15178

CZIC COLLECTION

THE BRUNSWICK COUNTY

LAND USE PLAN UPDATE

* * *

THE POLICY PLAN:

STEPS ONE AND TWO

* * *

PRELIMINARY DRAFT

August 31, 1979

* * *

HD211.N8B78 1979

COASTAL ZONE
INFORMATION CENTER

Prepared by the Brunswick
County Planning Department

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North Carolina Coastal Management Program

THE BRUNSWICK COUNTY

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THE BRUNSWICK COUNTY

LAND USE PLAN UPDATE

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This report was financed in part by the National Oceanic and Atmospheric Administration and the State of North Carolina, and meets the requirements of the North Carolina Coastal Area Management Act of 1974.

ASSESSMENT OF PAST PLAN'S PROBLEMS AND ISSUES

In 1975, great effort was exerted to solicit input form as many sources as possible for the delineation of problems and issues facing Brunswick County. An intrical element of this effort was the creation of citizen participation advisory committees (CPAC). There were a total of six CPAC's, (one from each township). Each CPAC generated a list of problems and issues that were important concerns of that township.

A County-wide survey was also conducted. There was a total of 841 responses. Other inputs came from the Planning Board and the head of Departments and County Government.

The problems and issues generated from the above sources were then summarized into one document (see exhibit 1). Unfortunately after the problems and issues were recorded, they were ignored. There was no systematic analysis made of these problems or any suggestions of strategies to alleviate them.

Since it is important to determine whether these problems still exist and what changes in nature, context and intensity of these problems have occurred, an analysis and an assessment of the 1975 Land Use Plan's problem has now been made. In order to avoid redundancy and complications, the problems and issues delineated in 1975 have been collapsed into the following list.

1. Parks and recreation of young people
2. Lack of doctors, health and medical facilities
3. Recreation for elderly
4. Property taxes (too high, lack of method to collect personal taxes)
5. Sewerage disposal
6. Lack of cultural opportunities
7. Traffic congestion, lack of adequate coastal highways, lack of proper road maintenance
8. Lack of adequate law enforcement
9. Public school facilities
10. Inadequate adult education
11. Air pollution
12. Water pollution
13. Solid waste
14. Noise pollution
15. Ambulance service

16. Loss of agricultural land to other uses
17. Water
18. Drainage
19. Fire protection
20. Mass transit (bus, taxi,) transportation for elderly
21. Undesirable land use
22. Housing
23. Insect control
24. Animal control
25. Inlet access, boat ramps, boat access
26. Speed limits to high in residential areas of State roads
27. Mixing residential and commercial land uses and mixing of single-family houses and mobile homes
28. Neighborhood recreation areas
29. Preservation of historic sites
30. Natural scenic areas
31. Parking and access to public beaches
32. Loss of ABC revenue profits to adjacent counties
33. Lack of commercial and recreational facilities

Each problem is analysis to determine its present state, changes which may have occurred since 1975 and whether it is still a problem or an issue of concern.

EXHIBIT 1

BRUNSWICK COUNTY
NORTH CAROLINA

EXISTING PROBLEMS, ISSUES
AND
FUTURE POLICIES AND OBJECTIVES

ADOPTED
BY THE

BRUNSWICK COUNTY BOARD OF COMMISSIONERS

NOVEMBER 4, 1975

I. Existing Problems and Issues

The County Commissioners recognized the following as major problems facing the County and its citizens.

The County will consider these as priority problems and will work toward solving or alleviating these problems and conditions in the future.

1. Parks and Recreation for young people
2. Health Care and Medical Facilities
3. Recreational Activities for Elderly
4. Property Taxes
5. Sewage Disposal
6. Lack of Cultural Opportunities
7. Traffic Congestion
8. Adequate Law Enforcement
9. Public School Facilities
10. Inadequate Adult Educational Facilities
11. Water Pollution
12. Air Pollution
13. Adequate Garbage Disposal
14. Noise Pollution
15. Inadequate Ambulance Service
16. Loss of Agricultural Lands to Other Uses
17. Lack of Access to Government and Sectionalism
18. Water
19. Drainage
20. Fire Protection
21. Litter Control
22. Road Maintenance
23. Bus Transportation (Especially Between Towns and to Wilmington)
24. Undesirable Land Uses
25 Housing

26. Lack of Insect Control
27. Lack of Animal Control
28. Lack of Doctors
29. Inlet Access to Ocean

The County Commissioners also recognized the following as problems facing the County and its residents and will work toward solving or alleviating these problems and conditions in the future.

