

Town of Swansboro

CAMA Land Use Plan Update



Adoption

January 22, 2019
CAMA Approval
May 6, 2019





What is this Land Use Plan for?

A CAMA Plan does:

- Provide guidance and direction on policy and regulatory (UDO) updates
- Provide a roadmap for future development and investment decisions
- Communicate a community's vision and goals for the future
- Help inform rezonings and development decisions

A CAMA Plan does not:

- Infringe on existing uses or buildings
- Handcuff, decision-makers during rezonings
- Invoke downzonings of developed properties
- Create nonconformities
- Change the UDO



Community Driven Planning

SWANSBORO
North Carolina
CAMA Land Use Plan Update

Just Drop In!
WE WANT YOUR INPUT
TO SHAPE THE TOWN'S
FUTURE!

August 7th - 4-7pm - Town Hall
601 W Corbett Ave

For more information, please visit the project web page at <https://www.swansboro-2018-cama-lup-update.com> or contact Andrea Correll, Swansboro Town Planner, acorrell@ci.swansboro.nc.us





Community Plan

- Refined goals and objectives
- Enhanced consideration of environment and agriculture
- Context-sensitive character areas
- Focused development areas
- Enhanced appearance and sense of place
- Interconnectivity and activity
- Incorporates climate resiliency





Community Vision

1 PRESERVE AND ENHANCE SWANSBORO'S CHARMING COASTAL CHARACTER

- » Extend historic development aesthetic/elements of downtown
- » Establish architectural & aesthetic standards to preserve historic character
- » Foster and improve the town's sense of place through balanced growth that can attract residents, visitors and business investment

2 FOSTER GROWTH THAT SUSTAINS AND ENRICHES THE COMMUNITY

- » Encourage context sensitive residential development
- » Ensure infrastructure and public services keep pace with growth
- » Extend the coastal village design concept to key locations
- » Manage multifamily development in locations that create a walkable, mixed use village and promote social interaction

3 PRIORITIZE THE NATURAL ENVIRONMENT THAT IS KEY TO SWANSBORO'S QUALITY OF LIFE

- » Utilize conservation measures to protect wetlands, floodplains, environmentally sensitive areas and to enhance water quality
- » Utilize conservation-oriented measures
- » Encourage water-based recreation and tourism
- » Maximize and clarify access to the waterfront
- » Make a "place" for people that takes advantage of the unique location and natural assets
- » Improve and protect the town's natural environment in order to attract new residents and maximize the town's economic development potential

5 DEVELOP AS A CONNECTED COMMUNITY

- » Connect downtown to the north side on NC 24 and to the west
- » Connect major destinations including parks, commercial centers, schools with safe sidewalks and off-road paths

