

CHAPTER 5: LAND USE AND GROWTH MANAGEMENT

This chapter outlines existing development patterns in the Town of Ocean Isle planning jurisdiction and further classifies what is on the ground today. In addition, the chapter provides a brief build-out analysis and delineation of available vacant land on the island and mainland. To conclude, the future land use map and narrative outline desired growth patterns and guidance for land use decisions over the next ten to twenty years. Goals, policies, and recommended actions are provided relating to land use and development at the end of the chapter.

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 may occur 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 is feasible and/or desirable will be identified. The information in this section will also assist in establishing the Town’s Future Land Use Map.

SOURCE OF EXISTING LAND USE ANALYSIS AND MAP

The Existing Land Use Map and tables were created by the Cape Fear Council of Governments using Brunswick County Tax Records updated on November 2016, 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.

LAND USES IDENTIFIED IN THE PLANNING JURISDICTION

The existing land uses in the planning jurisdiction include:

- Residential
 1. Single-Family (Duplex included)
 2. Multi-Family (3 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, etc.)
 4. Convenience stores

5. Restaurants (all food service)
 6. Hotel/motel
- Airport
 - Cemetery
 - Church
 - Recreational (park, golf course, clubhouse and/or common area)
 - Public/Semi-Public (state, federal or local government owned)
 - Vacant (undeveloped land)
 - Utilities
 - Marsh/Spoil (areas where development of the parcel is unlikely due to environmental constraints)
 - Unbuildable (land subject to coastal erosion)

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 2,820 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.

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

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

Area (Limits and ETJ)	Acreage (Approximations)
Total Corporate Limits	2,640
“Land Above Mean High Water”	1,570 (60%)
“Water/Marsh/Spoil”	1,070 (40%)
Total ETJ	1,750
“Land Above Mean High Water”	1,250 (70%)
“Water/Marsh/Spoil”	500 (12%)
Total Planning Jurisdiction	4,390

The Existing Land Use Table (Table 5.2) provides a 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 on the island and the mainland. The existing land use categories are also classified throughout the entire planning jurisdiction.

Table 5.2: Existing Land Use in the Planning Jurisdiction

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

Land Use Type by Area	Island Parcels			Mainland Parcels			Planning Jurisdiction (Mainland & Island)		
	Parcel Count	Acres	Percent of Island	Parcel Count	Acres	Percent of Mainland	Parcel Count	Acres	Percent of Total
Airport	0	0.00	0.00%	12	51.73	2.48%	12	51.73	1.52%
Cemetery	0	0.00	0.00%	1	1.00	0.05%	1	1.00	0.03%
Church	2	1.06	0.08%	0	0.00	0.00%	2	1.06	0.03%
Civic Club, Lodge, Hall	3	1.15	0.09%	1	0.76	0.04%	4	1.91	0.06%
Commercial	65	21.30	1.63%	98	65.45	3.13%	163	86.75	2.55%
Marsh/Spoil	0	539.39	41.21%	5	37.94	1.82%	5	577.33	16.99%
Public/Semi-Public	6	1.22	0.09%	2	389.44	18.64%	8	390.66	11.49%
Recreational	4	1.71	0.13%	5	63.53	3.04%	9	65.25	1.92%
Multi-family Residential	67	58.60	4.48%	0	0.00	0.00%	67	58.60	1.72%
Single-family Residential	2,511	369.26	28.21%	1,000	335.21	16.04%	3,511	704.47	20.73%
Unbuildable	323	95.13	7.27%	1	1.23	0.06%	324	96.36	2.84%
Utilities	2	0.24	0.02%	2	1.54	0.07%	4	1.78	0.05%
Vacant Land	559	219.79	16.79%	692	1,141.90	54.63%	1,251	1,361.69	40.05%
Total	3,542	1,308.86	100.00%	1,819	2,089.73	100.00%	5,361	3,398.59	100.00%

*Water and right-of-way are not included in the acreage table above.