1. Lack of Zoning and Planning
2. Inlets Access to Shallow (especially Lockwood's Folly)
3. Factionalism in Politics
4. Speed Limits too high in residential areas of State Roads (should be 35 mph)
5. Mixed residential and commercial land uses (mobile homes with conventional residences and businesses with residences)

6. Lack of adequate Coastal Highways
7. Lack of proper maintenance in highway Right-Of-Ways (especially narrow shoulders, shoulder maintenance and drainage from pavement)
8. Lack of proper school bus operation
9. Water pollution specifically between South Carolina Line and Shallotte Inlet.
10. Scheduling and Financing adequate services to accomodate desired growth
11. Undesirable land uses in the form of poorly maintained residences and junk yards.
12. Lack of interest in Leland areas by County Officials
13. Equitable distribution of tax dollars in Leland area
14. Lack of discipline in schools
15. Lack of proper method to require listing and collection of of taxes from transient persons
16. Lack of taxi service
17. Lack of Boat Ramps
18. Lack of appropriate commercial facilities to serve a developed and fast growing community (Leland-Belville); (Example: Amusements, Bowling, Movies, Laundry Mats, etc.)
19. Loss of A.B.C. Revenue Profits to adjacent County

II. New or Improved Services, Facilities and Public Use Areas

The County Commissioners recognized a major need for the following services, facilities and public use areas and the County will work toward providing or improving these services and facilities.

1. Water and Sewer
2. Improved roads and road maintenance
3. Improved fire, ambulance, police and telephone service.
4. Neighborhood Recreation Areas
5. Preservation of Historic Sites
6. Boat access areas to coastal and fresh waters
7. Natural scenic areas, wildlife preserves, and areas containing plants or animals that are nearly extinct should also be preserved for public use.
8. Parking and access to public beaches.
9. Other recreation areas and opportunities including sports centered programs.
10. Improved County services and facilities.

The County Commissioners also recognized the following as services needed in the County and the County will work toward providing the following.

1. Auditorium Civic Center Complex (Multi-Purpose)
2. Animal Shelter and Animal Control
3. Farmers Market Facilities At New County Complex Facilities
4. Area Clinics

5. A.B.C. Store and/or Beer Sales
6. Community Center
7. Historic Preservation Agency
8. Land Use Controls (zoning and intensified subdivision regulations) and regulation of mobile homes
9. Bus - Inter City (Private)
10. Taxi and Auto Leasing Service (Private)
11. County Transportation for Group Activities
12. Transportation - Especially for elderly, sick and disabled and beaches
13. Full range of new and improved and intensified services to solve problems that have been intensified
14. Truck Freight Services
15. Rail Freight Service
16. Bus Transport for beaches

III. Future Growth Policies

The County Commissioners hereby adopt the following policy statements as a guide for future County development. These policies will be the basis for future County plans, decisions and activities and future plans and activities will be designed to implement these policy statements.

A. County Wide

1. Brunswick County will follow a "Compact Growth Policy." This policy will allow existing areas under development to develop fully before expansion into new areas and new development will occur as an expansion of existing fully developed areas.

2. Brunswick County will in addition follow where applicable a policy of "Compact Growth within existing service corridors." This policy will allow existing areas under development and areas in existing service corridors to fully develop before expansion into new areas and new development will occur as an expansion from these fully developed areas.

3. Urban Growth and Development will be programmed to occur where adequate services are available or planned.

4. Growth and Development will be discouraged in areas where septic tanks will not function and sewer service is not available.

