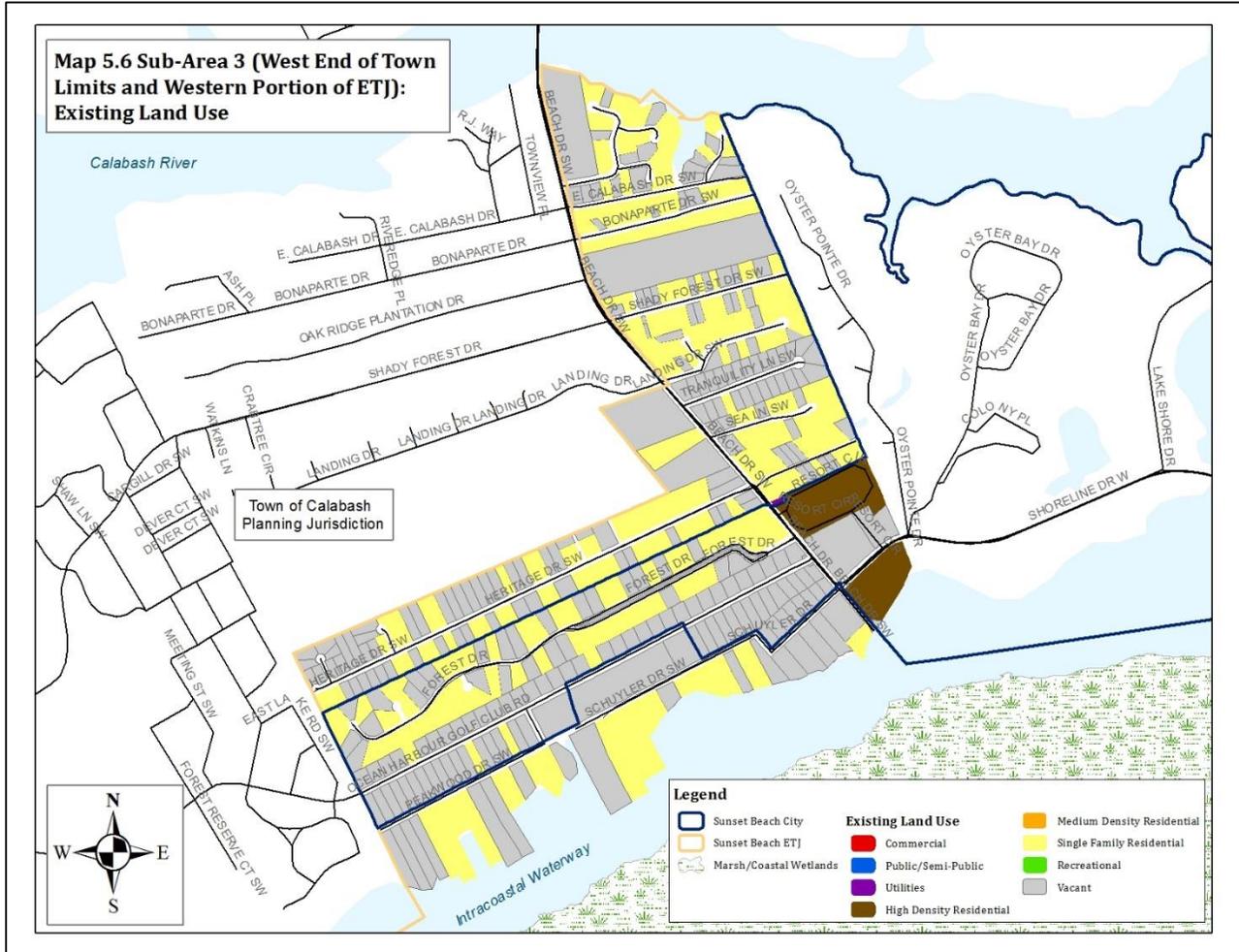
Map 5.5: Vacant Lots in Sub-Area 2



SUB-AREA 3

Map 5.6: Sub-Area 3, the Western End of the Town Limits and ETJ

Source:



The existing land use statistics for Sub-Area 3 are listed in the Table below.

Table 5.7: Existing Land Use in Sub-Area 3 (1/21/2016)

Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Land Use	Parcels	Acres
Utilities	1	0.10
High Density Residential	12	10.75
Single-family Residential	264	101.30
Vacant	266	144.60
Total	543	256.75

Within this sub-area a mixture of vacant and single-family residential uses account for more than 95% of the acreage. The majority of lots within this sub area have been subdivided for future residential use. The vacant land in this sub-area is zoned in multiple residential districts. More than 120 parcels are located in the Mainland Residential 2 (MR-

2) zoning district, which requires a minimum lot size of 10,000 square feet. Other vacant tracts and lots in this sub-area are zoned for single-family use on 15,000 square feet lots in the Mainland Residential 1 (MR-1) district. Manufactured housing is also allowed in this sub-area in the Manufactured Housing 1 (MH-1) and MH-2 zoning districts. There are some multi-family units on Resort Circle off Beach Drive SW (Hwy 179). The majority of existing single-family and manufactured housing uses are one-story structures. Single-family uses along the Intracoastal Waterway are usually elevated and two-stories in height. The building height limit is 35 feet, with some exceptions for additional height for additional setbacks from lot lines. Multi-family structures have a 50-foot height limit.

The residential uses and densities are not in conflict in this area as all are on relatively large lots. Of the 543 parcels in this sub-area, 474 are at least 10,000 square feet. All structures in this area must follow a 35-foot height limitation. Some multi-family units are present, but are relatively isolated. There are no commercial uses in this sub-area but there is land zoned Mainland Business 1 (MB-1), which would allow uses such as professional offices, retail, multi-family and hotel/motel. Heavy commercial and industrial uses are prohibited in this zoning district.

Table 5.8: Vacant Lots by Zoning District in Sub-Area 3 (1/21/2016)

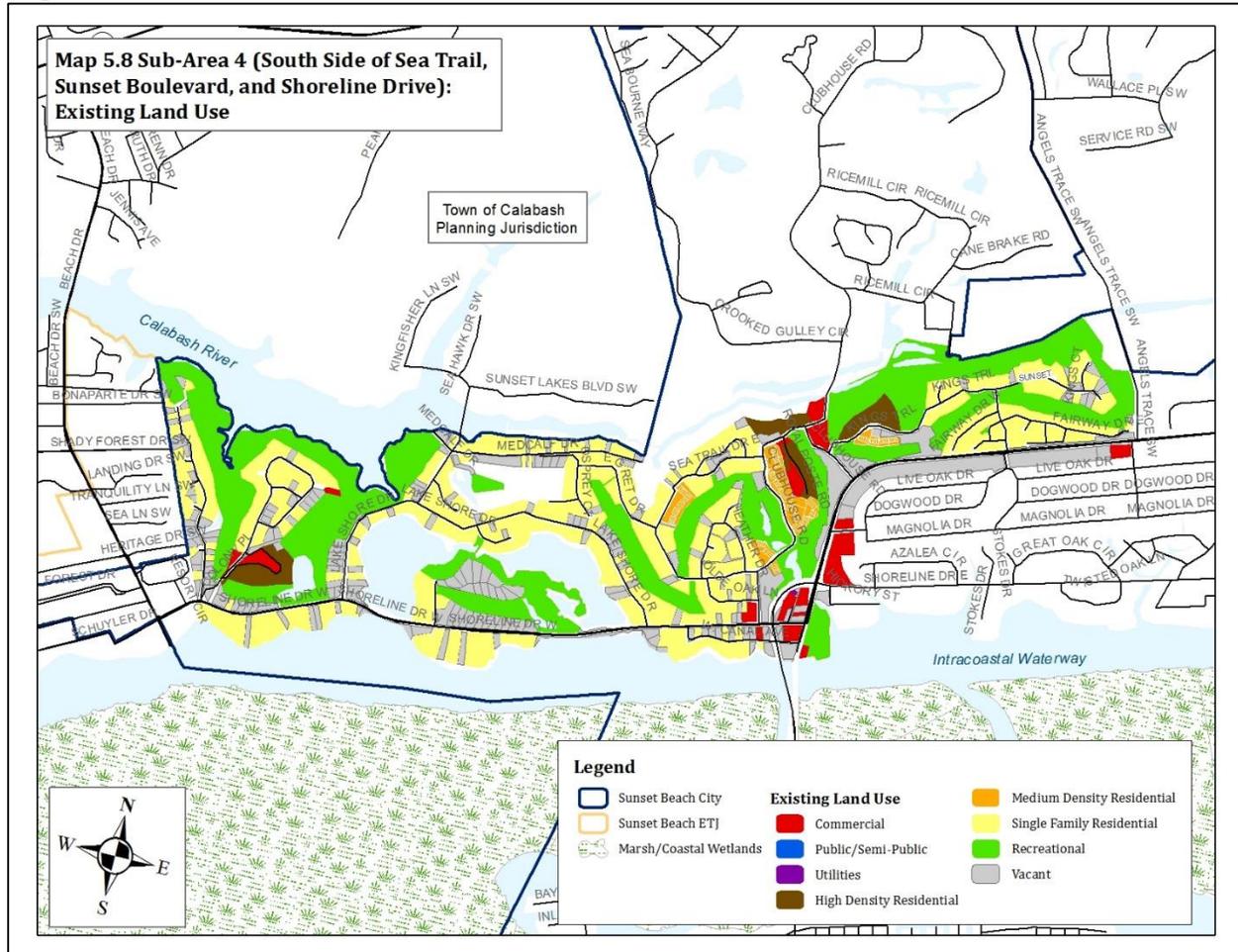
Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Zoning District	Vacant Parcels	Vacant Acres
SB-AF-1	12	19.61
MB-1	4	11.41
MH-1	77	23.88
MH-2	4	0.79
MR-1	36	19.67
MR-2	123	65.82
MR-3	10	3.43
Total	266	144.60

