

# CAMA LAND USE ADDENDUM

Town of Leland  
Comprehensive  
Land Use Plan

Leland 2045

planning for generations

ADOPTED: JUNE 19, 2025



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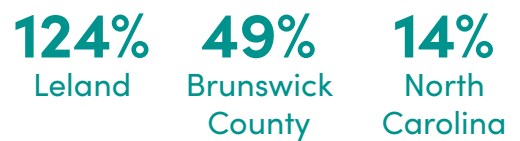
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# POPULATION & HOUSING DEMOGRAPHICS

According to the 2010 and 2020 Deccennial Censuses and the American Community Survey (Estimates), The Town of Leland has seen a rapid increase in its population growth in the last decade and is considered one of the fastest-growing municipalities in North Carolina.

Population change 2010–2023



## POPULATION GROWTH

Brunswick County and the Wilmington region are some of the fastest-growing areas in the state. From 2000 to 2010 Leland jumped from a population of 1,938 to 13,614, according to Census data. Leland has continued to see growth since 2010, approximately 76 percent over a decade (2010 to 2020). The latest estimate placed the Town's population at 30,542 (ACS Estimates, Population 2023), an increase of 124% since 2010 and 28% since 2020.

Leland's population growth is expected to continue with a projected population growth of roughly 2,000 people per year. The population is expected to increase by 254% between 2020 and 2045 with the population in 2050 projected at 84,440. Leland's forecast is based on data collected from NC's State Office of State Budget and Management (OSMB) data projections and within NCDOT's Transportation Analysis Zones and is consistent with the Town's 10-year strategic plan population estimates.

Table 1: Population Growth Estimates in 5-Year Increments

	2020	2025	2030	2035	2040	2045	2050
Leland	23,863	33,959	44,055	54,152	64,248	74,344	84,440
% Change		42.3%	29.7%	22.9%	18.6%	15.7%	13.6%

SOURCE: U.S. Census Bureau 2020; NCDOT Transportation Analysis; and NC OSMB Population Projections



**Note:** This addendum is utilizing a combination of the 2010 and 2020 Deccennial Census data and the latest American Community Survey estimates.

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## DEMOGRAPHICS

### HOUSEHOLDS

In 2023, the Town of Leland had an estimated 11,258 total households, which has grown by about 93% since 2010, 11% since 2020, and is expected to continue increasing. Average household size has decreased slightly from 2.37 in 2010 to 2.34 in 2023. Household size is slightly higher than Brunswick County (2.25) and slightly lower than North Carolina (2.46).

**Table 2:** Households

	2010	2020	2023 ESTIMATES	% CHANGE 2010-2023
Leland	5,833	10,423	11,258	93%
Brunswick	46,409	60,915	64,469	39%
North Carolina	3,626,179	4,105,232	4,186,924	15%

SOURCE: U.S. Census Bureau 2010, 2020 and ACS 2013 Estimates

### AGE

The median age in Leland in 2023 is 48.0, higher than North Carolina's (39.4), but lower than Brunswick County's median age of 57.6. This increase in median age is in part due to an increase in population over the age of 65, which is estimated at 27.6% of the population, a trend across the state.

Leland also has a higher population under the age of 5 (5.0%) in comparison to Brunswick County (3.6%) but slightly lower than North Carolina (5.6%). Leland has seen a significant decrease in the persons under 5 from 2010, which was around 10%.

**Table 3:** Median Age

	2010	2020	2023 ESTIMATES	% CHANGE 2010-2023
Leland	38.6	47.1	48.0	24%
Brunswick	47.1	54.7	57.6	24%
North Carolina	37.1	39.4	39.4	6%

SOURCE: U.S. Census Bureau 2010, 2020 and ACS 2023 Estimates

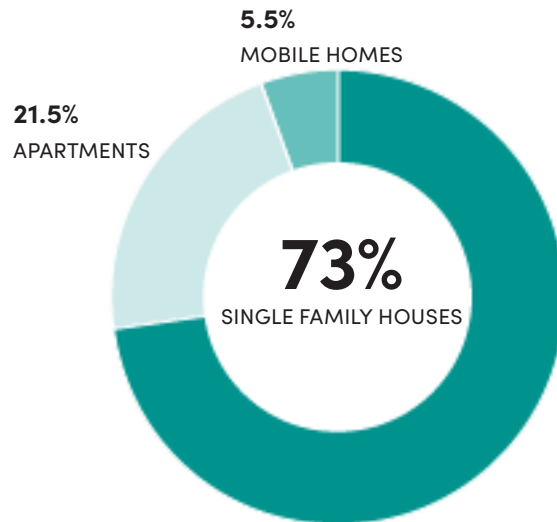


# HOUSING

## HOUSING MIX

Leland had an estimated 10,905 homes in 2020 and an estimated 11,995 in 2023 according to the 2020 Census and 2023 ACS estimates. In 2023, 6% of housing units are vacant, lower than North Carolina's rate of 14.3%, and significantly lower than Brunswick County's vacant housing units, which account for 37.3% in the latest estimates. This data, coupled with the projected population estimates, assumes that Leland will need a total of 21,689 housing units by 2045 to accommodate anticipated growth. According to 2023 estimates, single-family detached homes account for 73.0% of Leland's housing stock while apartments make up 21.5% of housing stock in the Town. Leland must continue to provide a diversity of housing choices to accommodate this expected growth.

**Figure 1: Housing Mix in Leland in 2023**



SOURCE: U.S. Census Bureau 2000, 2010, and ACS 2023 Estimates

## HOUSING TENURE

Table 4 details household tenure in Leland from 2000 to 2019. During this period, the owner-occupied household tenure continues to increase while renter-occupied decreases. As the share of owner-occupied housing increases in Leland, the share of renter-occupied housing decreases. Vacancy rate has also decreased over the decade and continues to go down after 2020.

