

## CHAPTER 9: FUTURE LAND USE CLASSIFICATION MAP AND GUIDELINES

The Future Land Use Classification Map is created to provide guidance for zoning and land use decisions. In Sunset Beach, the Future Land Use Classification Map (Map 9.1) largely resembles the Official Zoning Map. There are no significant changes to the existing land use pattern in the Town's planning jurisdiction. This is primarily due to the minimal vacant land available and the established pattern of growth that should remain for the foreseeable future. The map visually depicts the Town's long range land use and development goals to be implemented by the Town. The map is intended to show the community's planned future growth patterns in distinct areas (i.e. the "future land classification areas") within the Town's planning jurisdiction. The map also shows the planned future boundaries of those respective areas to ensure that incompatible uses or types of development do not encroach.

To be used in conjunction with the Future Land Use Classification Map are the Future Land Use Classification Area Development Guidelines. The guidelines provide the desired land uses and development characteristics for each respective area, as well as the intensity and density goals for each area. While the Future Land Use Classification Map and guidelines establish goals and policy direction for various areas in the Town's planning jurisdiction, it is the Town's Official Zoning Map and Unified Development Ordinance (UDO) that codifies the actual development regulations within the planning jurisdiction. Where the Future Land Use Classification Map and Guidelines differ from the Official Zoning Map and UDO, considerations for implementation of the tenets of this chapter are provided.

**IMPORTANT NOTE:** Any official land use or development related decisions made by the Town after the adoption of this Land Use Plan are expected to be consistent with both the policy statements in Chapter 10 and the development guidelines outlined in this chapter. An amendment to the Town's UDO that is inconsistent with the Future Land Use Classification Map and Future Land Use Classification Area Development Guidelines must provide explanation as to why it is reasonable and in the public interest.

### FUTURE LAND USE CLASSIFICATION GUIDELINES

This section defines the future land use classification guidelines for Sunset Beach. The future land use classification includes ten (10) land use categories. All of the future land use categories are connected to the Town's zoning districts in effect in 2016 except for the "Marsh Preserve" category. North Carolina General Statutes require that all rezoning decisions and ordinance amendments be reviewed for consistency with the Town's Land Use Plan and that if a rezoning/amendment is inconsistent with the plan, the Town must state why the decision was made.

Each future land use category includes a description, desired uses, and desired density, which is classified based on minimum lot size or Dwelling Units per Acre (du/a). Dwelling

units per acre are the number of residential units constructed per acre of lot size. Considerations for implementation of the Future Land Use Classification Development Guidelines are provided where there exists an inconsistency with the Town's Unified Development Ordinance. The following narrative outlines the key desired development guidelines for each individual future land use classification area depicted on the Future Land Use Classification Map.

## IMPLEMENTATION

To implement the guidelines outlined in this chapter, ordinance amendments should be considered where the future land use classification description differs from the requirements of the Unified Development Ordinance (UDO). It is important to remember that the future land use map and category descriptions are not regulatory in nature and are to be used a tool for revising existing development standards and guiding zoning-related decisions. The land use plan does not require that these changes be made, but rather offers guidance in the event that there is a desire to revise development regulations.

## HOW TO USE THE FUTURE LAND USE MAP AND GUIDELINES

Upon adoption of this plan, the Planning Board, Town Council, and citizens of Sunset Beach should reference this chapter in reviewing land use and development related decisions and policy implementation. Predicting substantial and significant changes to the Sunset Beach land use pattern over the next five, ten, or fifteen years is an impossible task. The Future Land Use Classification Map should be amended if significant changes occur or are proposed to occur. This will aid in consistency with changes to the Town's Official Zoning Map.

Each future land use classification (note: category is used interchangeably throughout this chapter) contained in this chapter is described with a short narrative and supporting development guidelines. To aid in clarity and to enhance legibility, each future land use classification is given its own page. The color that identifies that future land use category on the Future Land Use Classification Map is also provided on the page containing the narrative and development guidelines.

## MIXED USE

This future land use category provides access to commercial, retail, office, and limited residential uses. These land uses are primarily accessed by the motor vehicle, particularly along Seaside Road (NC 904). However, steps to encourage multi-modal travel to these locations is important. Reduced parking requirements, internal circulation patterns, sidewalks, and bicycle facilities should be considered for future development in this land use category in an effort to encourage non-motorized travel. Reducing curb cuts should be considered for all new development. The preferred land use mix is primarily commercial/retail and office with residential uses limited to upper stories of structures or as part of a Planned Unit Development. The intent of this future land use category is to encourage a walkable mixture of uses that support permanent and seasonal populations while reducing vehicular travel.