4 TRANSFORM NC 24 INTO A WELCOMING THOROUGHFARE TO SWANSBORO AND ITS HISTORIC DOWNTOWN

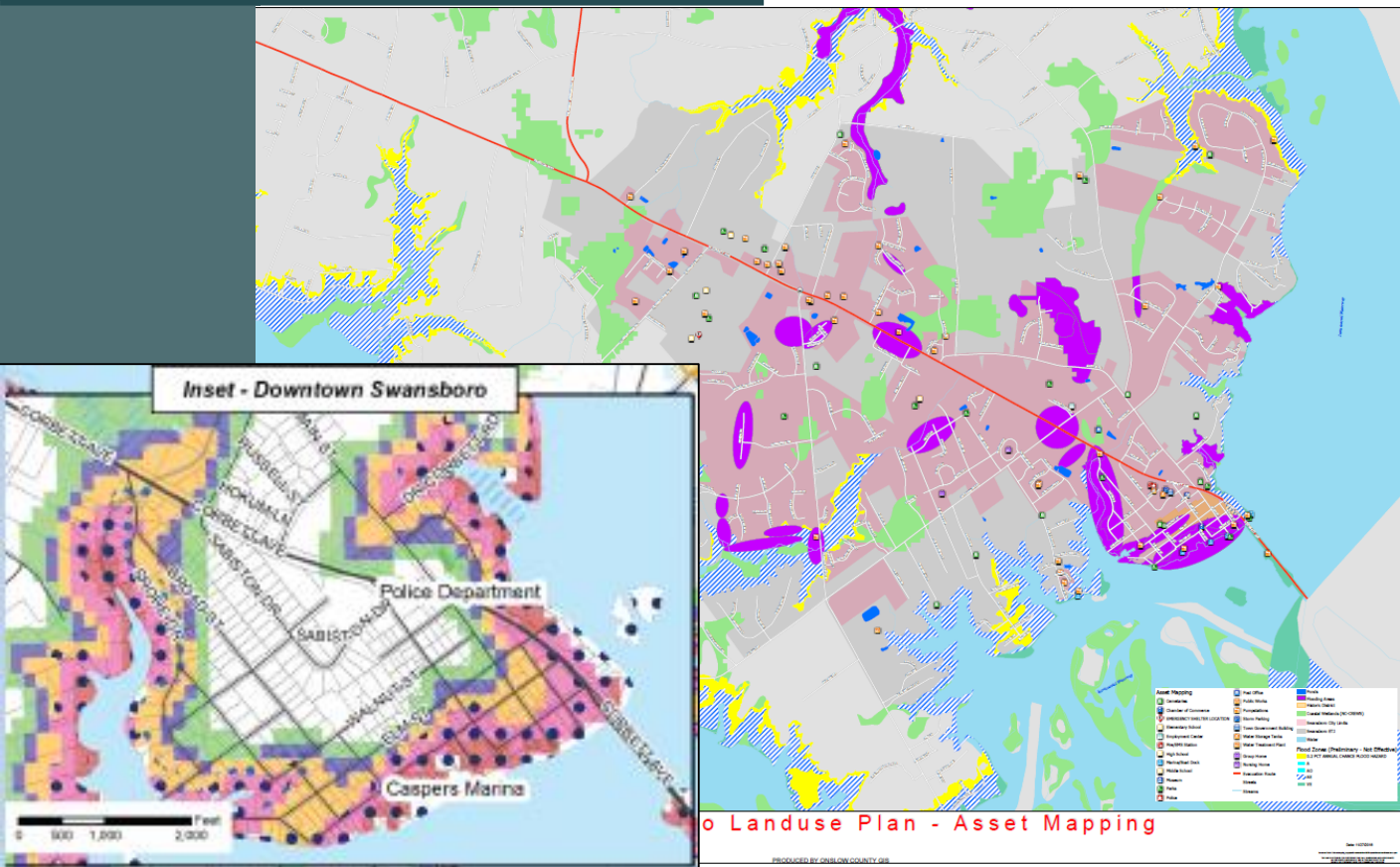
- » Encourage mixed use development at nodes/key intersections; discourage additional strip development
- » Promote placemaking and an attractive, cohesive development style along NC 24
- » The gateway corridor should be designed as a tree-lined boulevard, with trees and other landscaping along the median and both sides of the road

6 BUILD COMMUNITY RESILIENCE IN A CHANGING ENVIRONMENT

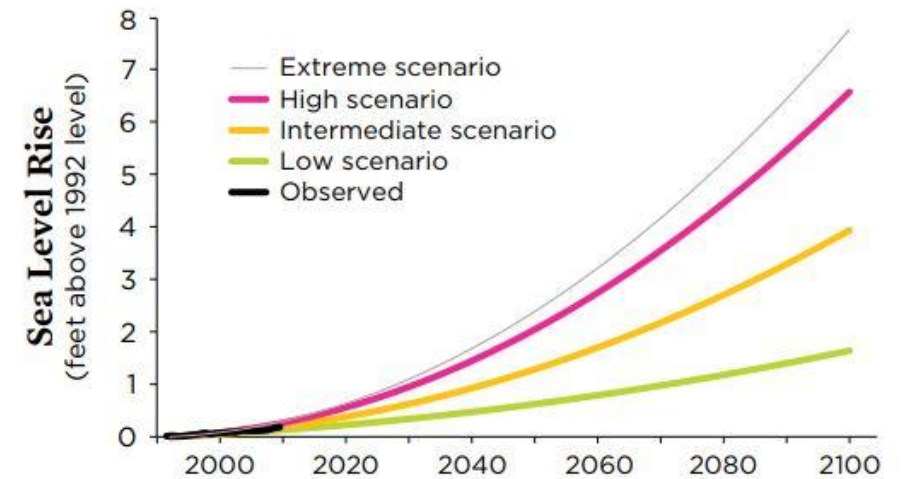
- » Direct growth and public infrastructure investment to locations that are least likely to be affected by inundation, and where necessary manage the abandonment of imperiled infrastructure
- » Accurately communicate risk and regulate high risk areas through enhanced development regulations
- » Pursue projects that will increase resiliency to storms, flooding, and sea level rise