According to the existing land use analysis, vacant land accounts for the largest percentage of land within the Ocean Isle Beach planning jurisdiction. Throughout the planning jurisdiction there are 1,251 vacant parcels consisting of more than 1,300 acres of land. However, the majority of the vacant land is found on the mainland, with only 219.79 acres of vacant developable land located on the island. Single-family residential land uses account for the greatest percentage of developed land on both the island and the mainland. Commercial development is limited throughout the planning jurisdiction and only accounts for 2.5% of Town's acreage.

BUILD-OUT ANALYSIS

Based on a schematic analysis of vacant land by zoning district, it is possible that within the Town's planning jurisdiction (corporate limits & ETJ/island & mainland), an additional 9,275 dwelling units could be constructed at build-out with the Town's current regulations. It should be noted that this calculation is based merely upon the total vacant acreage, and with the assumption that it will be dedicated solely to residential uses. Current zoning rules permit residential uses within all of the Town's commercial zoning districts. As such, it is feasible that much of the commercial zoning districts will be developed for residential purposes. As stated previously, the vast majority of developed land has been constructed for residential purposes.

Table 5.3: Vacant Land by Zoning District

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

Zoning District	Acres	Potential Dwelling Units
C-1: Commercial Accommodations*	51.36	308
C-2: Commercial Business*	13.04	89
C-2M: Commercial Causeway Mainland	45.58	373
C-3: Commercial highway district	454.74	3,728
R-1: Single-family Residential*	155.39	930
R-1M: Single-family and Two-family Residential District Mainland	75.61	453
R-2M: Multifamily Residential District Mainland	502.63	3,015
R-3: General Residential District	63.33	379
Total	1,361.68	9,275

*Island Zoning District.

On the island, there is approximately 220 acres of vacant land – the majority of which is zoned primarily for single-family residential uses (R-1)(See Map 5.2). If all the vacant land were developed for residential purposes at the maximum density allowed, then an additional 1,327 residential units could be built. This would equate to an additional 8,625 persons – during the summer months – based upon an occupancy of 6.5 persons per unit. When added to the current peak seasonal population (19,977), the total estimated peak seasonal population at build-out is 28,602, which is less than the estimated year 2045 peak seasonal population (35,702) provided in Chapter 2. Assuming there are no significant changes to density regulations over the next thirty years, and no significant increase in hotels/motels, then the peak seasonal population at build-out will likely be less than 30,000 persons – on the island. However, if a similar ratio or permanent to seasonal residents continues (1 permanent to 33.46 seasonal) then changes to land use regulations will be required to accommodate demand for residential housing.

IDENTIFICATION OF LAND USE CONFLICTS

This subsection identifies 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 Chapter 3. Map 5 - 3: Potential Land Use Conflicts displays vacant lands in relation to wetlands and Areas of Environmental Concern (AECs). As stated in Chapter 3, 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.

The most significant potential environmental land use conflicts exist on the mainland where non-coastal wetlands are found on vacant land. Areas of Managed Pineland wetlands are often found not to impose impacts to development; however, wetlands classified as Pocosin may pose constraints due to potential designation as 404 wetlands. Portions of vacant land just west of the Lowes shopping center displays acreage designated as Pocosin and therefore may be environmentally constrained to future development.