5. Growth and Development will be discouraged in areas where soils will not support buildings.

6. Growth and Development will be discouraged in productive agricultural lands and productive forest lands when such growth is not in accordance with the Compact and Corridor Growth Policies (1 and 2 above).

7. Brunswick County will encourage a variety of housing types including single family, duplex, low profile apartments and high rise apartments. Apartments including low profile and high rise will be restricted to low density with requirements for provision of open space to be maintained perpetually. Apartments will however be permitted only where the full range of urban services are provided.

8. Brunswick County will encourage a balanced growth between the commercial and residential sectors.

9. Brunswick County will continue to encourage desirable industrial development and maintain a favorable climate for existing and new industry.

10. Brunwick County will encourage preservation of its Historic Sites and areas.

11. The County will work toward preservation of Fort Caswell as a historic site and obtain access for public use.

12. Brunswick County will work to preserve its natural scenic areas and areas containing plant or animal species that are nearly extinct.

13. Brunswick County will work to provide public parking and access areas to its public beaches.

14. Brunswick County will work to see that more boat access areas to coastal and fresh waters are provided.

15. The County will work to provide neighborhood recreation areas.

16. Brunswick County will encourage preservation and expansion of its fisheries industry both sports and commercial.

17. Brunswick County will encourage continued and expanded multi-purpose use of school facilities for recreation and other purposes.

18. Brunswick County will help and provide contribution funds for fire and rescue squads.

19. Brunswick County will work to call for a referendum of A.B.C. stores and beer sales at a general election if proper petitions are submitted by the people.

20. Brunswick County will work to attract and encourage private facilities for group meetings, conventions, indivi-ual lodgings and a better variety of restaurants.

21. County policy will be to not encourage a large amount of growth and development nor large increase in population with growth policies encouraged by township are as follows in Section B.

22. County will encourage and promote its tourist industry.

B. Specific Policies By Townships

1. Limited or moderate growth will be encouraged in the Smithville Township area, Lockwood's Folly Township Area, and Town Creek Township Area.
2. Limited, moderate or very little growth will be encourage in the Waccamaw Township Area.
3. Continued and moderate growth will be encouraged in the Northwest-Leland Area as services are available or planned.
4. A large amount of growth with emphasis on a limited year round or permanent population and a large summer seasonal population will be encouraged in the Shallotte Township. This growth will be encouraged only in accordance with policies 1,2,3 and 6 above.

PROBLEM 1: LACK OF PARKS AND RECREATION FOR YOUNG PEOPLE

I. In 1975, the poor nature of recreational opportunity for young people was pointed out as a major problem in Brunswick County. Although recreation facilities are still far below the standards established by the State, there has been substantial improvement since 1975.

Since 1975 the County has established 4 district parks with the aid of Federal Community Development Block Grant money. These parks contain baseball fields, tennis courts, basketball courts, and playgrounds. Their establishment has done much to eleviate the problem of lack of parks and recreation for young people. The 1975 Brunswick County Recreation Plan set 1982 as a completion date for these parks. This was done before the possiblity of using Federal funds for their construction was fully realized. There are other improvements which have occurred since 1975 and will occur in the near future in the recreational facilities available to Brunswick County residents.

Shallotte Lion Club's Community Park is planned to be improved soon. The old Shallotte one room school house has been moved to the Park site and will function as a small museum. There will be increased playground facilities as well as picnic tables and shelters.

Southport The Town of Southport has added a great deal to its recreational facilities in the last 4 years. Since 1976, a little league field (3 acres), a multiuse basketball court (1/2), a mini park (1/2 acre) and 2 tennis courts (1/2 acre) have been developed. There are plans for a waterfront park (1 acre) which will be built within one year. It will consist primarily of playground type facilities.

Long Beach is in the process of making substantial strides in improving their recreation facilities. Since 1976, they have added 2 tennis courts on the public park site. Construction will soon be underway on a 5500 sq. ft. Community Building on a 2 acre site. It will contain 4 activity rooms, a kitchen, bathroom and locker room, a weight lifting room and a photo lab. The Long Beach recreation plan includes a gym, a park, more tennis courts and a swimming pool. Also there will be

a scenic walk developed soon.