VCAPS & Resiliency

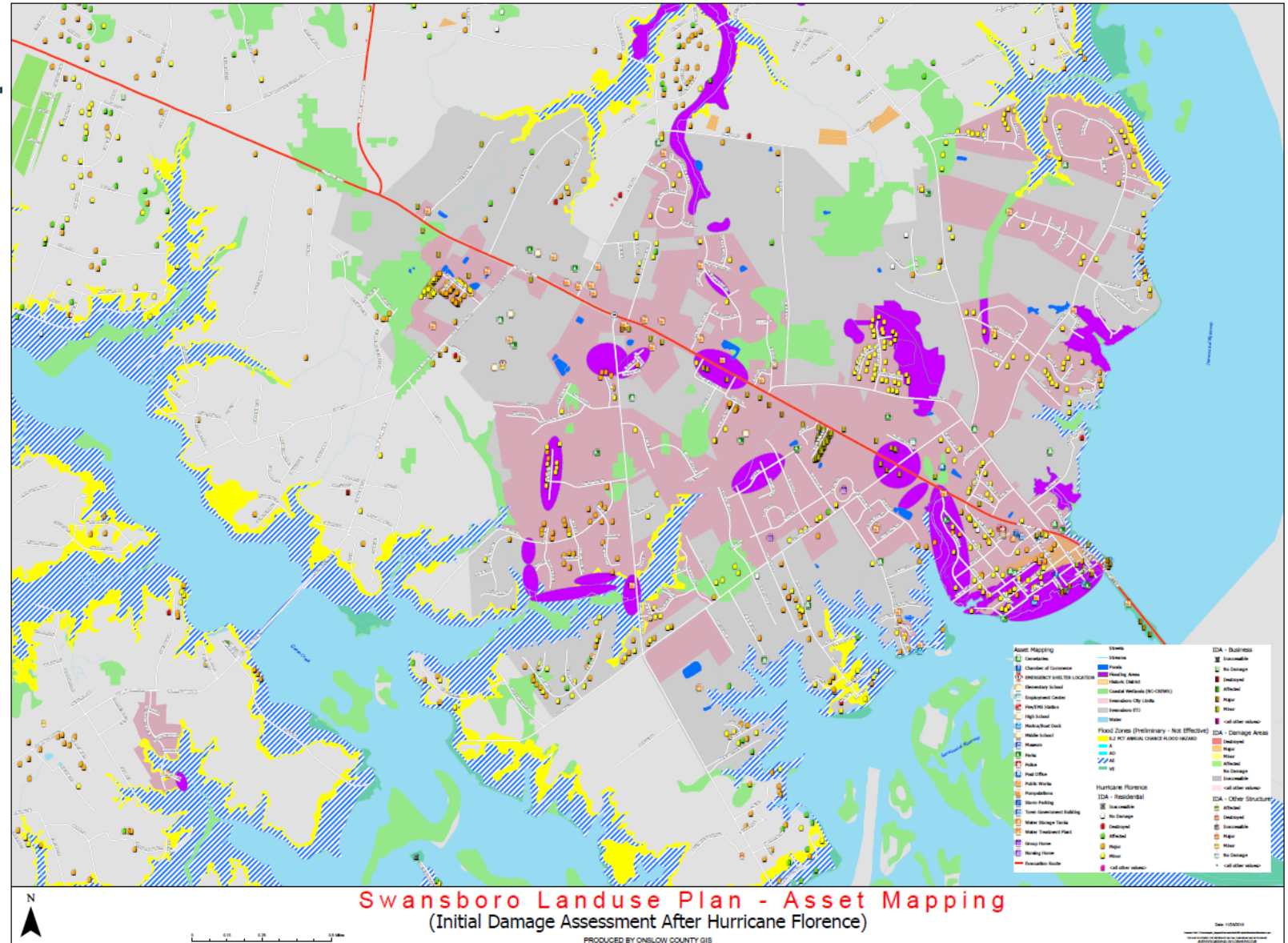


- Flooding & floodplains
- Stormwater management
- Storms & storm surge
- Sea level rise
- Asset vulnerability