The following map graphic shows the vacant lots in each zoning district in this sub-area. Since the past existing land use analysis, the number of vacant lots increased from 195 to 266. The previously vacant tract of land on Ocean Harbour Golf Club Road has been subdivided for single-family residential development. This particular street is also part of the Bonaparte Landing Maritime Forest, which is considered a Significant Natural Heritage Area and described in further detail on page 4-14. The map for this sub-area is slightly different than for the previous two sub-areas. Vacant lots are shown with a bright blue outline.

SUB-AREA 4

Map 5.8: Sub-Area 4, Sea Trail South of Calabash Creek, Shoreline Drive and Sunset Boulevard



The existing land use statistics for Sub-Area 4 are listed in the Table below.

Table 5.9: Existing Land Use in Sub-Area 4 (1/21/2016)

Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Land Use	Parcels	Acres
Commercial	6	63.50
Utilities	2	5.43
Public/Semi-Public	2	7.43
High Density Residential	47	34.40
Medium Density Residential	80	12.22
Single-family Residential	472	152.38
Recreational	22	478.10
Vacant	465	832.84
Total	1,096	1,586.29

This sub-area consists primarily of residential neighborhoods connected to recreational golf courses. These areas are found in the in the Oyster Bay Golf Links, Sea Trail

development, and along the Intracoastal Waterway. Multi-family uses are found within Sea Trail plantation. The building height is limited to 35 feet, with an exception for additional height for additional setback from lot lines. The majority of single-family homes are one-story structures. Single-family along the Intracoastal Waterway is typically elevated and one to two-stories.

Zoning in this area is primarily MR-2 which only allows single-family and has a minimum lot size of 10,000 square feet, and Mainland Multi-Family Residential 3 (MR-3) which allows multi-family and single-family and has a minimum lot size of 7,500 square feet for single-family and 40,000 square feet for multi-family developments.

A large portion of the vacant land in this sub-area is along Sunset Boulevard and is zoned Mainland Mixed Use (MB-2). This area is expected to develop as mixed-use and commercial uses on 20,000 square foot lots. Multi-family residential is permitted as outlined in the MR-3 district.

Land use conflicts resulting from residential densities in this sub-area have been associated with the availability of use of community centers and common areas. As much of this sub-area is in the private Sea Trail golf and residential development, the area has shared facilities among owners and guests which become full and unavailable during peak season. Sea Trail Corporation has development plans to continue to increase both residential units and community facilities and common areas.

The newly constructed overpass bridge has changed the dynamics of the Sunset Boulevard and Shoreline Drive West area. In addition, a Town park now exists on a formerly vacant parcel that abuts the Intracoastal Waterway. A Vision Plan was prepared for this area in 2013, but was not formally adopted by the Town. Concerns in this area included the availability of parking and limitations for commercial development to provide off-street parking facilities. Over time, this area will continue to be a draw for tourists, residents, and water-based recreation users.

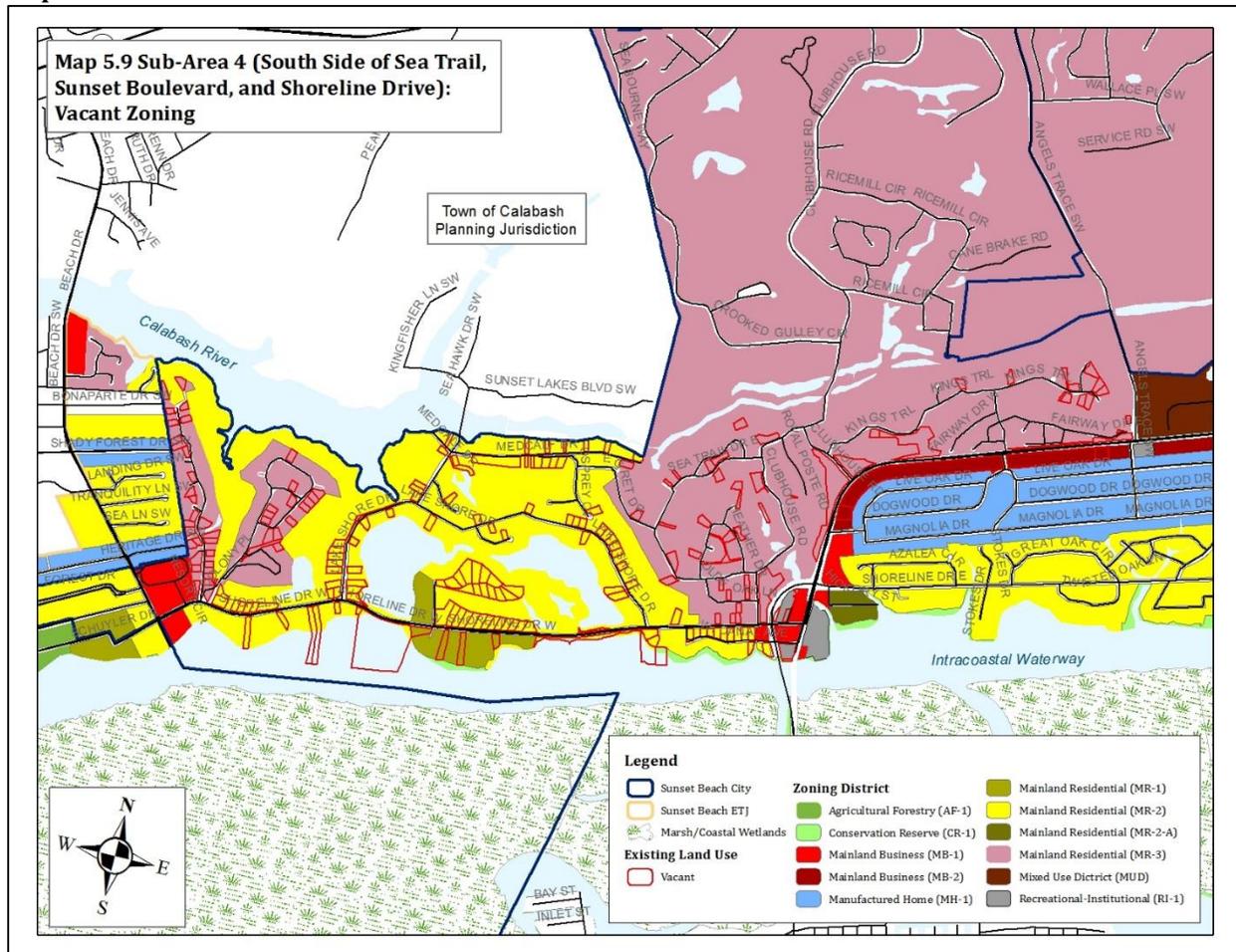
Table 5.10: Vacant Lots by Zoning District in Sub-Area 4 (1/21/2016)

Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Zoning District	Vacant Parcels	Vacant Acres
CR-1	3	2.23
MB-1	5	2.47
MB-2	4	19.68
MR-1	4	3.20
MR-2	113	70.03
MR-3	90	48.79
RI-1	4	0.79
Total	223	147.18

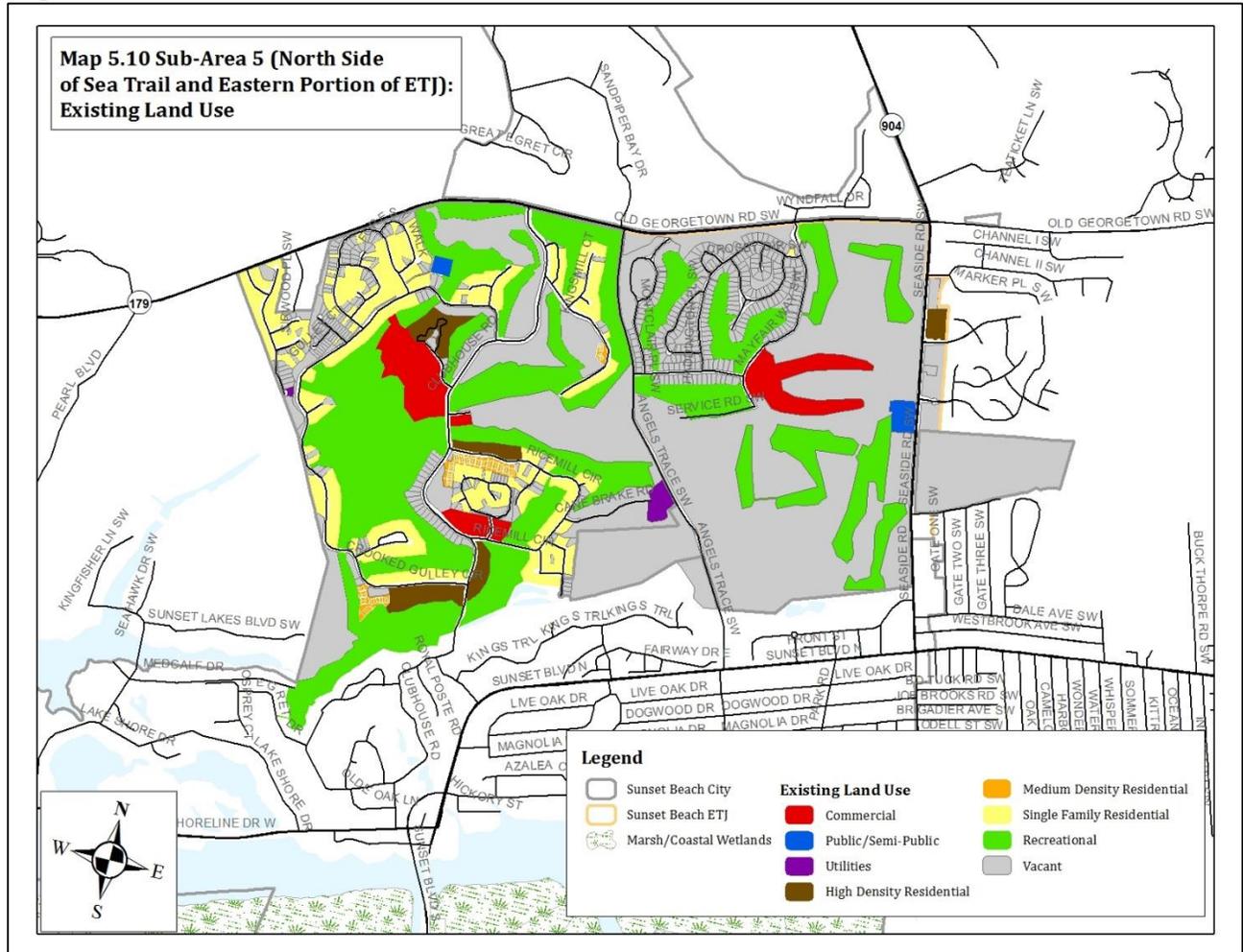
The following map graphic shows the vacant lots in each zoning district in this sub-area. The zoning district is shown color-coded.

Map 5.9: Vacant Lots in Sub-Area 4



SUB-AREA 5

Map 5.10: Sub-Area 5, Sea Trail North of Calabash Creek and the Eastern ETJ Area



The existing land use statistics for Sub-Area 5 are listed in Table 5.11 below.

Table 5.11: Existing Land Use in Sub-Area 5 (1/21/2016)

Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Land Use	Parcels	Acres
Commercial	6	63.50
Utilities	2	5.43
Public/Semi-Public	2	7.43
High Density Residential	47	34.40
Medium Density Residential	80	12.22
Single-family Residential	472	152.38
Recreational	22	478.10
Vacant	465	832.84
Total	1,096	1,586.29

Nearly the entire sub-area is designated as residential use associated with golf course recreation. There is a mix of single-family, single-family attached, and multi-family. As shown in table 5.11, the predominant use is single-family, but the potential exists for additional multi-family to be developed as land is zoned to allow for such a use. This sub-area is zoned as Mainland Multi-family Residential (MR-3), which is intended primarily for multi-family and single-family. Minimum lot size for single-family is 7,500 square feet and 40,000 square feet for multi-family structures. There are approximately 833 acres of vacant land available for future development. The building height limit is 35 feet, with additional height allowable for additional setback from lot lines. Multi-family structures have a 50-foot height limit. Ongoing concerns related to completion of infrastructure in the Jaguar's Lair community has stalled development on much of the vacant land however.

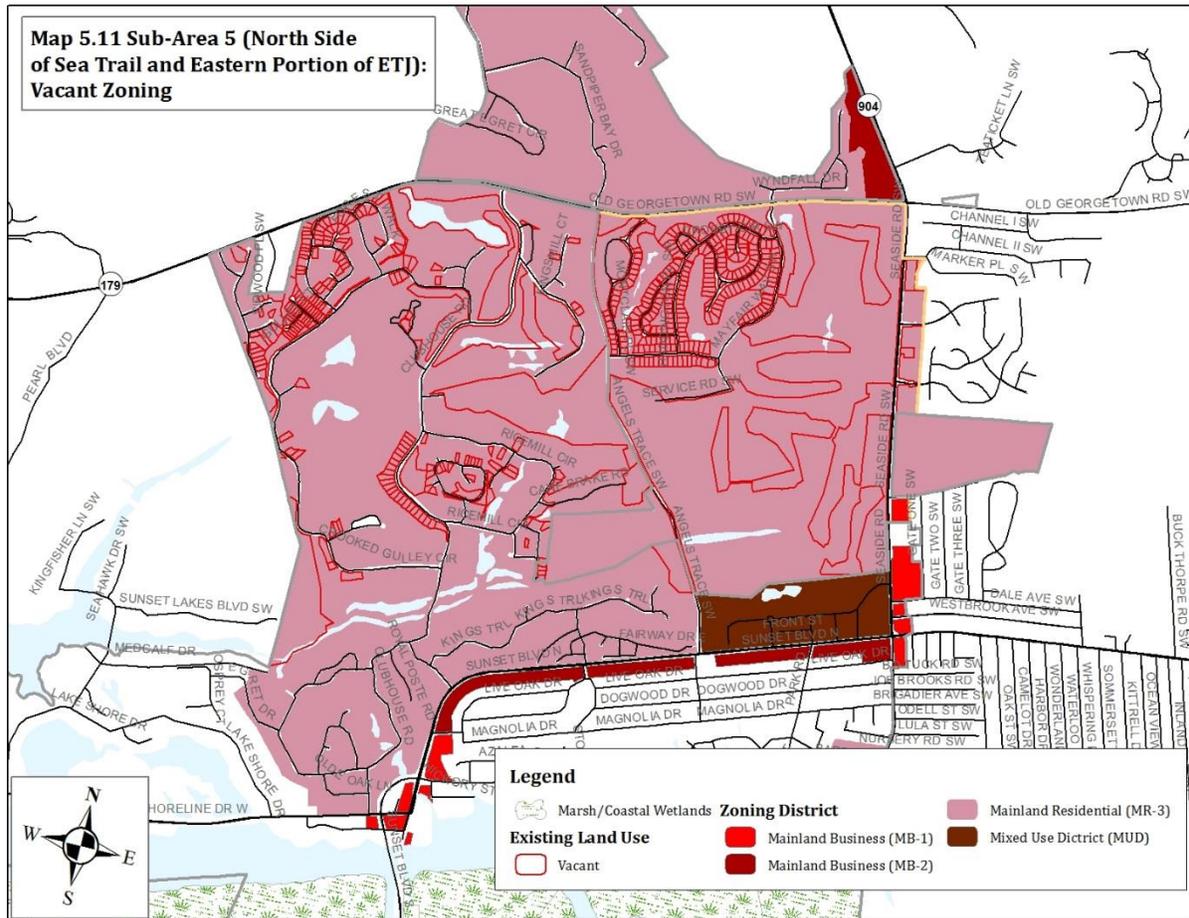
Table 5.12: Vacant Lots by Zoning District in Sub-Area 5 (1/21/2016)

Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Zoning District	Vacant Parcels	Vacant Acres
MR-3	466	832.18
TOTAL	466	832.18

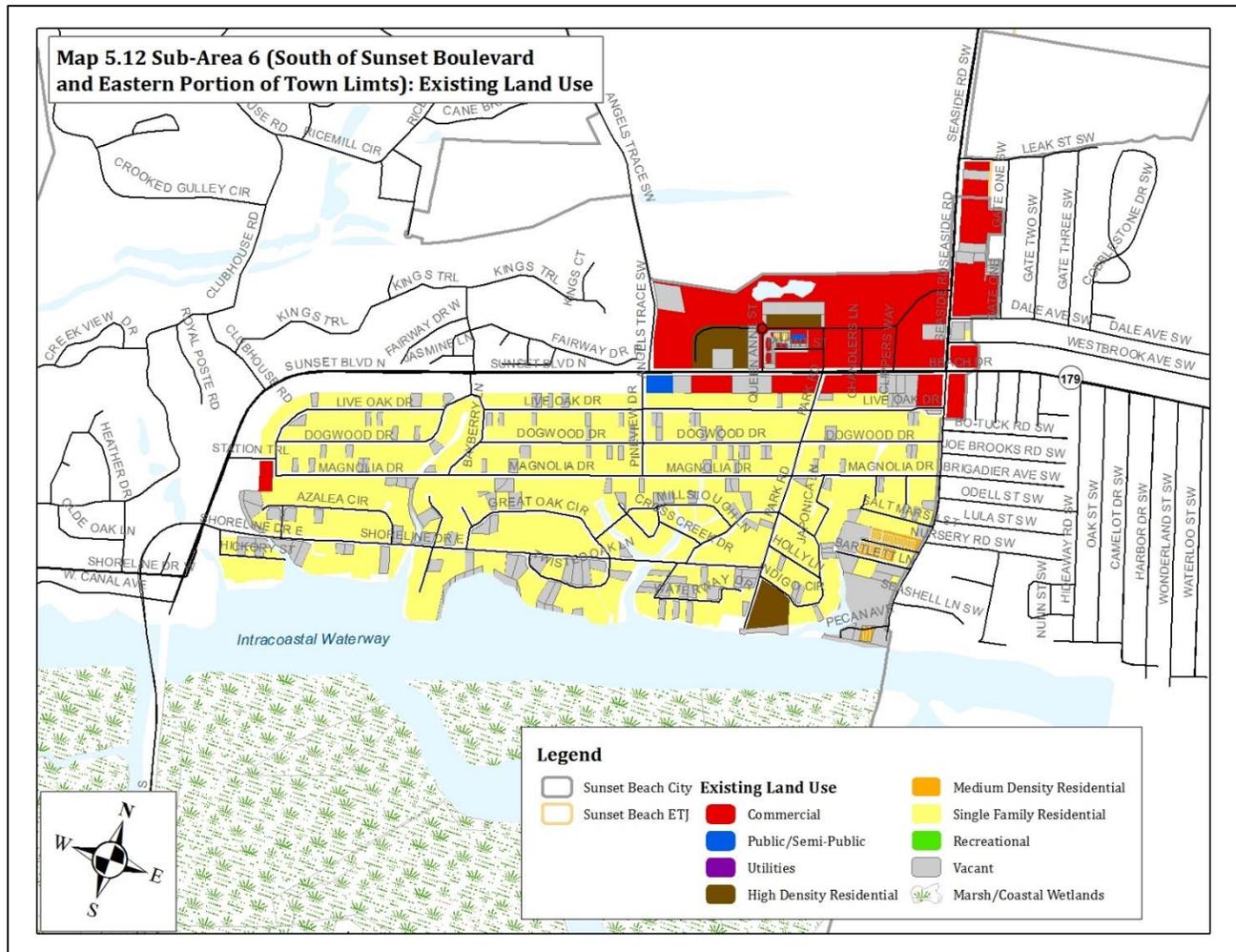
According to the existing land use analysis, there is a significant amount of vacant land within this sub-area. While past plans have been submitted for development of much of this sub-area, much of it has yet to come to fruition. Because the previous land use analysis was conducted in 2006 it did not foresee the financial collapse of 2008 and the subsequent halt of development. As of January 2016, only one lot within the Jaguar's Lair community has been built upon due to the incompleteness of required supporting infrastructure. It is expected that much of this vacant land will be developed as single-family and multi-family development and accompanying recreational golf course and community amenities.

Map 5.11: Vacant Lots in Sub-Area 5



SUB-AREA 6

Map 5.12: Sub-Area 6, Eastern Town Limits and South of Sunset Boulevard



The existing land use statistics for Sub-Area 6 are listed in Table 5.13 below.

Table 5.13: Existing Land Use in Sub-Area 6 (1/21/2016)

Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Land Use	Parcels	Acres
Commercial	46	83.51
Public/Semi-Public	2	1.56
High Density Residential	32	11.21
Medium Density Residential	44	4.14
Single-family Residential	863	257.80
Vacant	195	95.38
Total	1,182	453.60

The predominant land use in sub-area 6 is single-family residential, much of which is considered manufactured housing. In fact, nearly 75% of the parcels within this sub-area

house single-family residences. The majority of residential structures in this sub-area are one-story, with the multi-family structure and single-family homes along the Intracoastal Waterway generally being two-stories. The building height limit is 35 feet, with additional height allowable for additional setback from lot lines. Commercial development exists along Sunset Boulevard North near the intersection of Highway 904. This is the primary commercial area of the Town of Sunset Beach and is also a 70 acre master-planned mixed use community referred to as Seaside Village. It is comprised of specialty retail, service retail, office, entertainment, residential, recreational uses, and passive recreational uses. The existing city zoning for this property is Mixed Use District (MUD). Compliance with this zoning district will be required under the development standards of the Town.

The land in sub-area 6 allowing manufactured housing is zoned Manufactured Home-Conventional Home Residential District (MH-1). The minimum lot size for this district is 9,000 square feet, but the actual average existing lot size is around 10,000 square feet. The other residential zoning districts in this sub-area are Mainland Residential 2 (MR-2), Mainland Multi-family Residential (MR-3) and Mainland Residential 2A (MR-2A). These districts do not allow manufactured housing. The minimum lot size for MR-3 is 7,500 square feet for single-family and 40,000 square feet for multi-family structures. The minimum lot size for MR-2 and MR-2A is 10,000 square feet.

The vacant land along the southern boundary of Sunset Boulevard is zoned Mainland Mixed Use Business 2 (MB-2). These tracts are intended to be developed with residential and nonresidential complimentary uses located in the same complex or building (UDO Section 7.33). The building height limit is 35 feet, with additional height allowable for additional setback from lot lines. Multi-family structures have a 50-foot building height limit.

While the housing types in this sub-area are varied, the lot sizes and building heights are uniform and the multi-family structures and its zoning are relatively isolated from the larger single-family residential areas. No significant residential land use conflicts were noted. Commercial uses in this area are of the type to generate more traffic and noise (i.e. shopping centers, gas stations, and chain convenience stores), but these uses and their allowable zoning are limited to the road frontage along the thoroughfares of Highway 904 and Sunset Boulevard North.