### Desired Uses:

- Commercial, Retail, Office, & Institutional
- Upper Story Residential
- Vertical Mixed Use
- Planned Unit Developments



Mixed Use

### Inappropriate Uses:

- Standalone residential development not included as part of a Planned Unit Development (PUD)

### Desired Density:

- Non-residential uses/Mixed use: 6,000 square feet minimum lot size
- Upper story residential uses: 21.7 dwelling units per acre (du/a)
- Planned Unit Developments may have a density above 21.7 du/a contingent upon appropriate supplementation standards and conditions

### Applicable Zoning Classifications:

- MB-1, MB-2, MUD

### Implementation Considerations:

- Prohibition of standalone multi-family residential development in favor of upper story residential in a vertical mixed use structure
- Inclusion of Mixed Use and/or Upper Story Residential as a permitted or special use with supplemental regulations
- Landscape enhancement through street trees and vegetation
- Inclusion of bicycle and pedestrian facilities

## ISLAND COMMERCIAL

The Island Commercial future land use category is intended to support permanent and seasonal populations inhabiting the island portion of Sunset Beach. Commercial and retail development should be encouraged that will allow for pedestrian and bicycle access. Due to high land value, parking for future establishments may be limited in favor of increased bicycle/pedestrian access. Sidewalk cafes, food markets, and retail establishments that reduce travel to the mainland for necessities should be encouraged. This land use sector should serve residents and visitors to the island portion of Town. Adequate buffering should be applied where development within this land use category abuts single-family residential uses. Residential uses may be permitted when included as part of a mixed use structure. Ground floor residential uses and standalone residential development shall not be allowed along Sunset Boulevard.

### Desired Uses:

### Island Commercial

- Commercial/Retail
- Office & Institutional
- Upper Story Residential
- Vertical Mixed Use
- Multi-family Residential and Duplexes on 1<sup>st</sup> and 27<sup>th</sup> Streets

### Inappropriate Uses:

- Standalone residential development on Sunset Boulevard

### Desired Density:

- Non-residential uses/Mixed use: 4,500 square feet minimum lot size
- Residential uses: 21.7 dwelling units per acre

### Applicable Zoning Classifications:

- BB-1

### Implementation Considerations:

- Reduced parking standards
- Prohibition of commercial encroachment on existing residential neighborhoods
- Commercial/mixed use along Sunset Boulevard with residential uses fronting 1<sup>st</sup> and 27<sup>th</sup> Streets to provide a transition to single-family residential uses
- Establishment of provisions for sidewalk cafes
- Inclusion of Mixed Use and/or Upper Story Residential as a permitted or special use with supplemental regulations and design standards
- Inclusion of bicycle and pedestrian facilities

## INSTITUTIONAL

The Institutional future land use category accounts for the development of governmental buildings and supporting services such as police and fire rescue and healthcare facilities. Few changes are expected to occur within this land use category. Future uses or development that may be suitable for this category include a senior center, community center, and/or recreation center.

### Desired Uses:

- Public institutional uses
- Healthcare related uses

**Institutional**

### Inappropriate Uses:

- Commercial development
- Residential development

### Desired Density:

- Institutional uses: 15,000 square feet minimum lot size

### Applicable Zoning Classifications:

- RI-1

### Implementation Considerations:

- Ease of vehicular access
- Availability of parking
- Establishment of a new zoning district that only addresses institutional uses rather than recreational and institutional uses combined

## HIGH DENSITY RESIDENTIAL

Limited options for high density residential housing are included on the future land use classification map. Where existing multi-family residential development currently exists, the land has been classified as High Density Residential on the future land use map. The Town desires to maintain low density development in order to protect and enhance water quality, while also maintaining its existing character. High density residential development should be constructed of quality materials that are sufficient to withstand storm damage and flood damage where applicable. Buffering and landscape material should be utilized when high density residential development abuts single-family residential uses.