**Table 4: Town of Leland Housing Tenure**

	2010 (TOTAL/%)	2020 (TOTAL/%)	2023 (TOTAL/%)
Total Occupied HU	5,207 / 89.1%	10,905 / 92.8%	11,258 / 93.9%
Owner-occupied	3,827 / 73.5%	8,139 / 81.0%	9,180 / 81.5%
Renter-occupied	1,380 / 26.5%	1,923 / 19.0%	2,078 / 18.5%
Vacant	634 / 10.9%	789 / 7.2%	732 / 6.1%

SOURCE: U.S. Census Bureau 2000, 2010, and ACS 2023 Estimates



## MEDIAN HOME VALUE

The rapid population growth in Brunswick County and Leland is evident as the number of households has almost doubled since 2010. In addition to an influx of households, the median home value in both Leland and Brunswick County has increased at a rate higher than North Carolina.

**Table 5:** Median Home Value

	2010	2020	2023 ESTIMATES	% CHANGE 2010-2023
Leland	\$198,900	\$237,100	\$358,800	80%
Brunswick	\$174,600	\$249,400	\$314,700	80%
North Carolina	\$155,500	\$218,00	\$259,400	67%

SOURCE: U.S. Census Bureau 2000, 2010, and ACS 2023 Estimates





# COMMUNITY FACILITIES & NATURAL SYSTEMS

## EXISTING PUBLIC AND PRIVATE WATER SUPPLY SYSTEMS

There are no documented public or private water system overflows, bypasses, or other problems that may degrade water quality or constitute a threat to public health as documented by the North Carolina Division of Water Resources (DWR).

## WATER SUPPLY WATERSHEDS AND WELLHEAD PROTECTION AREAS

There are no identified water supply watersheds and wellhead protection areas in Town limits. As of this publication, Brunswick County, nor the Town of Leland, have a water supply watershed or a wellhead protection area plan. These plans are anticipated to be developed in the near future.

## EXISTING PUBLIC AND PRIVATE WASTEWATER SYSTEMS

Since 2005, there have been 21 documented public or private wastewater overflows, bypasses, or other problems that may degrade water quality or constitute a threat to public health as documented by North Carolina's Division of Water Resources (DWR).

### DOCUMENTED OVERFLOWS

Documented overflows, bypasses, or other problems that may degrade water quality or constitute a threat to public health as documented by the North Carolina DWR:

#### Sanitary Sewer Lift Station Overflows:

- **2010:** 1 occurrence (exact date unavailable)
- **2017:** 2 occurrences on August 8, 1 occurrence on Sept 12
- **2018:** 3 occurrences on May 19, 2 occurrences on May 28, 1 occurrence on June 25, 1 occurrence on September 14, 1 occurrence on September 15, 1 occurrence on September 17, 1 occurrence on September 23, 1 occurrence on Oct 15
- **2019:** 1 occurrence on March 4, 1 occurrence on August 15
- **2020:** 1 occurrence on December 22
- **2021:** 2 occurrences on September 20
- **2023:** 1 occurrence on May 3

#### Belville Wastewater Treatment Plant Overflow:

- **2005:** 1 occurrence on October 8

#### Belville Wastewater Treatment Plant Effluent Violations:

- Exceeded Ammonia Nitrogen Allowable Weekly Average Limit July 31, 2003
- Exceeded Ammonia Nitrogen Allowable Monthly Average Limit May 2006
- Exceeded BOD Allowable Monthly Average Limit June 2006
- Exceeded Ammonia Nitrogen Allowable Weekly Average Limit April 28, 2007
- Exceeded Ammonia Nitrogen Allowable Monthly Average Limit April 2007

*SOURCE: Data from H2GO, Brunswick Regional Water & Sewer*

## FUTURE WATER SUPPLY AND WASTEWATER NEEDS

Considering population projections, H2GO Brunswick Regional Water and Sewer anticipates having the same number of water connections and sewer connections.

H2GO is projecting 48,000 metered customers serving a county-wide population of 116,640 in **2045**. H2GO anticipates this equating to 8.28 million gallons per day (MGD) average water usage.

H2GO is projecting 60,000 metered customers serving a population of 145,800 in **2065**. H2GO anticipates this equating to 10.08 MGD average water usage.

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# TRANSPORTATION FACILITIES

## HIGHWAY SEGMENTS

To assess transportation and roadway deficiencies, Annual Average Daily Traffic (AADT) counts are compared to a road's design capacity. Traffic on key roadway segments is measured annually and evaluated against the design capacity standards set by the North Carolina Department of Transportation (NCDOT), which vary by roadway type. For instance, a two-lane road has a different capacity than a two-lane road with a center turn lane. The Town of Leland's highest AADT counts in 2023 are found on US Highway 17-74-76, west of State Road 1472 (Village Road NE), which the NCDOT reports has an AADT of 69,500. A GIS map of AADT counts in the Town of Leland can be found in the appendix. None of the roadways within the Town of Leland have an AADT which exceeds the current capacity. It should be noted that NCDOT designs roadways for average daily traffic counts, not peak traffic counts.

## EXISTING TRANSPORTATION IMPACTS

Roadways in the Town of Leland are classified by the North Carolina Department of Transportation (NCDOT) as: 1) Interstate; 2) Major Collector; 3) Principal Arterial; 4) Minor Collector; or 5) Minor Arterial. Each roadway plays a uniquely significant role in shaping land use patterns. The Town's proximity to metropolitan Wilmington and major state roads like Interstate 140, U.S. Highway 17, U.S. Highway 74/76, U.S. Highway 133, Village Road, and Old Fayetteville Road have facilitated suburban expansion, encouraging residential and commercial development along these corridors. Improved connectivity shapes land use by concentrating development in accessible areas.