There has been obvious improvement in County Recreation facilities and programs since 1975. The following is a list of programs and facilities presently provided by the County Recreation Department.

1. Little League Baseball
2. Babe Ruth Baseball
3. Legion Baseball
4. Men's Softball
5. Women' Softball
6. Girl's Softball
7. Men's Basketball
8. Midget Football
9. Summer Playground Programs
10. Senior Citizen's Programs
11. Special Olympics
12. Art Programs
13. Tennis Classes
14. Swimming Classes
15. Photography Workshop
16. Cooperation with the area schools in helping with maintenance of athletic facilities.

FACILITIES

Brunswick County presently maintains four district parks located in the following townships: Waccamaw-Waccamaw Park, Lockwood Folly-Supply Park, and Northwest-Leland and Navassa Parks.

On the following pages, each park's facilities are listed. The last page of this section is a county map showing the approximate locations of the parks.

FACILITIES

I. Waccamaw Park — 11 acres

Field #1 (Little League)
20 light fixtures
2 dugouts
fence

Field #2 (Men's Softball)
28 light fixtures
2 dugouts
fence

1 picnic shelter
2 tennis courts
8 light fixtures on tennis courts
fence around tennis courts
1 concession stand/restroom
1 community activities building
1 multi-purpose court
1 playground area
1 multipurpose field
5 bleachers

II. Supply Park — 15 acres

Field #1 (Little League)
20 light fixtures
5 poles of spotlights
6 bleachers
1 concession stand
1 restroom/storage building
4 dugouts
fence
1 playground area

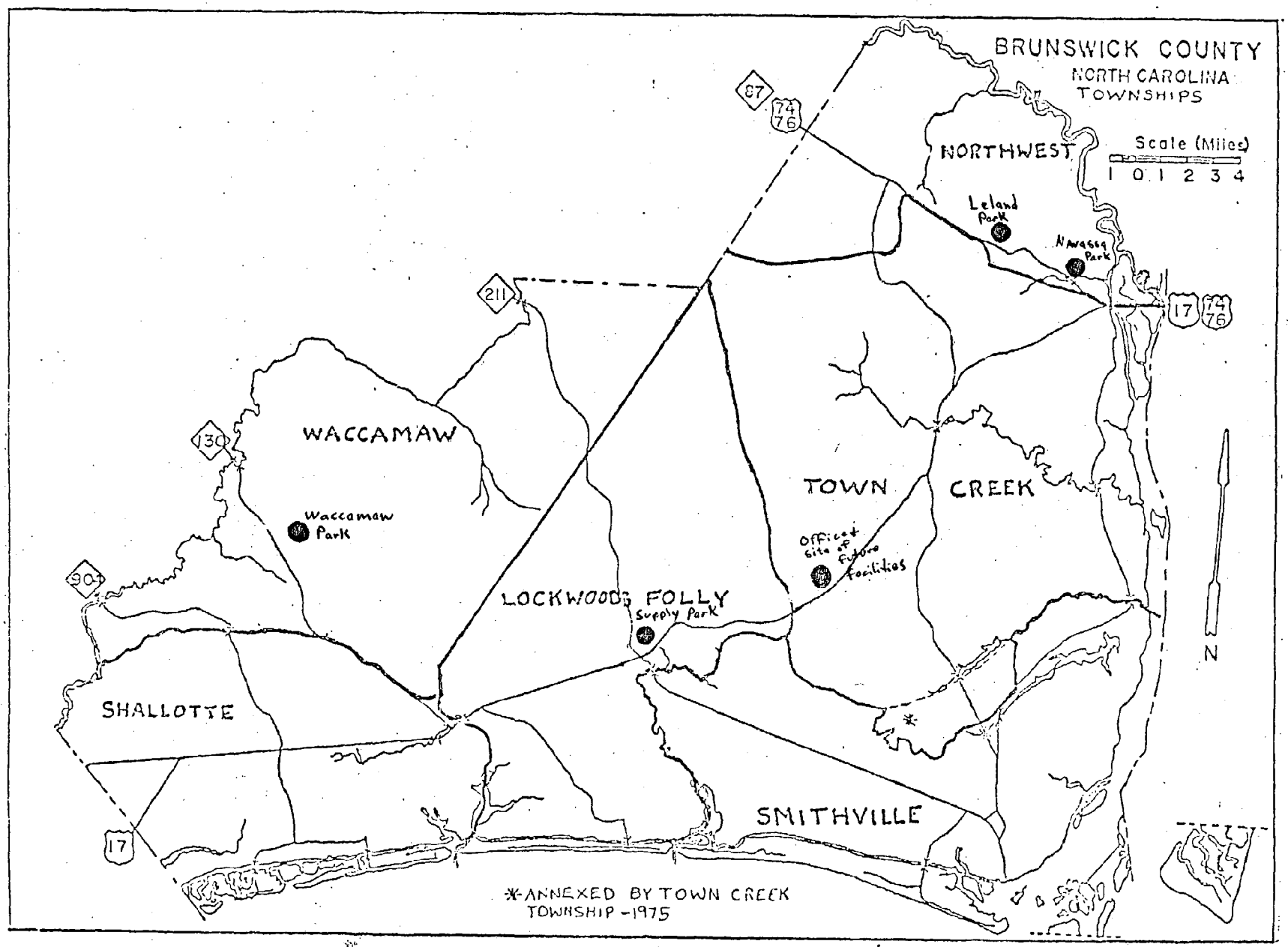
Field #3 (Men's Softball)
16 light fixtures
2 dugouts
1 concession stand
fence
4 bleachers