### Desired Uses:

- Multi-family residential uses
- Senior housing & Continuing Care Communities

**High Density  
Residential**

### Inappropriate Uses:

- Commercial development

### Desired Density:

- Residential uses: 21.7 du/a

### Applicable Zoning Classifications:

- MR-3

### Implementation Considerations:

- Buffering and landscape material when high density residential uses abut lower density residential uses
- Provisions for open space
- Inclusion of Continuing Care Retirement Communities (CCRC) as a special use with supplemental regulations
- Inclusion of bicycle and pedestrian facilities
- Establishment of a new zoning district for multi-family residential uses/high density residential uses only and/or conditional standards and supplemental regulations to address this use

## MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential future land use category is the predominant classification located on the mainland. This future land use category supports single-family residential development at varying degrees of density. The intent of this future land use category is to preserve and protect existing single-family residential neighborhoods on the mainland. Duplex and townhouse developments are allowed within this land use category, but should be developed in a compact nature that conserves land and promotes open space. Additionally, duplexes and townhouses should not encroach upon predominantly single-family neighborhoods and streets. In such instances, design should be utilized to mitigate any impacts of duplex/townhouse development by requiring landscape material and buffering.

### Desired Uses:

- Single-family residential uses
- Two-family residential uses
- Townhouse development
- Age appropriate retirement housing

**Medium Density  
Residential**

### Inappropriate Uses:

- Commercial development

### Desired Density:

- Single-family Residential detached uses: 5.8 du/a
- Single-family Residential attached uses: 11.6 du/a

### Applicable Zoning Classifications:

- MR-3

### Implementation Considerations:

- Buffering and landscape material for duplexes/townhouse development
- Provisions for open space
- Inclusion of Continuing Care Retirement Communities (CCRC) as a special use with supplemental regulations
- Establishment of a new zoning district for single-family residential uses only and/or conditional standards and supplemental regulations to address this use

## LOW DENSITY RESIDENTIAL

On the mainland, the Low Density Residential future land use classification supports detached single-family housing. Two-family dwellings and townhouses shall not be allowed within this land use classification. Over time, the development of site-built housing should replace modular and manufactured housing in an effort to further reduce storm damage and to mitigate hazards. The majority of lots within this future land use category have been subdivided according to the minimum lot size requirements outlined in the Unified Development Ordinance. Special care should be placed upon development that is located within the Bonaparte Landing Maritime Forest Significant Natural Heritage Area (see Map 4.6) bordering Ocean Harbour Golf Club Drive and Schuyler Drive. Development within this area should be encouraged to preserve the existing tree canopy where feasible.

### Desired Uses:

- Single-family residential uses

**Low Density  
Residential**

### Inappropriate Uses:

- Non-residential development
- Multi-family residential uses
- Two-family residential uses

### Desired Density:

- Residential uses: 1.0 – 4.8 du/a (density of development should be based upon the requirements of the underlying zoning district)

### Applicable Zoning Classifications:

- AF-1, MR-1, MR-2, MR-2-A, MH-1, MH-2

### Implementation Considerations:

- Preservation of existing single-family residential neighborhoods
- Preservation of tree canopy, particularly within the Bonaparte Landing Maritime Forest, through establishment of an overlay district
- Encouragement of quality construction to mitigate potential storm damage
- Reduction/consolidation of residential zoning districts

## ISLAND RESIDENTIAL

Minimal vacant lots exist on the island portion of the Town's planning jurisdiction. As of May 2016, 344 vacant lots remain on the island. The predominant land use pattern on the island consists of single-family residential development. Infill development and replacement of aging structures will occur within the Island Residential land use category. Multi-family residential uses are discouraged within this land use category and two-family dwellings shall only be permitted south of Main Street.

### Desired Uses:

- Single-family residential uses

**Island Residential**

### Inappropriate Uses:

- Non-residential development
- Multi-family residential uses
- Two-family residential uses north of Main Street

### Desired Density:

- Single-family Residential detached uses: 5.8 du/a
- Single-family Residential attached uses: 11.6 du/a

### Applicable Zoning Classifications:

- BR-1, BR-2

### Implementation Considerations:

- Preservation of existing single-family residential neighborhoods
- Encouragement of quality construction to mitigate potential storm damage

## RECREATION

The Recreation future land use category is intended to preserve future public and private recreation/open space lands. Recreation lands such as golf course fairways, the Town Park, and the Wildlife Resources Commission boat launch should be preserved for use by future generations. In order to protect property values and enhance quality of life, these lands should be protected from future development. In the event that golf course operations are no longer commercially viable then a transition to public open space and/or preservation of these lands should be pursued. Golf course lands are currently zoned to allow for future development.