Geocoded damage after Hurricane Florence

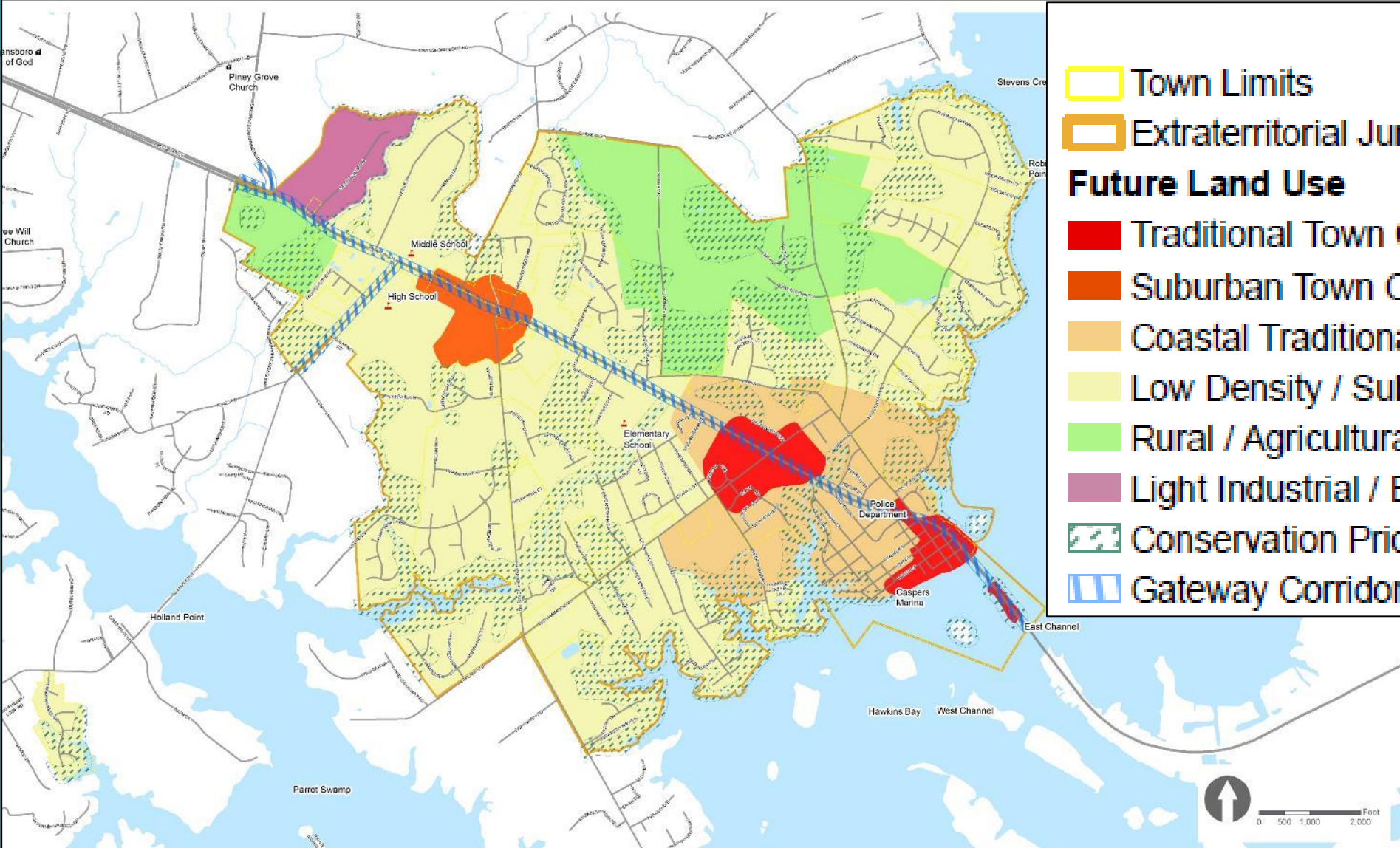




Future Land Use

Legend

- Town Limits
- Extraterritorial Jurisdiction (ETJ)
- Future Land Use**
- Traditional Town Center (TTC)
- Suburban Town Center (STC)
- Coastal Traditional Neighborhood (CTN)
- Low Density / Suburban Neighborhood (LDSN)