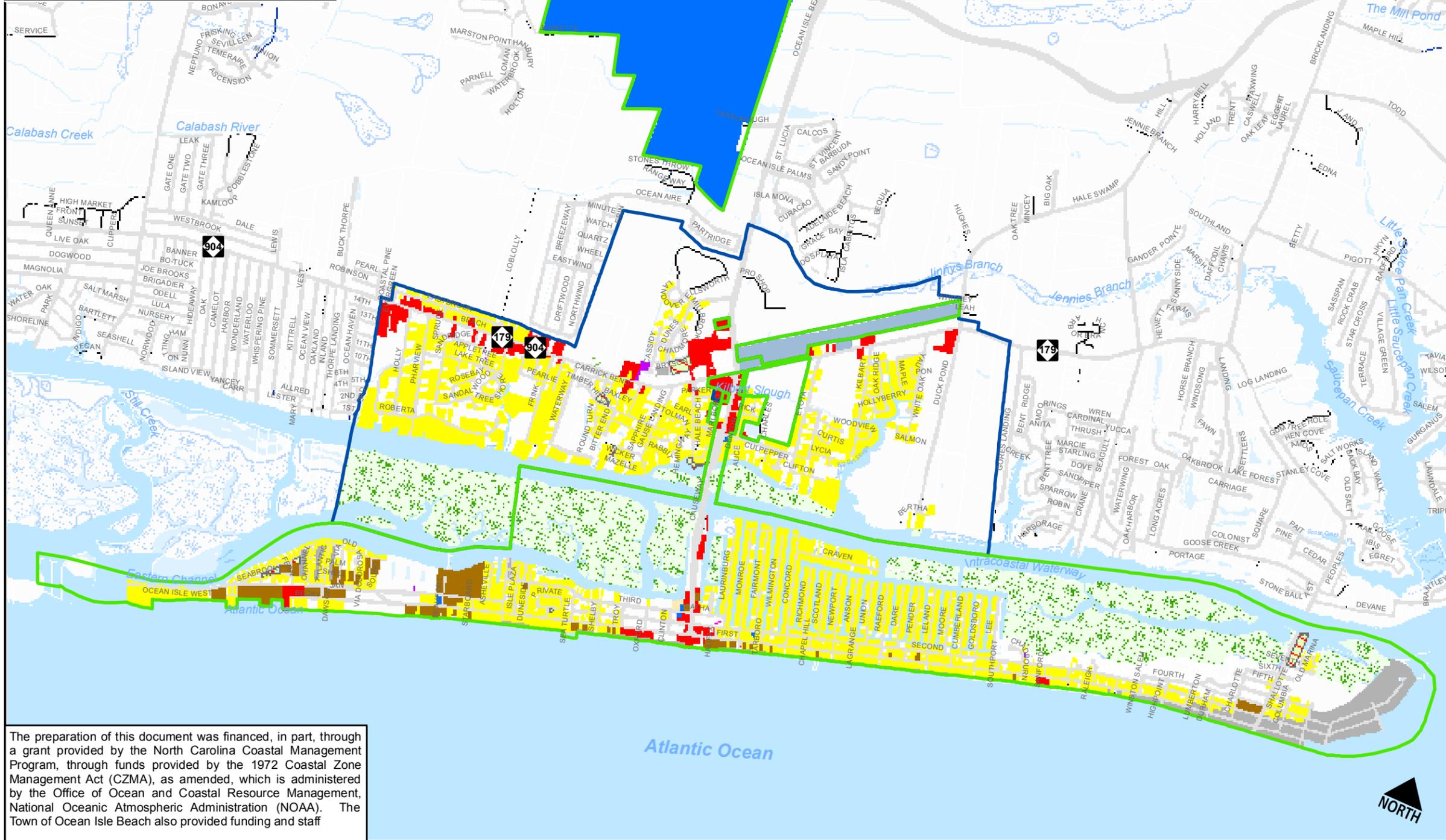
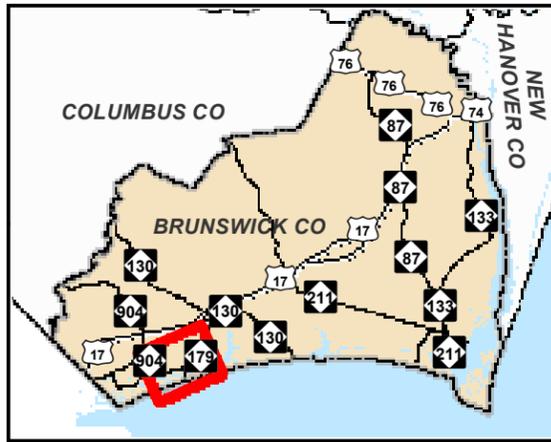
On the island, there are very limited potential land use conflicts with vacant land. Vacant lots on the eastern end of the island, and bordering the sound, may face wetland development constraints if deemed 404 wetlands. Portions of the vacant tract of land, north of Second/Fourth Streets, contains non-coastal wetlands classified as “Estuarine Shrub/Scrub.”