### **Key impacts include:**

**Residential Growth:** Improved connectivity has spurred suburban housing developments, particularly near U.S. Highway 17, U.S. Highway 74/76, Village Road, and Old Fayetteville Road, catering to commuters traveling to and from Leland and Wilmington.

**Commercial Clusters:** Retail and service businesses have concentrated near high-traffic areas along U.S. Highway 17 and U.S. Highway 74/76, as well as within the Town's Gateway District along Village Road and Old Fayetteville Road. It is critical that the Town consider transportation impacts as it encourages future development of economic clusters in the Gateway District.

**Suburban Sprawl:** Easy access to transportation has led to dispersed development, consuming more land and increasing reliance on vehicles for connectivity. Leland will continue to plan for transportation facilities that bolster connectivity in the midst of urban sprawl.

**Economic Diversification:** The Leland Innovation Park is a 630 acre campus located off U.S. Highway 74/76 and Interstate 140. The Leland Innovation Park is home to the largest collection of world-class companies in the region, and with available development-ready land, economic diversification is heavily influenced by transportation facilities near the area..

These patterns underscore the interdependence between transportation infrastructure and land use, with accessibility driving spatial organization and growth. It is, however, important to note that U.S. Highway 17, U.S. Highway 74/76, U.S. Highway 133, Village Road, and Old Fayetteville Road are owned and maintained by NCDOT.



# FUTURE LAND USE AND COMPATIBILITY

## MITIGATION CRITERIA AND CONCEPTS TO MINIMIZE CONFLICT

Successful land use planning requires the adoption of clear mitigation strategies to address and minimize conflicts among competing interests. Below are criteria and concepts the Town of Leland utilizes to minimize conflict in land use planning:

**Comprehensive Public Engagement & Established Review Processes:** Leland has predictable development review processes, some of which provide for public input at board and Town Council meetings. Additionally, all developments are reviewed by the Technical Review Committee, a group of subject matter experts who provide a comprehensive review of potential developments before final approval

**FlexCode Strategies:** The Town continues to develop clear and enforceable policies for land use changes and development approvals. The Town adopted the FlexCode in 2011 as a flexible zoning ordinance designed to promote mixed-use, pedestrian-friendly development. The FlexCode provides developers and property owners with more options for land use, aiming to create a more walkable and connected community. The FlexCode employs a progressive approach to planning, encouraging diverse and adaptable development that aligns with the town's goals for anticipating growth and further connecting the community.

**Environmental Impact Mitigation:** Leland aims to protect critical habitats, water resources, and other environmentally sensitive areas. The Town is currently introducing the use of eco-friendly design, such as low-impact development (LID) and green infrastructure. The Town is making continuous efforts to collaborate regionally to plan for acquisition of areas that will be rezoned to the Conservation District. Additionally, the Town is utilizing the FLUM is utilized when considering the impact land use changes have on the environment.

**Infrastructure Alignment:** Leland ensures adequate road, public transit, and pedestrian pathways to prevent congestion and access issues and plans for water, sewer, and energy infrastructure to meet the demands of proposed developments without overburdening existing systems.

**Geospatial Mapping and Analysis:** To follow the above strategies, Leland draws upon up-to-date GIS mapping to identify overlapping interests or areas of potential conflict.

By integrating these mitigation criteria and concepts, the Town of Leland proactively addresses potential conflicts, promotes sustainable development, and furthers balanced and equitable land use plans and developments.

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# Implementing The Action Playbook

The Action Playbook covers implementation and priority investment and organizes specific actions into a matrix action plan by theme establishing timing, level of investment, and assigning responsibility. This addendum includes the specific fiscal year in which each action is anticipated to start and finish.



# 2045 ACTION PLAN: ACT ON THE ACTION PLAN

ACTION	A-1	A-2	A-3	A-4
	Provide an update on the Action Plan quarterly to Department Heads, Planning Board, and Council.	Create a simple and user-friendly dashboard of the Action Plan and put on Town website.	Use the Action Plan when making annual budgets and department plans.	Revise the Action Plan annually should any items become irrelevant or if new actions become a higher priority.
INVESTMENT	Low	Low	Low	Low
ANTICIPATED TIMING <small>(START - END)</small>	FY22-ONGOING	FY24-FY25	FY22-FY45	FY22-FY45
ENTITY RESPONSIBLE	Planning and Inspections	Planning and Inspections, Communications	All Departments	Planning and Inspections
INITIATED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
COMPLETED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# 2045 ACTION PLAN: NATURAL RESOURCES

ACTION	N-1	N-2	N-3	N-4
	Coordinate existing and new development standards with the environmental and cultural resource mapping created for the comprehensive plan by overlaying the existing zoning map to see where there are conflicts and use this information to evaluate zoning ordinance changes.	Share environmental resource mapping with organizations focused on land conservation, to assist them with organizing their conservation.	Evaluate the Flood Damage Prevention Ordinance every five years to determine if it is effective at avoiding flood damages and is reducing flood damages.	Promote and expand the integration of Low Impact Development (LID) and Green Infrastructure (GI) into normal development standards and practices.
INVESTMENT	Low	Low	Low	Medium/High
ANTICIPATED TIMING (START - END)	FY23-ONGOING	FY22-ONGOING	FY25-ONGOING	FY25-ONGOING
ENTITY RESPONSIBLE	Planning and Inspections	Planning and Inspections	Planning and Inspections	Planning and Inspections
INITIATED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMPLETED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# 2045 ACTION PLAN: LIVABLE, DIVERSE, AND CONNECTED NEIGHBORHOODS