- Rural / Agricultural (RA)
- Light Industrial / Employment (LIE)
- Conservation Priority Area (CPA)
- Gateway Corridor (GC)





Future Land Use Map

Future Land Use

Traditional Town Center (TTC)

Suburban Town Center (STC)

Coastal Traditional Neighborhood (CTN)

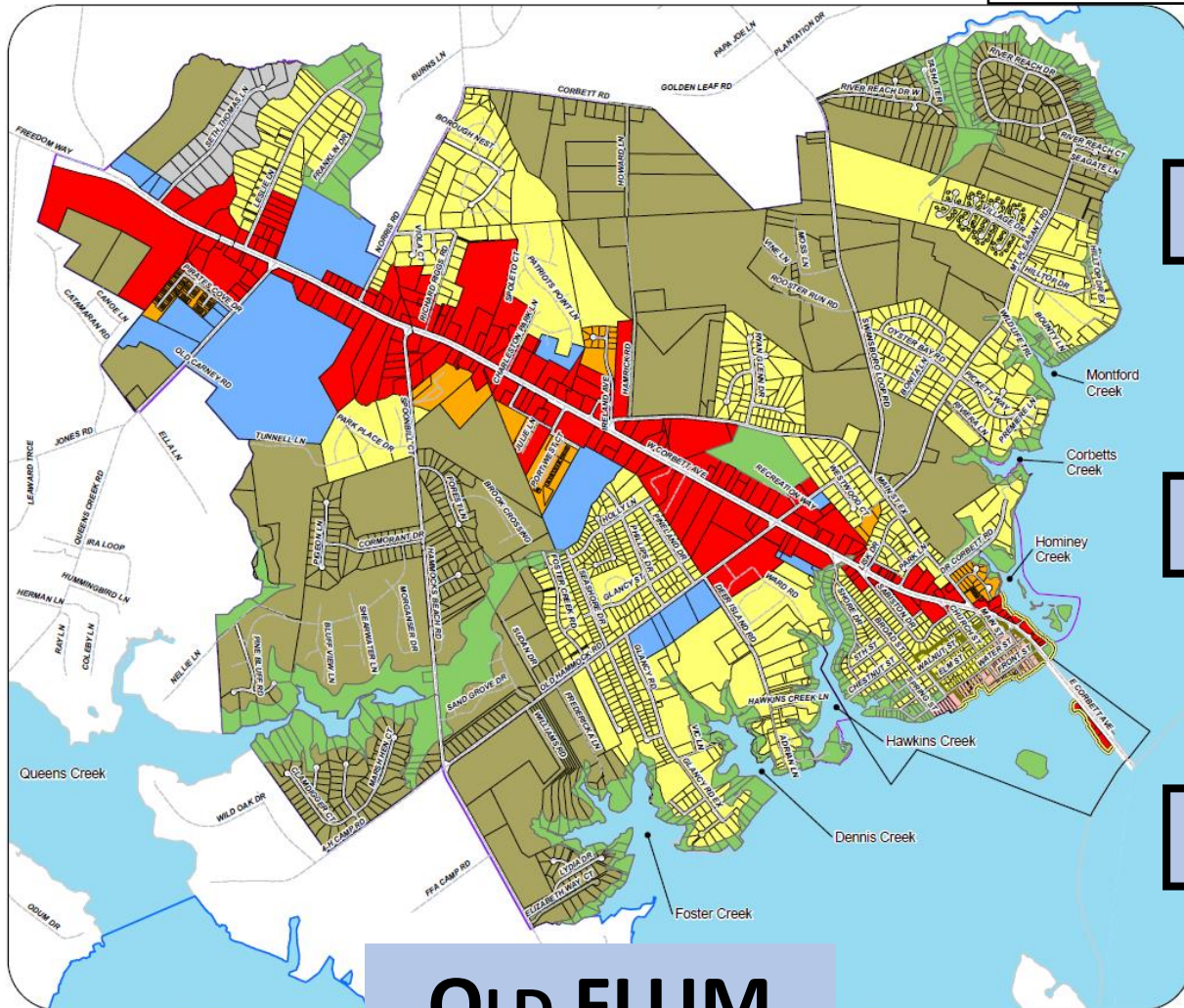
Low Density / Suburban Neighborhood (LDSN)