III. Leland Park — 12 acres

Fields #1 and #2 (Little League)
40 light fixtures
4 dugouts
fence
8 bleachers
1 concession stand - restroom/storage building
2 picnic shelters
1 warehouse
1 community building
1 school building
1 multi-purpose area

IV. Navassa Park — 5 acres

Field #1
30 light fixtures
2 bleachers
2 dugouts
fence


BRUNSWICK COUNTY
NORTH CAROLINA
TOWNSHIPS
Scale (Miles)
1 0 1 2 3 4
NORTHWEST
Leland Park
Navassa Park
WACCAMAW
Waccamaw Park
TOWN CREEK
Office at site of future facilities
LOCKWOODS FOLLY
Supply Park
SHALLOTTE
SMITHVILLE
N
87
74 76
211
17
130
904
*ANNEXED BY TOWN CREEK TOWNSHIP -1975

FUTURE RECREATION FACILITIES SYTEM

It is inappropriate to assume that the County recreation needs could be fulfilled at one time and therefore, the Brunswick County Parks & Recreation Commission established priorities for the acquisition and development of the County Park System.

The first priority is the acquisition and development of district parks. These are the parks that are closest to the people and provide the day to day recreation facilities.

The second priority is the acquisitions and development of a County Park for the provision of a greater range of recreation opportunities and recreation outings of longer duration.

The contents of the District Parks will be:

(1) multi-purpose building or community type building

(2) basketball courts

(3) tennis courts

(4) athletic fields

(5) children's play areas

(6) picnic area

The County-Wide Park will contain the same things plus the following:

(1) swimming facility

(2) gym

(3) hiking and nature trails

It is hoped that the long-range planning of county facilities will enable the Brunswick County Recreation Department to acquire land and develop programs to fill the void that now exists, but in a planned consisted manner rather than a helter-skelter fashion.

II. IS THERE STILL A NEED?

The North Carolina State Comprehensive Outdoor Recreation Plan establishes standards for various types of recreational facilities by acres per 1000 population.

The following table is a list of the standards.