ACTION	B-1	B-2	B-3	B-4	
	Catalyze development investment in the Gateway District by targeting public investment towards improvement that will support future development.	Expand the use of FlexCode into appropriate areas such as identified nodes and other areas with higher development opportunities based on low environmental constraints and proximity to existing or planned infrastructure.	Create detailed small area plans for the Jackeys Creek and 76/74 Interchange areas (Focal Areas) that include connectivity, parks and open spaces, community services, land uses, housing diversity, active nodes, and community health elements.	Create a Land Development Code that reflects the Future Land Use Map, principles, and strategies in the comprehensive plan to refine zoning regulations, the FlexCode, current zoning districts, new zoning districts, street design standards, and subdivision regulations into one clear and easy to use document.	
	INVESTMENT	Medium/High	Low	Medium	Medium
	ANTICIPATED TIMING (START - END)	FY24-ONGOING	FY24-ONGOING	FY25-FY27	FY24-ONGOING
	ENTITY RESPONSIBLE	Economic and Community Development	Planning and Inspections, Economic and Community Development	Planning and Inspections, Economic and Community Development	Planning and Inspections
INITIATED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
COMPLETED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



**B-5**

Revise street connectivity requirements to improve connectivity within and between developments.

**B-6**

Create a Town signage and wayfinding plan that is reflective of Leland's vision, brand, and sense of place.

**B-7**

Coordinate with MOTSU Intergovernmental Council to explore preferred use, density, and setback allowances for areas adjacent to the MOTSU rail corridor.

Low	Medium	Low
FY 24-ONGOING	FY26-FY30	FY26-ONGOING
Planning and Inspections, Public Works	Planning and Inspections, Public Works, Economic and Community Development	Planning and Inspections
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# 2045 ACTION PLAN: A RESILIENT AND STABLE ECONOMY

ACTION	E-1	E-2	E-3	E-4
	Research ways to expand diversity in job opportunities, housing, and economic development.	Promote the Leland Innovation Park as the preferred location for high tech, well-paying employers.	Coordinate the plan for the Leland Innovation Park with the Focal Area Plan and subsequent small area plan to create a complete community within and around it.	Promote business and development opportunities in the Gateway District by creating incentive programs for development and job-creating uses.
INVESTMENT	Low	Low	Low	Medium
ANTICIPATED TIMING (START - END)	FY24-ONGOING	FY25-ONGOING	FY25-FY27	FY24-ONGOING
ENTITY RESPONSIBLE	Economic and Community Development	Economic and Community Development	Planning and Inspections, Economic and Community Development	Economic and Community Development
INITIATED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
COMPLETED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

E-5

Grow and educate the workforce to be prepared for emerging and trending industries anticipated to located in the region by partnering with high schools, colleges, and universities on vocational assessment and skill development.

E-6

Work with regional partners to coordinate promotion the area’s economic assets to further economic development.

Medium	Low/Medium
FY22-ONGOING	FY22-ONGOING
Economic and Community Development, Human Resources	Economic and Community Development
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>



# 2045 ACTION PLAN: AN INCLUSIVE, SUPPORTED, HEALTHY, SAFE, AND EDUCATED COMMUNITY

ACTION	H-1	H-2	H-3	H-4
	Coordinate with area education providers to develop criteria to help determine the timing and location of schools.	Create a plan to support aging in place.	Update the Parks, Recreation, and Open Space Plan to reflect the Future Land Use Map and consideration for new community centers and programs that are inclusive for all community residents.	Revisit the allowance of gated communities to ensure that the transportation and multimodal facilities are connected when possible.

INVESTMENT	Low	Medium	Medium	Low
ANTICIPATED TIMING <i>(START - END)</i>	FY26-ONGOING	FY23-FY28	FY25-FY30	FY25-ONGOING
ENTITY RESPONSIBLE	Planning and Inspections, Economic and Community Development, Administration	Planning and Inspections, Economic and Community Development	Parks, Recreation, and Culutral Resources	Planning and Inspections
INITIATED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMPLETED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

H-5

Evaluate land use regulations and the zoning map during the Land Development Code project to ensure equitable opportunities for residents in all areas and of all socioeconomic and demographic groups.

Low/Medium
FY22-ONGOING
Planning and Inspections
<input checked="" type="checkbox"/>
<input type="checkbox"/>



# 2045 ACTION PLAN: INFRASTRUCTURE THAT SUPPORTS COMMUNITY LIFE

ACTION	I-1	I-2	I-3	I-4
	Create horizontal street cross sections that meet standards for complete streets for all street types.	Update and consolidate the bicycle and pedestrian plans to reflect the FLUM and Focal Area Plans.	Create a blueways, greenways, and water access plan in collaboration with partners to assist with funding, design, and development.	Coordinate recommendations for new streets, roads, trails, sidewalks, multi-use paths, streetscapes, and other improvements to public spaces in Capital Improvement Plan.

INVESTMENT	Low/Medium	Low/Medium	Medium	Low
ANTICIPATED TIMING (START - END)	FY25-ONGOING	FY26-ONGOING	FY26-ONGOING	FY24-ONGOING
ENTITY RESPONSIBLE	Planning and Inspections, Public Works, Engineering	Planning and Inspections, Public Works, Engineering	Planning and Inspections, Parks, Recreation, and Cultural Resources	Planning and Inspections, Public Works, Engineering
INITIATED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
COMPLETED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I-5

Update and consolidate the collector street plan and street infill plans to reflect the FLUM and Focal Area Plans.