Rural / Agricultural (RA)

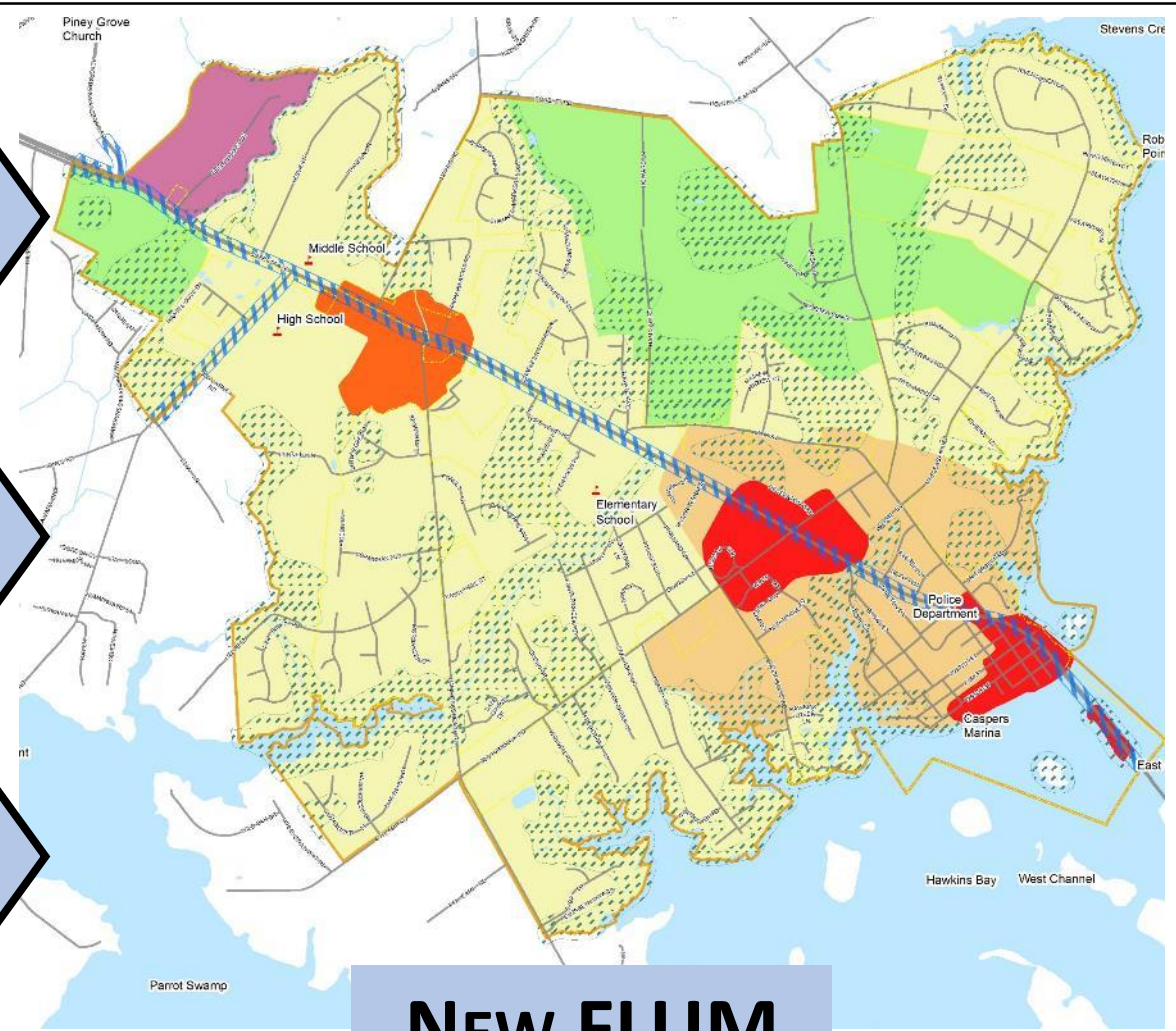
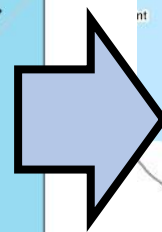
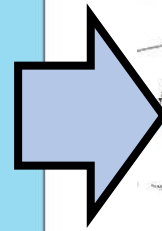
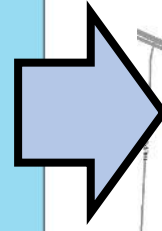
Light Industrial / Employment (LIE)