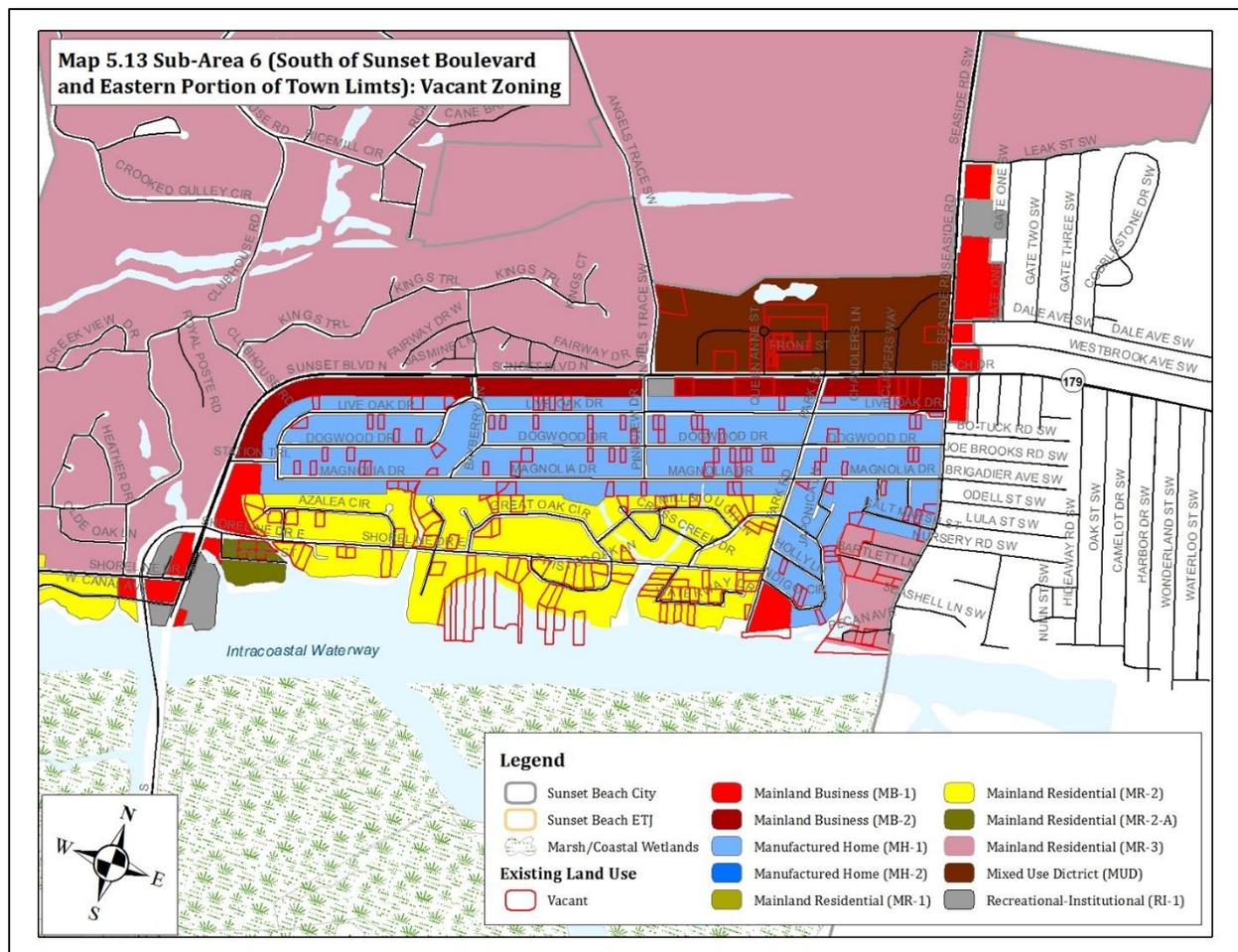
Table 5.14: Vacant Lots by Zoning District in Sub-Area 6 (1/21/2016)

Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Zoning District	Vacant Parcels	Vacant Areas
CR-1	1	0.85
MB-1	9	4.27
MB-2	6	5.68
MH-1	85	20.18
MR-2	70	38.19
MR-2-A	4	1.28
MR-3	7	14.96
MUD	12	9.74
Total	194	95.15

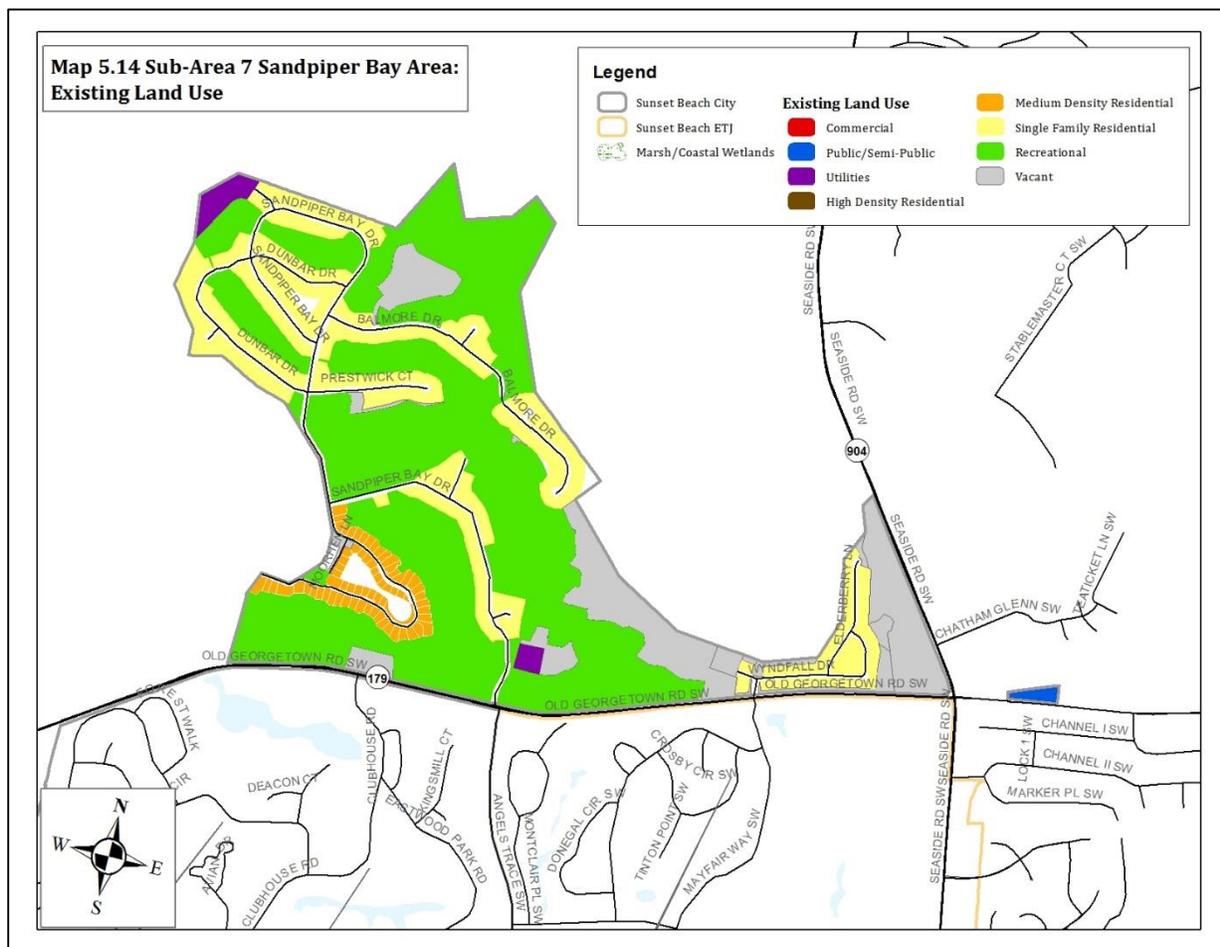
Map 5.13 shows the vacant lots in each zoning district in this sub-area. The zoning district is shown color-coded below.

Map 5.13: Vacant Lots in Sub-Area 6



SUB-AREA 7

Map 5.14: Sub-Area 7, Sandpiper Bay and Wyndfall



The existing land use statistics for Sub-Area 7 are listed in Table 5.15 below.