Low/Medium
FY24-ONGOING
Planning and Inspections, Public Works, Engineering
<input checked="" type="checkbox"/>
<input type="checkbox"/>

# 2045 ACTION PLAN: AN ACTIVE PARTICIPANT IN A COOPERATIVE REGION

ACTION	R-1	R-2	R-3
	When transportation and recreation plans, including those for trails, streets, multi-use paths, blueways, greenways, transit, and other regionally significant linkages, are being prepared, coordinate with surrounding jurisdictions to create high levels of integration and linkages.	Collaborate regionally to promote economic development opportunities.	Work collaboratively with surrounding jurisdictions to protect natural resource and improve open space connectivity.
INVESTMENT	Low	Low	Low
ANTICIPATED TIMING (START - END)	FY22-ONGOING	FY22-ONGOING	FY22-ONGOING
ENTITY RESPONSIBLE	Planning and Inspections, Public Works, Engineering	Economic and Community Development, Administration	Planning and Inspections, Public Works, Engineering
INITIATED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
COMPLETED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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# APPENDIX



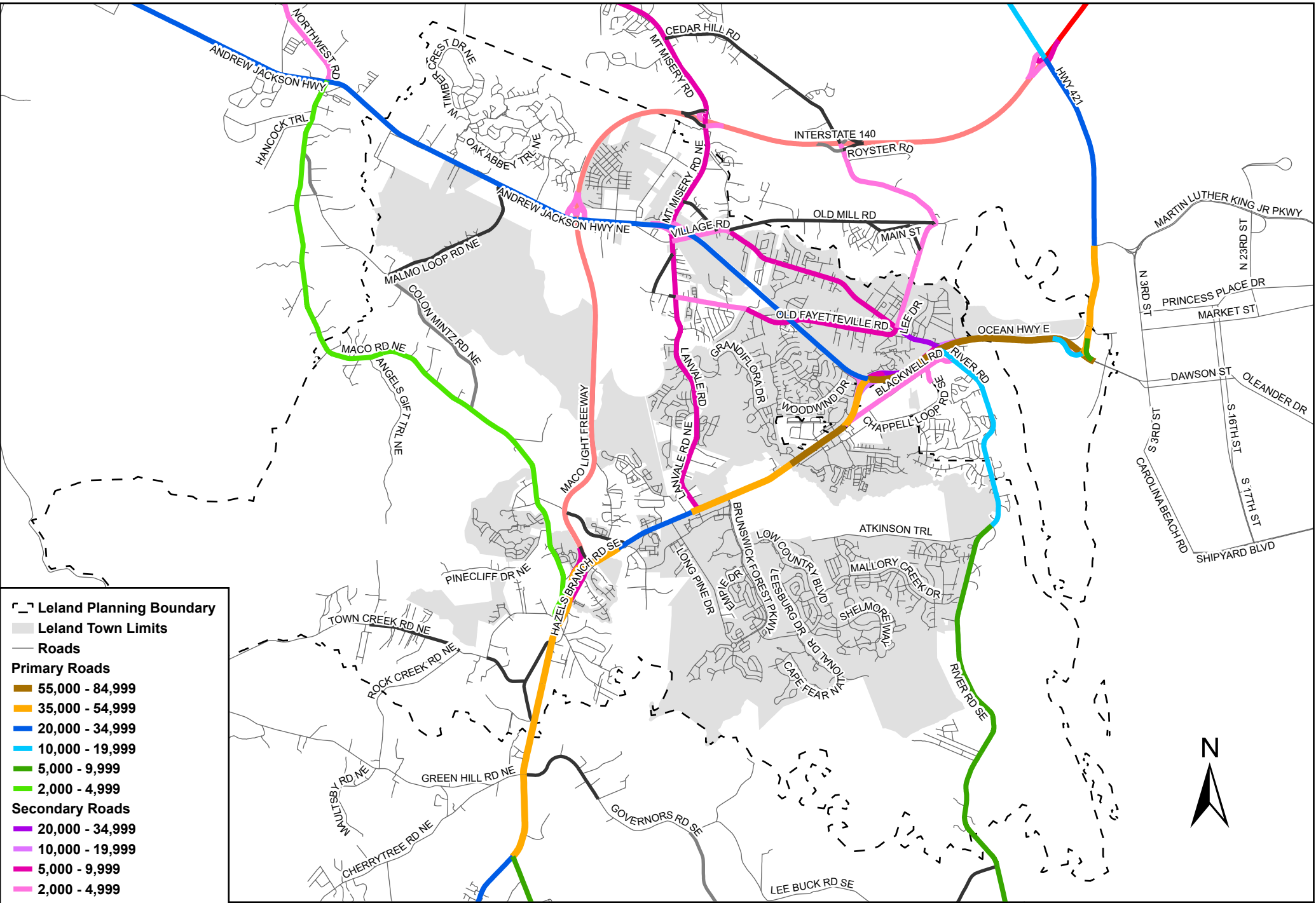


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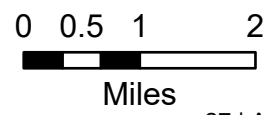






# NCDOT 2023 Annual Average Daily Traffic Counts

Source: North Carolina Department of Transportation Traffic Volume Data (2023)



## **Town of Leland Coastal Area Management Act (CAMA) Policies**

### **CAMA Management Goal 1.0: Implementation strategies to bolster public access**

- Policy 1.1 Partner with local, state, and federal agencies and organizations to provide public shoreline and water access for people with all abilities through grants, donations, and land acquisition.
- Policy 1.2 Support commercial operations that provide and promote access to recreational activities within public waterways.