Minimal vacant lots exist within the Inlet Hazard Areas. 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 Chapter 3. 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.

Note: Wetland lands discussed herein are not automatically designated 404 wetlands and regulated by the Army Corps of Engineers. A Jurisdiction Determination is required for such. However, if lands are designated as 404 wetlands, then costly mitigation measures must take place for those lands to be developed.

FUTURE LAND USE (TO BE COMPLETED)

GOALS, OBJECTIVES, AND POLICIES (TO BE COMPLETED)



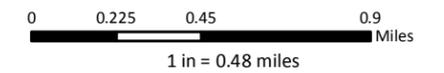
Town of Ocean Isle Beach



2016 Land Use Plan Map 5.1 Existing Land Use

- Waterbody
- Swamp/Marsh
- Corporate Limits
- ETJ
- Existing Land Use**
- Airport
- Cemetary
- Church
- Civic Club, Lodge, Hall
- Commercial
- Utilities
- Public/Semi-Public
- Recreational
- Multi-Family Residential
- Single-Family Residential
- Vacant Land
- Unbuildable
- Marsh/Spoil

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.



The preparation of this document was financed, in part, through a grant provided by the North Carolina Coastal Management Program, through funds provided by the 1972 Coastal Zone Management Act (CZMA), as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic Atmospheric Administration (NOAA). The Town of Ocean Isle Beach also provided funding and staff

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

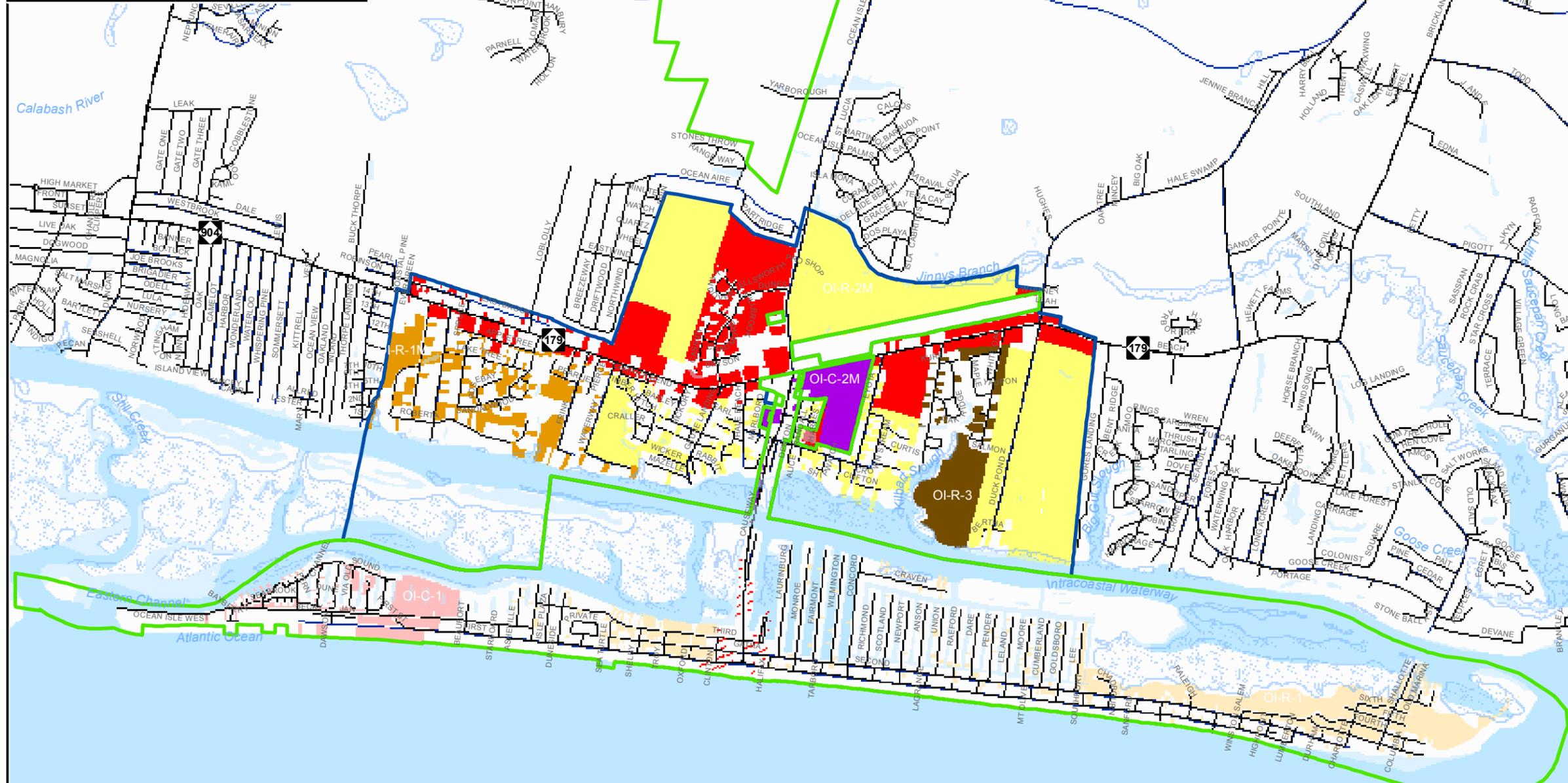
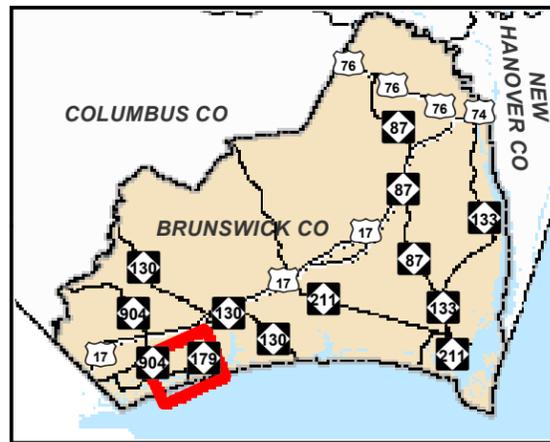