### Desired Uses:

- Preserved open space
- Active and passive recreation uses
- Golf course amenities and clubhouses
- Nature trails
- Parks, piers and docks
- Nature center and ecotourism amenities



Recreation

### Inappropriate Uses:

- Non-residential development
- Residential development

### Desired Density:

- Residential uses: N/A

### Applicable Zoning Classifications:

- RI-1

### Implementation Considerations:

- Rezoning of MR-3 lands that contain golf course open space and supporting amenities to RI-1
- Establishment of a new zoning district that only addresses recreational uses rather than recreational and institutional uses combined and/or conditional standards and supplemental regulations to address this use

## OCEANFRONT CONSERVATION

Development within the Oceanfront Conservation future land use category should be designed so as to conserve the natural features and habitat of the dynamic coastal environment in which it is located. Future development within this land use category should be clustered so as to minimize impacts to the coastal landscape and maximize the preservation of open space. Very low density single-family development may be allowed within this land use category. No more than one dwelling unit per five acres of buildable land should be allowed within this future land use category. The minimum lot size is five acres. Overall, development is discouraged within this future land use category.

### Desired Uses:

- Nature trails
- Preserved open space
- Parks, piers and docks
- Coastal educational uses that have limited environmental impact
- Public access points
- Passive recreation areas

Oceanfront  
Conservation

### Inappropriate Uses:

- Non-residential development
- Multi-family residential uses
- Single-family residential uses developed at densities greater than 0.2 dwelling units per acre

### Desired Density:

- Residential uses: 0.2 du/a (density of development should be based upon the net buildable area rather than the overall parcel/lot size)

### Applicable Zoning Classifications:

- CR-1

### Implementation Considerations:

- Conservation of sensitive and dynamic coastal environments
- Revise the CR-1 permitted use table to remove residential uses
- Revise non-conforming lot standards to limit redevelopment
- Revise density of CR-1 district to require a minimum lot size of five acres per dwelling unit
- Requirement that density calculation to be based upon only buildable area rather than the overall parcel/lot size

## MARSH PRESERVE

The Marsh Preserve category is intended to preserve and protect fragile estuarine environments from incompatible uses. Coastal wetlands and saltwater marsh areas are included within this future land use category. Public parks, docks and piers and other water dependent uses may be allowed that have minimal impacts to the wetland system. These lands should be preserved in perpetuity so as to protect the natural, scenic, and recreational value of these areas.

### Desired Uses:

- Preserved open space
- Nature trails
- Parks, piers and docks
- Public access points
- Passive recreation areas



Marsh Preserve

### Inappropriate Uses:

- Commercial or residential development

### Desired Density:

- Residential uses: N/A

### Applicable Zoning Classifications:

- No zoning district currently exists with the guidelines outlined in the Marsh Preserve future land use category.

### Implementation Considerations:

- Protection of fragile estuarine environments
- Preservation of coastal wetlands for recreation, natural habitat, fishing, boating, and storm/flood mitigation
- Establishment of new zoning district which restricts residential development and limits uses to those that are contingent upon recreation or access to public trust waters and/or conditional standards and supplemental regulations to address this use
- Establishment of supplemental regulations that restrict disturbance of coastal wetlands

