

**MAJOR CHANGES
FROM 1991 LAND USE PLAN-20/20 POLICIES TO 2005 LAND USE PLAN**

1991 Land Use Plan-20/20 Policies	2005 Proposed Land Use Plan
Positive Changes	
Provides no Urban High Density Classification. All areas of the County are “very low or moderate density.”	Provides for 80,000 vacant acres (15% of the County) of Urban Classification area with a high density of up to 5 units per acre. (New Hanover County has 130,000 acres total area.)
Provides for 30,000 acres (developed & undeveloped) of Limited Transition Classification with “low to moderate density.”	Provides for 25,000 vacant acres (approx. 5% of the County) of Transition Classification area with a moderate density of up to 4 units per acre.
Provides for 3,000 acres (developed & undeveloped) of Community Classification with mixed uses at “low densities.”	Provides for 13,000 vacant acres of Rural Cluster Classification (2% of the County) with low net density of 2 units per acre.
Provides for a portion of the “Southern US 421 Corridor” with a narrow strip of Limited Transition that provides for predominately residential (including multi-family uses) & non-residential development.	Establishes the entire “Southern US 421 Corridor” as a prime area for industrial/transportation related uses & that is compatible with water & sewer extensions for “job creating activities.”
Reserved the Rural Classification for Agricultural, Forestry, mineral extraction, very low density residential development & other activities of a noxious or hazardous nature.	Clearly identifies the Rural Classification as being appropriate for “major job-creating activities” & provides for extension of water & sewer services in the rural area for “job-creating opportunities.”
Provided for very low density dispersed, single family residential development in the Rural Classification.	Provides for development of a variety of housing types including multi-family and transient residential in the Rural Classification in a clustered pattern as long as over all densities are met.
Does not provide a definitive statement on industrial development & relates new industrial development to environmental concerns.	Encourages a flexible regulatory environment for commercial/industrial related activities.
Generally provides that the County supports Federal & State regulatory efforts.	The County will support State and Federal Regulations & will not issue permits in violation of such, when notified in writing of a violation of such permits.
Prohibits septic tanks in flood plain areas.	Contains no related provisions
Provides for a Local 1000’ ORW Buffer.	Provides for the regular CAMA 575’ ORW Buffer
Prohibits development in “Hydric Soils.”	Prohibits development in 5 listed Hydric Soils.
Requires County to establish a Zoning Conservation District along water bodies.	Encourages support for existing State and CAMA regulations to provide protection.
Encourages future residential, commercial & other uses where they already exist.	Provides for a variety of uses in each land classification based on intensity of use & services provided.
Has no related provisions.	Requires local regulations to provide for flexibility in reuse of existing commercial/industrial buildings & for development of home based businesses in the Rural, Rural Cluster & Transition Classifications.
Provides local restriction of development below 5’ elevation.	Has no local related provisions.
Restricts development in non-coastal wetlands.	Provides for development in non-coastal wetlands on a “limited net density” basis.
Restrictive Changes	
Provided for enforcement of FEMA regulations in the “Riverine Floodway.”	Prohibits the creation of new lots in the “Riverine Floodway,” unless the area is designated as “common area, open space or related uses.”
Discourages development of Barrier Islands & encourages the acquisition of these areas for public purposes.	Lea & Hutaff Islands are designated as Conservation I, which discourages any development of these Islands. Public acquisition of this area is already underway.
Has no related provisions.	Provides for public safety buffer areas around large game land & other large forestry tracts.
Provides for FEMA regulations to restrict recreational vehicles in the Floodway.	Restricts setup of recreational vehicles in the designated Floodway.
Has no related provisions.	Provides that all new lots created shall meet NC Environmental Health Rules for separation of wells & septic tanks.