Town of Ocean Isle Beach



2016 Land Use Plan

Map 5.2
Vacant Land by
Zoning District

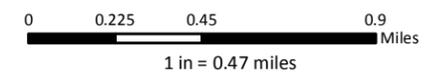


- Corporate Limits
- ETJ
- Waterbody
- Swamp/Marsh

Vacant Zoning

- C-1
- C-2
- C-2M
- C-3
- R-1
- R-1M
- R-2M
- R-3

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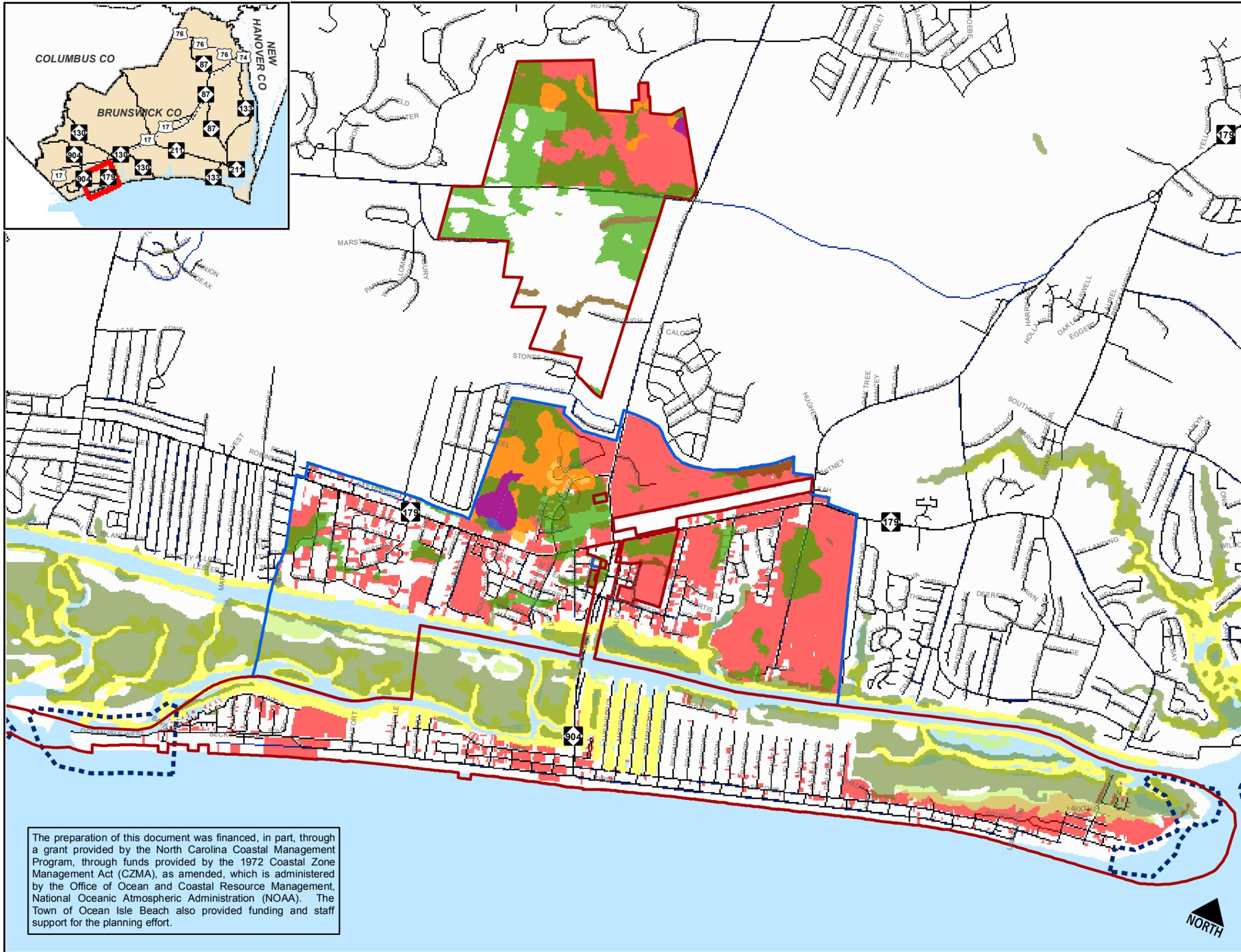
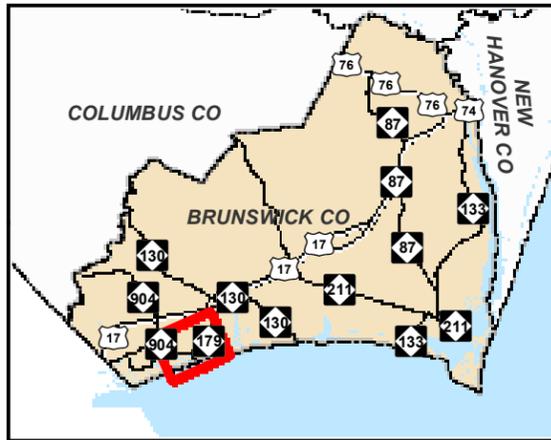


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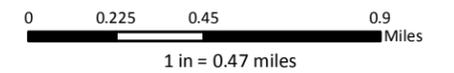
Town of Ocean Isle Beach



2016 Land Use Plan Map 5.3 Potential Land Use Conflicts

- Corporate Limits
- ETJ
- Vacant Land
- 75' Estuarine Shoreline AEC
- Inlet Hazard Area
- Coastal Wetlands
- Bottomland Hardwood/Riverine Forest
- Depressional Swamp
- Hardwood Flat
- Pine Flat
- Pocosin
- Estuarine Forest
- Estuarine Shrub/Scrub
- Managed Pineland

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