



Central Pine Barrens Comprehensive Land Use Plan Amendments of 2010

-Overview

September 15, 2010

Commission Meeting

CPB CLUP Amendments of 2010

- ECL Article 57, Section 57-0121.13 calls for CLUP review every 5 years and adoption of amendments at that time, if appropriate.
- Single-issue CLUP amendments adopted in 1996, 2001 and 2004 but no comprehensive set of amendments previously considered or adopted.
- CLUP amendments proposed for Commission action at this time pertain to Chapters 4, 5 and 6 of the CLUP.
- These amendments pertain to Land Use and Development.
- Prior presentation to Commission on CLUP amendments on February 24, 2010.



CPB CLUP Amendments of 2010

- This discrete subset of amendments are those deemed to be:
 - ❖ “Ministerial” in nature (e.g. memorializing previous Commission resolutions on specific policy decisions or interpretations or clarifications), and/or
 - ❖ Further refinements or elaboration of authorities contained in ECL Article 57, the GEIS and the 1995 CLUP, and/or
 - ❖ Matters already adequately assessed in the 1995 GEIS
- Substantive proposed amendments reviewed and approved by Advisory Committee and/or Credit Clearinghouse.



Chapter 4 CLUP Amendments – “Review Procedures and Jurisdiction”

- Proposed amendments include:
 - ❖ Elaboration on what constitutes complete application and determining completeness.
 - ❖ Definition of “tall structure”
 - ❖ Elaboration on definition of Development of Regional Significance (DRSs).
 - ❖ “Sense” resolutions



Chapter 5 CLUP Amendments – “Standards for Land Use”

- Proposed amendments include:
 - ❖ Upgrading of existing guidelines into standards.
 - ❖ Reorganizing thematically so that related standards are grouped together.
 - ❖ Incorporation of updated references and regulations to which the chapter refers and which have generally replaced the older references in the 1995 CLUP, such as SC Sanitary Code and SWAP.



Chapter 5 CLUP Amendments (cont'd)

- ❖ Revised vegetation clearing standards, revegetation requirements (including expanded invasive species prohibitions) and open space/buffer configuration and design.
- ❖ Mandatory redemption of Pine Barrens Credits for certain increases in density and intensity in the CGA, such as downzonings.
- ❖ Memorializing of past Commission policy decisions regarding parcels split between CPA and CGA and previously cleared.
- ❖ Additional protections for bird species.

Chapter 5 CLUP Amendments (cont'd)

- ❖ Incorporation of “dark skies” (light-pollution prevention) measures already implemented by Towns.
- ❖ Strengthening and enhancement of standards regarding scenic, cultural and historic resources.
- ❖ Incorporation of traffic management provisions for DRSs.

Chapter 6 CLUP Amendments – “Pine Barrens Credit Program”

- Proposed amendments include:
 - ❖ Clarification regarding allocation on old filed map parcels in Town of Southampton.
 - ❖ Memorialization of prior Commission policy decisions regarding non-residential allocations.

Chapter 6 CLUP Amendments (cont'd)

- ❖ Memorializing of prior Commission policy decisions regarding limits on allocations (including parcels split between Core and CGA, partially-developed parcels, partial public acquisition and overlapping ownership.
- ❖ Municipal reporting of compliance with ensuring sufficient amount of receiving areas are maintained.
- ❖ Clarification of redemption requirements for Pine Barrens Credits including location.
- ❖ Refinements, enhancements and clarification of the Pine Barrens Credit program procedures (from applying for an LOI to redemption).

Proposed CLUP Amendment Timeline