Table 5.15: Existing Land Use in Sub-Area 7 (1/21/2016)

Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Land Use	Parcels	Acres
Utilities	2	7.14
Public/Semi-Public	1	1.88
Medium Density Residential	69	19.13
Single-family Residential	483	112.20
Recreational	8	284.34
Vacant	18	76.95
Total	581	501.64

The predominant land use in sub-area 7 is for single-family residential. 83% of the parcels and 22% of the land acreage is currently used for single-family housing. The other major uses in this sub-area are for medium density residential (2-4 attached units) and

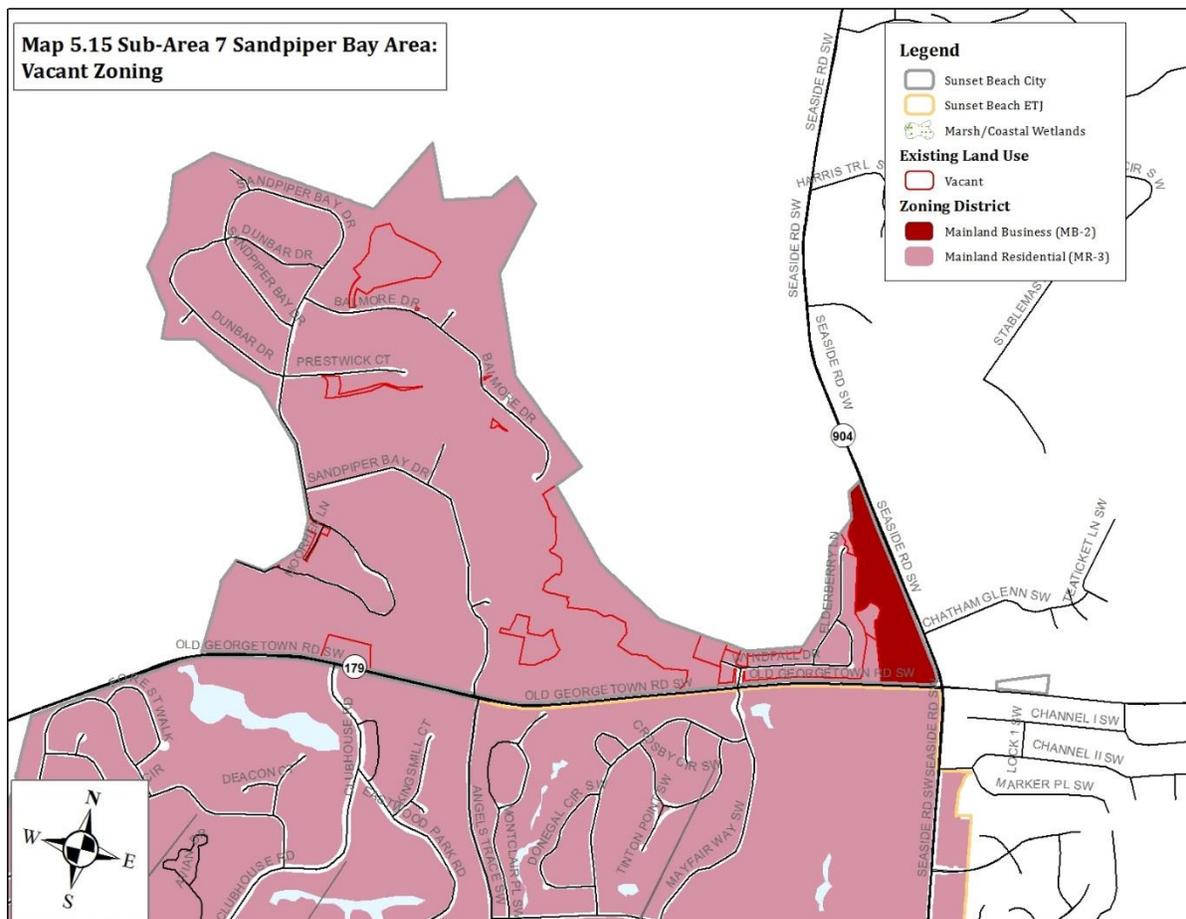
recreational golf course use. There are approximately 18 vacant parcels totaling nearly 77 acres. The majority of residential structures in this sub-area are one-story.

Table 5.16: Vacant Lots by Zoning District in Sub-Area 7 (1/21/2016)

Source: Cape Fear Council of Governments GIS, Brunswick County Tax Records, GSATS Land Use Survey

Zoning District	Vacant Parcels	Vacant Acres
MB-2	1	21.63
MR-3	17	55.32
TOTAL	18	76.95

Nearly the entire area is zoned MR-3, which allows for single-family and multi-family residential uses. The potential exists to add more residential housing within this sub-area. Additionally, there is one parcel zoned for commercial use as Mainland Mixed Use Business 2 (MB-2). This parcel could be developed for mixed use or commercial use in the future. It is located on the northwest corner of Highway 904 and Highway 179 and is directly across the roadway from an existing shopping center.



EXISTING LAND USE IN THE COUNTY JURISDICTION ADJACENT TO SUNSET BEACH

Identifying existing land use and zoning in the County jurisdiction surrounding the Town is useful for seeing what types of development patterns are occurring outside the Town, and evaluating whether these patterns will be compatible or in conflict with existing or future development in Town. Involuntary annexation is no longer an option for municipal growth in North Carolina localities. As a result, it is important to plan for redevelopment of underutilized parcels and for development of vacant infill tracts.

Sunset Beach is prohibited in expansion to the west and sections to the northwest of Town due to other municipal jurisdictions (Calabash). Approximately one mile to the east of the Town is the ETJ of Ocean Isle Beach. The area south of Beach Drive towards Ocean Isle Beach is the most densely populated area surrounding the Town. This area includes a mix of manufactured housing and single-family with some commercial activity along Beach Drive. Growth along Highway 904 between Highway 17 and Sunset Boulevard is the most likely to impact residents of Sunset Beach. Zoning within this area is shown in Map 5.16. Existing land uses within the Sunset Beach planning jurisdiction are compatible with the county zoning districts in this area. In fact, the residential densities in Sunset Beach are greater than that allowed in the county zoning district. This area is shown in Map 5.16.

IDENTIFICATION OF SIGNIFICANT LAND USE EFFECTS ON SURFACE WATER QUALITY

Almost all land uses, which are in close proximity and drain to surface water bodies, can have an effect on water quality. There are no land uses in Town which contribute significant point- source pollution to surface water, such as wastewater treatment plants or industrial type sources. The wastewater treatment plant in Sea Trail is permitted to use its treated wastewater byproduct for irrigation and spray field purposes on its golf courses. However, the Town-wide system of streets, parking lots, curbs, gutters, ditches and swales all convey non-point source pollution to local surface waters from 25 piped outfalls. These outfalls were constructed to drain storm water from properties and streets throughout the Town's jurisdiction (See Map 5-17: Town Maintained Stormwater System Outfalls Map).

However, the existing system with its piped outfalls will largely continue to convey "untreated" stormwater from existing impervious surfaces to area water. Several coastal communities in southeastern NC are retrofitting their stormwater outfall pipes to allow water to convey into the ground by perforating the piping system. The NC Coastal Federation is currently working with the Town of Wrightsville Beach on a similar project. Infill development of individual residential lots not regulated by the stormwater ordinance will also contribute to the untreated volume of stormwater runoff conveyed through the Town's stormwater system. While retro- fitting the existing stormwater system by engineered solutions can be expensive and difficult to apply equitably among existing development (i.e. having to evaluate what type of pollutant load in the stormwater comes off different properties and at what volume), there are steps the Town can take to inform citizens of already developed properties how to better contain stormwater runoff on a site by site basis. Such homeowner practices could include simple steps such as having "rain barrels" at the ends of roof gutters to collect rain water, or diverting gutter spouts to drain over grass or other vegetated areas rather than onto driveways or other impervious surfaces. Homeowner landscaping practices, if applied at a sufficient scale, could have a beneficial impact on the volume and pollutant load of stormwater runoff entering the Town maintained stormwater system. These Low Impact Development (LID - a land planning and engineering design approach to manage stormwater runoff through the use of on-site natural features to protect water quality) practices can be utilized Town-wide. A customized approach to the use of LID techniques can be identified as part of a Watershed Restoration Plan. Such a plan would identify appropriate mitigation measure to reduce runoff volumes as a means to enhance water quality. Funding is available annually to complete such plans through the NC DEQ.