Outdoor Recreation Area Category	BOR Class	Acres Per 1,000 Population Planning Standard
Neigborhood Emphasis	I	2.5 ac/1000 urban population
Community Emphasis	I	2.5 ac/1000 urban population
City Park	I	
Total BOR I		10.0 ac/1000 urban population
District Park	II	2.5 ac/1000 rural population
County Park	II	10.0 ac/1000 total population
SORA-Low	II	8.0 ac/1000 total population
SORA-Medium	II	20.0 ac/1000 total population
SORA-High	II	2.0 ac/1000 total population
Total BOR II		42.5 ac/1000 total population
III SORA-Low	III	150.0 ac/1000 total population
State Park	III	15.0 ac/1000 total population
Destination Park	III	125.0 ac/1000 total population
Total BOR III		290.0 ac/1000 total population

The North Carolina State Comprehensive Outdoor Recreation Plan divides the BOR Class I sites into 7 subclasses as follows:

Subclass 1 - Mini Park	-¼ to ½ acre in size
Subclass 2 - Playground	-2 to 5 acres in size
Subclass 3 - Neighborhood Park	-3 to 7 acres in size
Subclass 4 - Combined Neighborhood Park and Playground	-3 to 10 acres in size
Subclass 5 - Playfield	-6 to 20 acres in size
Subclass 6 - Community Park	-20 to 50 acres in size
Subclass 7 - Citywide Park	-50 to 100 acres in size

III. Needs Methodology

These standards are compared to population estimates for towns in the County and the County as whole.

Recreation needs are based on population and expressed in acres per 1000 population with adequate development on these acres to satisfy the desire of the citizens. In determining the needs for Brunswick County and its urban areas for the present and future years, current population estimates and future projections are essential. As the County's overall planning program began in 1975 and uses 1975 as the base year, the recreation plan will also use 1975 as the base year. Therefore, recreation needs are presented for 1975, 1980 and 1985.

The populations used for determining the needs were complied by the Brunswick County Planning Department except Southport which was supplied by the State. The Long Beach estimate for 1975 is based on an official census made in 1976. The 1980 and 1985 projections for these towns were made by the Brunswick County Planning Department.

POPULATION ESTIMATES AND PROJECTIONS

Urban Areas	1975	1980	1985
Boiling Spring Lakes	784	912	1,061
Long Beach	1,700	1,919	2,234
Shallotte	738	858	998
Southport	2,900	3,375	3,928
Yaupon Beach	494	575	669
Leland/Woodburn Urban Area	3,540	4,120	4,795
Total, Urban Areas	10,156	11,759*	13,685*
Total, Rural Areas	25,465	28,623*	37,069*
Total, County	35,621	40,382	50,754

*Additional urban areas could develop by 1980 or 1985

BOR Class I - Subclasses 1-7

Acreage Supply and Needs
Analysis of Existing Sites

This section on BOR Class I sites is divided into two parts. First is a general presentation of the total County supply by Subclass with comments on the non-urban sites. The urban sites are discussed in part two, "Supply and Needs for Towns and Urban Areas".

In 1979, 31 sites containing 124 acres of BOR Class I recreation lands were located in the County. By Subclasses, they were:

BOR I	GENERAL DESCRIPTION	NUMBER	ACRES
Subclass L	Mini-Park	1	½
Subclass 2	Playground	8	9
Subclass 3	Neighborhood Park	1	2
Subclass 4	Neighborhood Park/playground	-0-	0
Subclass 5	Playfield	22	107
Subclass 6	Community Park	3	10
Subclass 7	City Park	-0-	0
County Total - BOR I		35	128.5

Six of the 35 sites were in non-urban areas and are BOR Class I by viture of their function rather than location, and generally were small and served a very limited population.

NON-URBAN BOR CLASS I SITES

Of the six Subclass 2 sites Countywide, three with a total of 4 acreas are not in urban areas. One of the sites is in Town Creek Township and is a SENCland Community Action Center which has some limited playground equipment. While this site is in public ownership, its use is generally limited to low income families and is not near an urban area. The other two sites are one outside basketball court each at two churches in Northwest Township, neither near na urban area and the use is generally limited to church members.