Conservation Priority Area (CPA)

Gateway Corridor (GC)



OLD FLUM



NEW FLUM



Conservation Priority Areas



CONSERVATION PRIORITY AREA (CPA)

Conservation Priority Areas represent opportunities to allow lower density development that is clustered away from and respectful of environmentally sensitive areas, agricultural areas, and priority conservation preservation areas, as identified by the community. Generally speaking, the entire coastline (including 100-year and 500-year floodplains), all wetlands (coastal and upland), and streams (perennial or “blue line” and intermittent) are priority preservation areas. This is especially true of any areas that have an impact on the estuary and biological resources therein. Agricultural preservation was also identified as important to the community, and so some agricultural lands are also identified as priority preservation areas.

CHARACTER

Generally speaking, the Conservation Priority Area (CPA) includes all land inside of and within 50 horizontal feet of any of the following:

- » 500-year floodplain
- » coastline
- » wetlands, both coastal and upland
- » top-of-bank of streams, creeks, and rivers, both perennial and intermittent
- » large agricultural tracts of land
- » “Moderate” to “High” priority areas from the Conservation Suitability analysis.

Development within this overlay should respect the natural environment that creates the quality of life that defines Swansboro. Clustering development away from sensitive environmental features or assets (views, habitat, etc.) is required. Deviations from typical lot standards may be necessary to accommodate clustering.

TYPICAL STREET SECTION

Streets will respect the underlying FLU designation, but may be designed with additional criteria that respect and enhance the natural environment. In particular, additional or enhanced flooding mitigation or stormwater treatment measures may be necessary.





Rural Agricultural



RURAL / AGRICULTURAL AREA (RAA)

A respect for agricultural areas was determined to be an important character of the Swansboro area. Rural views and working farms were once a major component of the landscape. Contrary to common conception, farms are not idyllic gardens or “neighborhoods waiting to develop” but are an almost industrial-type use where soil is worked and food/products are grown and harvested by large machines. These higher, flatter, drier areas are often the first to be consumed by development, and that has occurred in Swansboro, even as recently as the construction of the new high school. Preservation of the existing agricultural areas was therefore prioritized with the creation of a FLU designed to protect these landscapes.

CHARACTER

Residential structures are typically separated from each other by large yards and/or working farms that may contain industrial-style structures like pole barns or large metal sheds. Farm equipment and machinery is likely to be found stored outside either year round or in between jobs. Landscaping is often sparse and generally is subservient to the uses on the farms.

TYPICAL STREET SECTION

Rural roads with ditches and very little accommodation for pedestrians. Additional right-of-way may be reserved if the road is a rural thoroughfare, or likely to be widened and improved in the future.





Next Steps

Natural Hazard Areas:

- Continue to provide information to residents and the development community on the risks and best available data relating to environmental resources and conditions.

Prioritize Capital Improvement Projects in Areas that will increase overall resiliency to Storms and Flooding





Next Steps

- Use current, best available sea level rise projections and environmental vulnerability knowledge when making public infrastructure investment decisions.
- Strengthen development standards to enhance resiliency to storms, flooding, and an uncertain climate future.





Next Steps

- **Combine waterfront access with habitat restoration and storm resiliency and storm resiliency**
- **Invest in water quality projects that enhance both quality of life and natural environment**

- **Implement the actions identified in the VCAPS Study**