### **CAMA Management Goal 2.0: Implementation strategies ensuring land use compatibility**

- Policy 2.1 Limit the density and intensity of development in and immediately adjacent to AECs.
- Policy 2.2 Floating homes, a stationary structure built on a float, designed for residential occupancy use, that is moored or anchored in a body of water, and connected to land-based utilities or serviced by a pump-out vessel, and is not designed for self-propulsion, are not allowed, nor is any land-dependent infrastructure for floating home communities.  
*Definition clarification for floating homes:* Unlike a houseboat, a floating home is not intended to be a mobile vessel and is typically permanently connected to utilities like electricity, water, and sewer lines or serviced by a pump-out vessel.  
Floating homes are secured in place, often docked among other floating homes, rather than being able to move independently. The foundation of a floating home is a float, which can be made of various materials like concrete or logs. Floating homes are intended for long-term and short-term living.
- Policy 2.3 Houseboat communities, defined as clusters of docked and mobile boats used as residences, shall not be established or permitted on any public or private water bodies in the Town of Leland, and no land-dependent infrastructure shall be allowed in the Town to support houseboat communities outside of Town limits.
- Policy 2.4 Prioritize shared-use private and community boating facilities over multiple individual piers and docks along the same shoreline.
- Policy 2.5 Participate in regional hazard mitigation planning and implementation.
- Policy 2.6 Moorings and mooring fields shall only be allowed where they have no adverse effect on navigation channels.



### **CAMA Management Goal 3.0: Implementation strategies to ensure infrastructure carrying capacity**

- Policy 3.1 Prohibit clearcutting, mowing, or removal of coastal wetland vegetation within any coastal wetland AEC unless specifically authorized by the CAMA.
- Policy 3.2 Limit dredging activities to channel maintenance only, unless associated with a new public water access facility.

### **CAMA Management Goal 4.0: Implementation strategies conserving and maintaining natural hazard areas**

- Policy 4.1 Prohibit the use of estuarine waters, estuarine shorelines, and public trust areas for development activity which would result in significant adverse impact to the natural function of those areas.
- Policy 4.2 Limit density and intensity of development in areas susceptible to coastal inundation and/or flooding.
- Policy 4.3 Consider acquiring properties for conservation, repetitive flood damage loss mitigation, and habitat preservation.

### **CAMA Management Goal 5.0: Implementation strategies protecting, maintaining, and enhancing water quality**

- Policy 5.1 The Town will inform and educate the public about the importance of stormwater management, water quality, and environmental concerns associated with nonpoint sources of pollution.
- Policy 5.2 Encourage development practices that incorporate low-impact design (LID) and green infrastructure to reduce runoff and improve water quality.
- Policy 5.3 Integrate water quality considerations into land-use planning, ensuring that urban development minimizes impervious surfaces and optimizes stormwater management through permeable materials, detention ponds, and vegetative buffers.
- Policy 5.4 Allow permanent and/or temporary hardened shoreline protections such as seawalls, rip-rap, bulkheads, and sandbags only when there is no feasible alternative.
- Policy 5.5 The Town shall preserve and, where possible, enhance all existing wetland areas to improve water quality and provide a buffer for flooding.

<b>Matrix for Land Use Plan Elements – 15A NCAC 7B .0702</b>	
	<b>Page Reference(s)</b>
<b>Organization of the Plan</b>	
<ul style="list-style-type: none"> <li>Matrix that shows the location of the required elements as set forth in this Rule</li> </ul>	Addendum page 30
<b>Community Concerns and Aspirations</b>	
<ul style="list-style-type: none"> <li>Description of the dominant growth-related conditions that influence land use, development, water quality and other environmental concerns in the planning area</li> </ul>	Pages 18-21
Description of the land use and development topics most important to the future of the planning area, including:	
<ul style="list-style-type: none"> <li>Public Access</li> </ul>	Page 24
<ul style="list-style-type: none"> <li>Land Use Compatibility</li> </ul>	Pages 19; 28
<ul style="list-style-type: none"> <li>Infrastructure Carrying Capacity</li> </ul>	Page 72
<ul style="list-style-type: none"> <li>Natural Hazard Areas</li> </ul>	Pages 70; 118-123
<ul style="list-style-type: none"> <li>Water Quality</li> </ul>	Page 116-117
<b>Community Vision</b>	
<ul style="list-style-type: none"> <li>Description of the general physical appearance and form that represents the local government's plan for the future. It shall include objectives to be achieved by the plan and identify changes that may be needed to achieve the planning vision.</li> </ul>	Pages 18-21
<b>Existing and Emerging Conditions</b>	
<b>Public, Housing, and Economy</b>	
Discussion of the following data and trends:	
<ul style="list-style-type: none"> <li>Permanent population growth trends using data from the two most [recent?] decennial Censuses</li> </ul>	Addendum pages 3- 6
<ul style="list-style-type: none"> <li>Current permanent and seasonal population estimates</li> </ul>	Page 106
<ul style="list-style-type: none"> <li>Key population characteristics including age and income</li> </ul>	Pages 100-101;110
<ul style="list-style-type: none"> <li>Thirty-year projections of permanent and seasonal population in five-year increments</li> </ul>	Addendum page 3
<ul style="list-style-type: none"> <li>Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units</li> </ul>	Pages 106-109

(single-family, multi-family, and manufactured)	
<ul style="list-style-type: none"> <li>Description of employment by major sectors and community economic activity</li> </ul>	Page 110 (figure 14)
<b>Natural Systems</b>	
Description of natural features in the planning jurisdiction to include:	
<ul style="list-style-type: none"> <li>Areas of Environmental Concerns (AECs) as set forth in Subchapter 15A NCAC 07H</li> </ul>	Pages 112-113
<ul style="list-style-type: none"> <li>Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development</li> </ul>	Pages 114-115
<ul style="list-style-type: none"> <li>Environmental Management Commission (EMC) water quality classifications and related use support designations</li> </ul>	Page 116-117 (Map 32)
<ul style="list-style-type: none"> <li>Division of Marine Fisheries (DMF) shellfish growing areas and water quality conditions</li> </ul>	Page 116-117 (Map 32)
<ul style="list-style-type: none"> <li>Flood and other natural hazard areas</li> </ul>	Page 118
<ul style="list-style-type: none"> <li>Storm surge areas</li> </ul>	Page 119
<ul style="list-style-type: none"> <li>Non-coastal wetlands, including forested wetlands, shrub-scrub wetlands and freshwater marshes</li> </ul>	Page 120
<ul style="list-style-type: none"> <li>Water supply watersheds and wellhead protection areas</li> </ul>	Addendum page 7
<ul style="list-style-type: none"> <li>Primary nursery areas</li> </ul>	Not applicable
<ul style="list-style-type: none"> <li>Environmentally fragile areas, such as wetlands, natural heritage areas, areas containing endangered species, prime wildlife habitats, or maritime forests</li> </ul>	Pages 121-123
<ul style="list-style-type: none"> <li>Additional natural features or conditions identified by the local government</li> </ul>	Pages 126-127
<b>Environmental Conditions</b>	
Discussion of environmental conditions within the planning jurisdiction to include an assessment of the following conditions and features:	
<ul style="list-style-type: none"> <li>Status and changes of surface water quality, including:</li> </ul>	