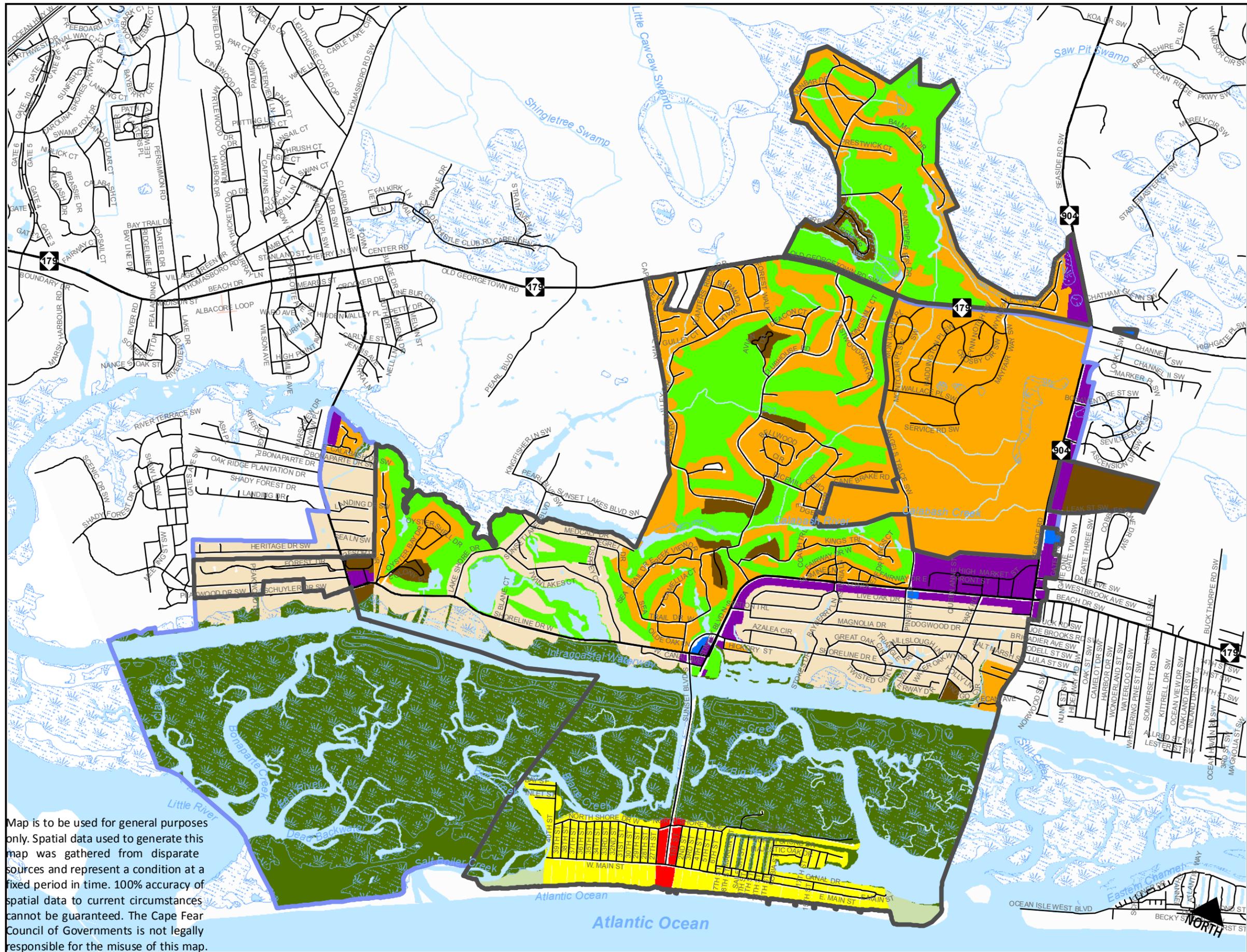
Breakdown of the percent of land in the jurisdiction allocated to the various land use classification areas is provided in Table 9.1.

**Table 9.1: Future Land Use in the Planning Jurisdiction**

Source: Cape Fear Council of Governments GIS

Land Use Type by Jurisdiction	Planning Jurisdiction (CL & ETJ)	
	Acres	Percent of Total
Future Land Use Category		
Mixed Use	166	2.4%
Island Commercial	19	0.3%
Institutional	9	0.1%
High Density Residential	160	2.3%
Medium Density Residential	1,616	22.9%
Low Density Residential	742	10.5%
Island Residential	261	3.7%
Recreation	973	13.8%
Oceanfront Conservation	32	0.5%
Marsh Preserve	2,708	38.4%
Right-of-way	373	5.3%
<b>Total</b>	<b>7,059</b>	<b>100.0%</b>

Source: Cape Fear Council of Governments.



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.

# Town of Sunset Beach

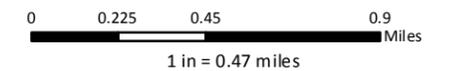


## Comprehensive CAMA Land Use Plan Update

Map 9.1 Future Land Use Classification (draft)

### Legend

- Sunset Beach City
- Sunset Beach ETJ
- Waterbody
- Swamp/Marsh
- Future Land Use**
- Mixed Use
- Island Commercial
- Institutional
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Island Residential
- Recreation
- Oceanfront Conservation
- Marsh Preserve



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