The Town currently manages stormwater from new developments and major redevelopments with a stormwater ordinance administered by Brunswick County. Fertilizers and pesticides used on the local golf courses may also reach local surface waters if not properly managed and applied. Land uses along waterfronts which do not have engineered stormwater retention or vegetated buffers of at least 30 feet (50-100 feet recommended by engineers) can also contribute to surface water pollution by allowing

stormwater runoff to reach surface waters untreated. See Section 4 for information on the water quality in the Town's jurisdiction and possible sources of surface water pollution.

IDENTIFICATION OF LAND USE CONFLICTS WITH AREAS DESCRIBED IN THE NATURAL SYSTEMS ANALYSIS SECTION

This subsection identifies current and future land uses that may conflict with environmentally sensitive areas. Identifying potential conflict with sensitive areas is done by comparing the existing land uses identified in this Section with the natural features discussed in Section 4. Map 5 -18: Potential Land Use Conflicts displays vacant lands in relation to wetlands and Areas of Environmental Concern (AECs). As stated in Chapter 4, wetlands serve important and useful functions. Wetlands maintain water quality by filtering pollutants and sediments, prevent erosion and flooding from plant root systems that hold soils in place, and provide wildlife habitat and scenic areas that increase property values and quality of life. Note: there are no historic, cultural, or scenic areas designated by the state or Federal agency.

Mainland vacant tracts subject to future land use conflicts are minimal. Much of the mainland has been developed, however; where conflicts exist with non-coastal wetland such as the Jaguar's Lair area and Sandpiper Bay/Wyndfall communities, the primary wetland type is "Managed Pineland." These wetland areas are not automatically designated 404 wetlands and regulated by the Army Corps of Engineers nor are they rated as a high potential risk to the integrity of the watershed if lost.

The Calabash Creek Class area is classified as "swamp forest" and does have a "high potential risk" to watershed quality if lost by filling or draining. Calabash Creek is the headwater for the SA and shellfish classified Calabash River. The Creek runs through areas which are surrounded by existing and/or planned development.

Wetlands in the commercial area just north of Sunset Boulevard are classified as "managed pinelands" and are rated as "not a high potential risk" to the integrity of the watershed if lost. In fact, those pinelands are no longer present in this area, and manmade wetlands in the form of stormwater retention ponds now occupy much of this area as it has already begun to develop. Development of vacant lots near Stokes Drive off Shoreline Drive East, Water Oak Wynd off Shoreline Drive East, and the Millslough Lane area may contribute to further degradation of water quality. However, these lots were platted prior to many of the environmental concerns that exist today. A 75' estuarine shoreline Area of Environmental Concern (AEC) exists for lots that abut the Intracoastal Waterway (ICWW). This classification is likely due to their close proximity to estuarine waters and coastal wetlands. Due to their proximity to estuarine water and coastal wetlands, it is highly likely that any development on these properties would require a CAMA permit. Maintaining vegetative buffers at a minimum of 30 feet (50-100 feet recommended) would assist in filtering pollutants and sediments in runoff from the property and adjacent roads. State law currently requires a 30-foot buffer. Municipalities may increase this requirement if desired.

These properties are zoned for single-family residential with a minimum lot size of 10,000square feet for most areas, up to one acre lot minimum for the lots on the western most end of the jurisdiction.

On the island, vacant lots on the eastern end of the island are located within the Tubbs Inlet Hazard Area. These lots are permitted for single-family residential use with a maximum density of one dwelling unit per acre. Risks associated with inlet erosion shall fall on the property owners of such lots and development. Further discussion regarding development within Inlet Hazard Areas is found in Section 4. Vacant lots located on the sound side or border estuarine waters will be required to provide a 30' vegetated buffer to reduce sedimentation and stormwater flow into the adjacent coastal waters.

PROJECTION OF FUTURE LAND NEEDS

The CAMA planning guidelines typically require an estimate of the land needed for residential development to accommodate the expected growth in population over the next twenty years. In Sunset Beach, the projected population growth is dependent upon the amount of available housing, economic and market conditions, and the overall attractiveness of an area to a particular demographic. For Sunset Beach, the Town will continue to attract a retiree population. Limited permanent and year-round population exists, largely due to the lack of supporting employers. However, nationwide, people are migrating to the coast in greater numbers. In North Carolina, some of our fastest growing areas are located on the coast. To accommodate an increase in population, conversion of seasonal units to use for year-round residents will support additional numbers of permanent residents in Sunset Beach as there are approximately 2,420 vacant units that could more than accommodate the projected increase in population over the next twenty years. However, should the ratio of permanent to seasonal housing units remain the same then additional housing units and development must be constructed to accommodate the projected increase in permanent population.

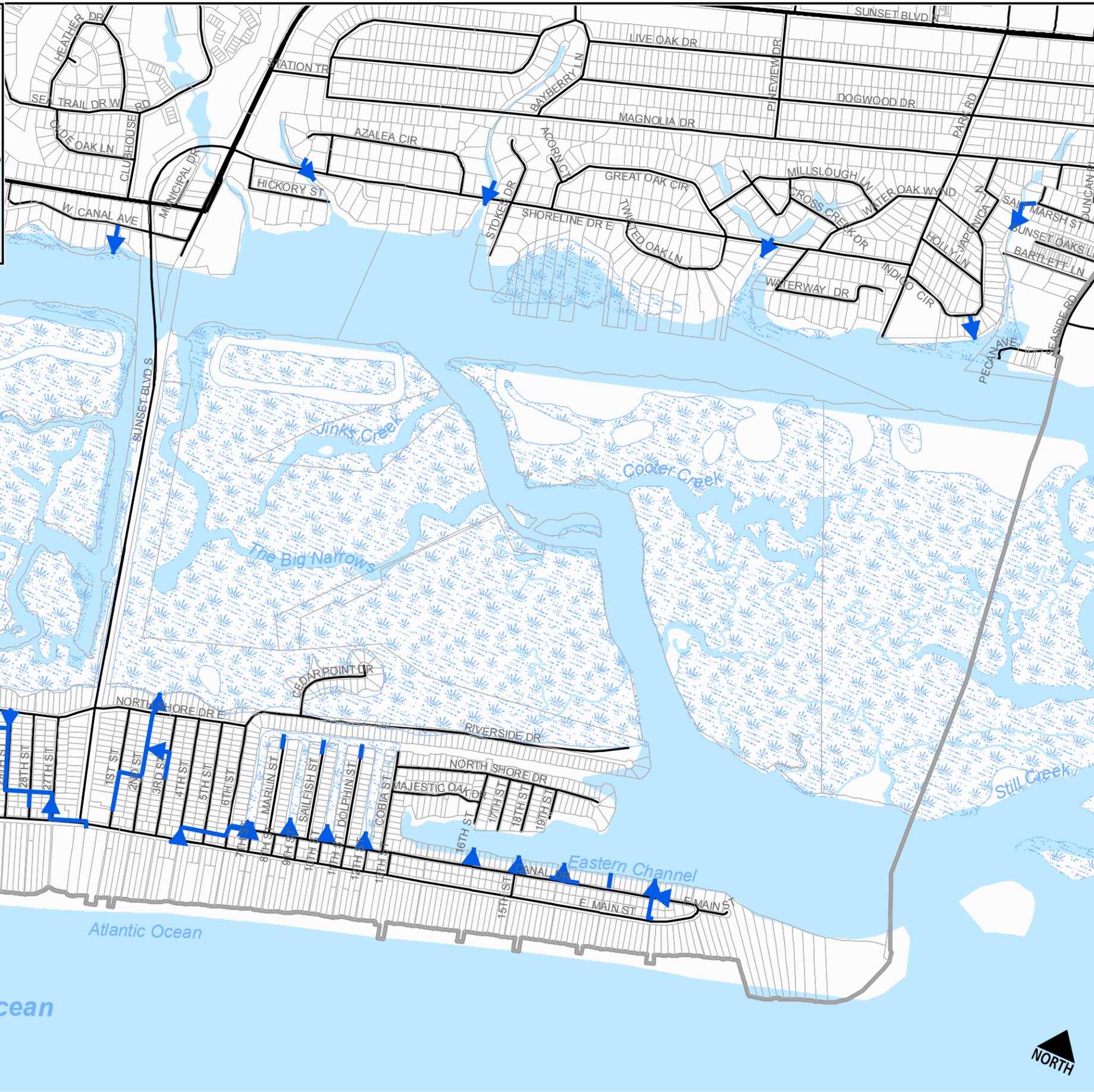
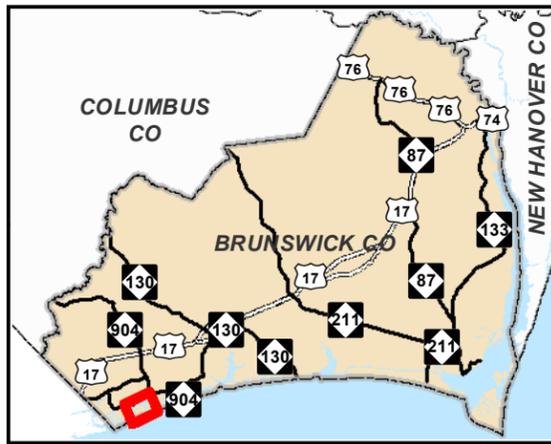
Redevelopment and re-zoning of areas to allow substantial increases in population and housing density are not desired in the Town. Nevertheless, land that was previously undevelopable due to septic limitations is now suitable for development due to the availability of sewer. If desired, increases in density on the mainland can be accommodated as a result of sewer service.