- Impaired streams from the most recent Division of Water Resources (DWR) Basin Planning Branch Reports	Page 130 (Table 10)
- Clean Water Act 303 (d) List	Pages 116; 130
- Other comparable data	Page 130
<ul style="list-style-type: none"> <li>Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation and Recreational Water Quality Section of the DMF</li> </ul>	Pages 116-117 (Map 32)
<ul style="list-style-type: none"> <li>Areas experiencing wastewater treatment malfunctions</li> </ul>	Addendum page 7
<ul style="list-style-type: none"> <li>Environmentally fragile areas (as defined in Part (c)(2)(A)(ix) of the Rule, or areas where resources functions are impacted as a result of development</li> </ul>	Pages 121-122 (Maps 36 and 37)
<ul style="list-style-type: none"> <li>Natural resource areas that are being impacted or lost as a result of incompatible development. These may include, but are not limited to the following: coastal wetlands, protected open space, and agricultural land.</li> </ul>	Not applicable
<b>Existing Land Use and Development</b>	
MAP of existing land use patterns	Pages 124-125 (Map 38)
<ul style="list-style-type: none"> <li>Description of the existing land use patterns</li> </ul>	Pages 124-125
<ul style="list-style-type: none"> <li>Estimates of the land area allocated to each land use category</li> </ul>	Page 125 (Table 6)
<ul style="list-style-type: none"> <li>Characteristics of each land use category</li> </ul>	Page 124-125 (Map 38)
MAP of historic, cultural, and scenic areas designated by a state or federal agency or by the local government	Page 127 (Map 39)
<ul style="list-style-type: none"> <li>Descriptions of the historic, cultural and scenic areas</li> </ul>	Page 126-127
<b>Community Facilities</b>	
Evaluation of existing and planned capacity, location and adequacy of community facilities to include:	
MAP of existing and planned public and private water supply service areas	Page 129 (Map 40)



<ul style="list-style-type: none"> <li>• Description of existing public and private water supply systems to include:</li> </ul>	
<ul style="list-style-type: none"> <li>- Existing condition</li> </ul>	Page 128
<ul style="list-style-type: none"> <li>- Existing capacity</li> </ul>	Page 128 (Tables 7 and 8)
<ul style="list-style-type: none"> <li>- Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR</li> </ul>	Addendum page 7
<ul style="list-style-type: none"> <li>- Future water supply needs based on population projections</li> </ul>	Addendum page 7
MAP of existing and planning public and private wastewater systems to include:	Page 129 (Map 40)
Description of existing public and private wastewater systems to include:	
<ul style="list-style-type: none"> <li>- Existing condition</li> </ul>	Page 129
<ul style="list-style-type: none"> <li>- Existing capacity</li> </ul>	Page 129 (Table 9)
<ul style="list-style-type: none"> <li>- Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR</li> </ul>	Addendum page 7
<ul style="list-style-type: none"> <li>- Future water supply needs based on population projections</li> </ul>	Addendum page 7
MAP of existing and planned multimodal transportation systems and port and airport facilities	Pages 43 (Map 7); 73 (Map 11); 79 (Map 13)
<ul style="list-style-type: none"> <li>• Description of any highway segments deemed by the NC Department of Transportation (NCDOT) as having unacceptable service as documented in the most recent NCDOT Transportation and/or Thoroughfare Plan</li> </ul>	Addendum page 8 NCDOT AADT Map in appendix page 27
<ul style="list-style-type: none"> <li>• Description of highway facilities on the current thoroughfare plan or current transportation improvement plan</li> </ul>	Pages 72-73 (Map 11)
<ul style="list-style-type: none"> <li>• Description of the impact of existing transportation facilities on land use patterns</li> </ul>	Addendum page 8
<ul style="list-style-type: none"> <li>• Description of the existing public stormwater management system</li> </ul>	Page 130 (Table 10)
<ul style="list-style-type: none"> <li>• Identification of existing drainage problems and water quality issues</li> </ul>	Pages 94; 114

related to point-source discharges of stormwater runoff		
	<b>Strategy/Action (Policy) Citations</b>	<b>Page References</b>
<b>Future Land Use</b>		
<b>Policies</b>		
<ul style="list-style-type: none"> <li>Policies that exceed the use standards and permitting requirements found in Subchapter 7H, State Guidelines for Areas of Environmental Concern</li> </ul>	Not applicable	Not applicable
Policies that address the Coastal Resources Commission's (CRC's) management topics:		
<b>Public Access</b> Management Goal: <i>Maximize public access to the beaches and the public trust waters of the coastal region.</i>		
The planning objectives for public access are local government plan policies that:		
<ul style="list-style-type: none"> <li>Address access needs and opportunities</li> </ul>	Highly Valued and Protected Natural and Cultural Resources Opportunity 6  Infrastructure that Supports Community Life Action I-3  Policies 1.1 and 1.2	Pages 24; 60; Addendum page 28
<ul style="list-style-type: none"> <li>Identify strategies to develop public access</li> </ul>	Highly Valued and Protected Natural and Cultural Resources Opportunity 6  Infrastructure that Supports Community Life Action I-3  Policies 1.1 and 1.2	Pages 24; 60; Addendum page 28
<ul style="list-style-type: none"> <li>Address provisions for all segments of the community, including persons with disabilities</li> </ul>	An Inclusive, Supported, Healthy, Safe, and Educated Community	Pages 58-59; Addendum page 28