The existing density of the 2014 permanent population within the Town Limits is 1.45 persons per acre, while the estimated density of the average seasonal population is approximately 5 persons per acre. Utilizing the permanent population density is deceiving because so few residents account for such a large amount of developed acreage therefore providing an inaccurate portrayal of the Town's true density. A more accurate depiction of future land needs should be based on the seasonal population, for which the majority of the existing developed acreage is more fully utilized.

Density is derived by taking the latest 2014 Census population (3,857) and/or the average seasonal population estimate (13,454) and dividing it by the total acres of developed lands within the corporate limits (2,653 acres) that support residential use (including recreation lands, non-residential development, and road right-of-way). Note: this does not include vacant or marsh lands.

Assuming a similar ratio of permanent to seasonal population, we can estimate that the 2035 projected permanent population will be approximately 3.5 times less than the seasonal population. Using this assumption, it is estimated that approximately 21,011 individuals will occupy the Town in the summer months of the year 2035. According to the calculation, 6,003 residents will be considered permanent while 15,008 will be considered seasonal residents only. In the year 2045, based on the 3.5 multiplier above, the Town's seasonal overnight population could range between 22,729 and 24,532 people.

The projected increase of future population (*2035 seasonal population (21,011) minus existing seasonal population (13,454) = 7,557 persons*) would demand an additional 1,511 acres of land for residential and non-residential development to accommodate their use. However, only 835.32 acres of vacant land currently exists within the Town limits, therefore potentially requiring an increase in the relative density of the Town to support the estimated growth. The more probable scenario is a mix of converted seasonal units for permanent use and limited new construction growth and no net increase in density.



Town of Sunset Beach



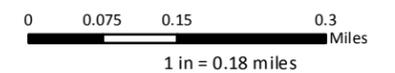
Comprehensive CAMA Land Use Plan Update

Map 5.17 Town Maintained Stormwater System Outfalls Map

Legend

- Waterway
- Waterbody
- Swamp/Marsh
- Stormwater Conveyance and Outfall Locations

Map is to be used for general purposes only. Spatial data used to generate this map was gathered from disparate sources and represent a condition at a fixed period in time. 100% accuracy of spatial data to current circumstances cannot be guaranteed. The Cape Fear Council of Governments is not legally responsible for the misuse of this map.



Map prepared by Cape Fear Council of Governments. Data sources: Brunswick Co., NCDEQ, USGS.

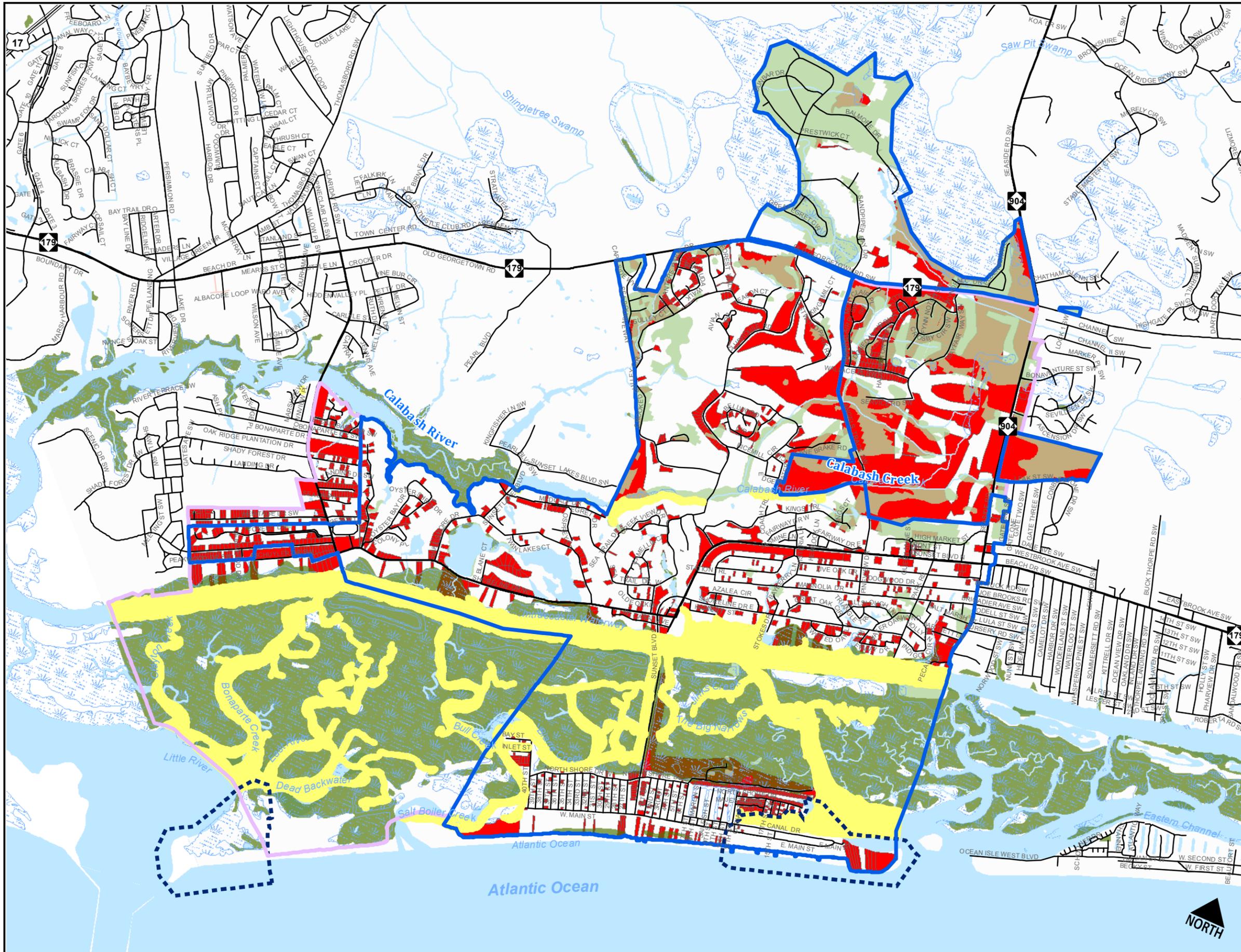


Town of Sunset Beach



Comprehensive CAMA Land Use Plan Update

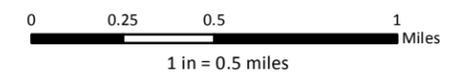
Map 5.18 Potential Land Use Conflicts



Legend

- Sunset Beach City
- Sunset Beach ETJ
- Inlet Hazard Area (IHA)
- 75' Estuarine Shoreline AEC
- Coastal Wetlands
- Non-Coastal Wetlands
- Vacant Land

Map is to be used for general purposes only. Spatial data used to generate this map was gathered from disparate sources and represent a condition at a fixed period in time. 100% accuracy of spatial data to current circumstances cannot be guaranteed. The Cape Fear Council of Governments is not legally responsible for the misuse of this map.



Map prepared by Cape Fear Council of Governments. Data sources: Brunswick Co., NCDENR, NCDOT, USGS.