	Actions H-3 & H-5 Policy 1.1	
<ul style="list-style-type: none"> <li>For oceanfront communities, establish access policies for beach areas targeted for nourishment</li> </ul>	Not applicable	Not applicable
<b>Land Use Compatibility</b> Management Goal: <i>Ensure that development and use of resources or preservation of land balance protection of natural resources and fragile areas with economic development, and avoid risks to public health, safety, and welfare.</i>		
The planning objectives for land use computability are local government plan policies that:		
<ul style="list-style-type: none"> <li>Characterize future land use and development patterns</li> </ul>	Critical Future Goals 3, 4, 9, and 11  Highly Valued and Protected Natural and Cultural Resources Opportunities 1, 2, 3, 4, 5, and 7 Actions N-1 and N-4  Livable, Diverse, and Connected Neighborhoods that Accommodate Growth Opportunity 1 Action B-2  An Inclusive, Supported, Healthy, Safe, and Educated Community Opportunity 6  Infrastructure that Supports Community Life Opportunities 9 and 10 Actions I-2 and I-5	Pages 19 (Map 2), 24-28; 30; 33; 38; 42-45; 53-54; 60-61; 88-89 (Map 14); Addendum pages 28-29

	Future Land Use Map (FLUM) Focal Areas 1 and 2	
	Policies 2.1 - 2.6	
<ul style="list-style-type: none"> <li>Establish mitigation criteria and concepts to minimize conflicts</li> </ul>	Strategies to Minimize Conflict	Addendum page 9
<b>Infrastructure Carrying Capacity</b> Management Goal: <i>Ensure that public infrastructure systems are sized, located, and managed so the quality and productivity of AECs and other fragile areas are protected or restored.</i>		
The planning objectives for infrastructure carrying capacity are local government plan policies that:		
<ul style="list-style-type: none"> <li>Establish service criteria</li> </ul>	Future Land Use Map (FLUM)	Page 19
<ul style="list-style-type: none"> <li>Ensure improvements minimize impacts to AEC's and other fragile areas</li> </ul>	Highly Valued and Protected Natural and Cultural Resources Actions Actions N-1 and N-4  Infrastructure that Supports Community Life Actions I-2 and I-5  Policies 3.1, 3.2, 4.1, and 4.2	Pages 24-28; 38; 53; 60-61; Addendum pages 28-29
<b>Natural Hazard Areas</b> Management Goal: <i>Conserve and maintain barrier dunes, beaches, floodplains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.</i>		
The planning objectives for natural hazard areas are local government plan policies that:		
<ul style="list-style-type: none"> <li>Establish mitigation and adaptation concepts and criteria for development and redevelopment, including public facilities</li> </ul>	Highly Valued and Protected Natural and Cultural Resources	Pages 24-28; 33; 53; Addendum pages 28-29

	Actions N-1, N-3 and N-4  Policies 2.1, 3.1, 4.1 and 4.2	
<ul style="list-style-type: none"> <li>Minimize threats to life, property and natural resources resulting from erosion, high winds, storm surge, flooding, and other natural hazards</li> </ul>	Highly Valued and Protected Natural and Cultural Resources  Policy 4.3	Pages 24-28; Addendum page 28-29
<b>Water Quality</b> Management Goal: <i>Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.</i>		
The planning objectives for water quality are local government plan policies that:		
<ul style="list-style-type: none"> <li>Establish strategies and practices to prevent or control nonpoint source pollution</li> </ul>	Highly Valued and Protected Natural and Cultural Resources Opportunities 1 and 4 Action N-4  Infrastructure that Supports Community Life Opportunity 9  Policies 5.1 – 5.6	Pages 24-28; 42-45; 116; Addendum page 28-29
<ul style="list-style-type: none"> <li>Establish strategies and practices to maintain and improve water quality</li> </ul>	Highly Valued and Protected Natural and Cultural Resources Opportunity 7 Action N-3  Infrastructure that Supports Community Life Opportunities 9 and 10  Policies 5.1 – 5.6	Pages 24-28; 45; 53; Addendum page 28-29
<b>Future Land Use Map</b>	<b>Page Reference(s)</b>	
MAP of future land uses that depicts the policies for growth and development and the	Pages 19; 90-95	



desired future patterns of land use and development with consideration given to natural system constraints and infrastructure	
<ul style="list-style-type: none"> <li>• Descriptions of land uses and development associated with the future land use map designations</li> </ul>	Pages 18-21; 90-95
<b>Tools for Managing Development</b>	
<ul style="list-style-type: none"> <li>• Description of the role of plan policies, including the future land use map, in local decisions regarding land use and development</li> </ul>	Pages 50-63
<ul style="list-style-type: none"> <li>• Description of the community's development management program, including local ordinances, codes, and other plans and policies</li> </ul>	Page 51
<b>Action Plan and Implementation Schedule</b>	
<ul style="list-style-type: none"> <li>• Description of actions that will be taken by the local government to implement policies that meet the CRC's management topic goals and objectives, specifying fiscal year(s) in which each action is anticipated to start and finish</li> </ul>	Addendum pages 11-23
<ul style="list-style-type: none"> <li>• Identification of specific steps the local government plans to take to implement the policies, including adoption and amendment of local ordinances, other plans, and special projects</li> </ul>	Pages 50-63



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