BOR Class II - Subclasses 8-9

Acreage Supply and Needs

Analysis of Existing Sites
and
County Responsiblity

The State Classification System allocates five subclasses to BOR Class II sites. Two of these subclasses, 8 and 9, are County type recreation facilities and therefore, the primary responsiblity of County Government. Subclasses 8 sites, "District Parks", provide city type recreation for rural people. Subclasse 9 sites, "County Parks:, provide large recreation areas and serve all or a major portion of the County.

There is one unincorporated area, the Leland-Woodburn Urban Area, in Brunswick County that qualifies for BOR Class I (urban) recreation sites. The County, by default, is also responsible for BOR Class I site development in this area. The supply, analysis of existing sites and proposed recreation system for this area is included under the BOR Class I part of the section. The needs are presented herein.

District Parks - BOR II - Subclass 8

There are now 4 subclass 8 District Parks sites in Brunswick County totaling 43 acres. The acreage needs for District Parks are 2½ acres per 1000 rural population, therefore the 1975, 1980 and 1985 needs are:

YEAR	GROSS NEEDS	PUBLIC SUPPLY	OTHER SUPPLY	NET PUBLIC NEEDS
1975	64	0	0	64
1980	72	43(a)	0(a)	29(a)
1985	93	0(a)	0(a)	50(a)

(a) Assuming no additonal supply.

The target size for a District Park is 15 acres with a minimum size of 10 acres. Ten acres is required for the minimum basic development. The 10 acre minimum size for a District Park would not prevent the County from accepting donations of smaller tracts, expecially in the developing areas of the County. Such tracts could be expanded by purchase for a District Park if needed, place in a land bank for future needs, be provifed with some minor development to serve the neighborhood, used to trade for more desirable land, or any other use compatible with the goals of the Brunswick County Recreation Commission.

County Parks - BOR II - Subclass 9

County parks are designed to serve an entire dounty or a large portion of a county and the acreage need for county parks are 10 acres per 1000 of the total County population. No county parks exist in Brunswick County therefore the needs for 1975, 1980 and 1975 are:

YEAR	GROSS NEEDS	PUBLIC SUPPLY	OTHER SUPPLY	NET PUBLIC NEEDS
1975	356	0	0	356
1980	404	0(a)	0(a)	404(a)
1985	508	0(a)	0(a)	508(a)

(a) Assuming no additional supply

County Responsibility

Brunswick County has the responsiblity of supplying recreation in two specific areas; (1) County and District Parks, and (2) Urban type facilities for the Leland-Woodburn Urban Areas. The total minimum acreage needs of County responsiblity for 1975, 1980 and 1985 are:

YEAR	BOR I	BOR II DISTRICT PARKS	BOR III COUNTY	TOTAL
1975	27	64	356	447
1980	32	72	404	508
1985	39	93	508	640

The total acreage needs under the County's responsibility for 1975 was 447 acres placing the County in the position of having to play "catch-up" with the projected population increases, an additional 61 acres will be needed by 1980 and another 1932 acres will be needed by 1985.

The Brunswick County Recreation Commission adopted an initial system of 1 County Park and 7 District Parks to serve the citizens of the County. The County Park will be located in the central area of the County with 7 District Parks to be located throughout the County close to the citizens.

Summary of Acreage Needs

BOR I - Subclasses 1-7
BOR II - Subclasses 8,9

County and Town Responsiblity

The minimum net acres of recreation lands of these classes needed by the County and the Towns for 1975, 1980 and 1985 are:

YEAR	TOWN RESPONSIBILITY BOR I	COUNTY RESPONSBILITY BOR I	COUNTY RESPONSBILITY BOR II SUBCLASS 8	COUNTY RESPONSBILITY BOR III SUBCLASS 9	TOTAL
1975	44	27	64	356	491
1980	49.5	32	29	404	514.5
1985	61.5	39	50	508	658.5

While these acreage total may sound large, it must be kept in mind that the totals include roads, parking areas, buffer areas and natural areas. Some types of facilities also consume large areas of land. For example, a baseball field needs over two acres and a football field, an acre and a half. Another comparison can be made by considering the recreation land needs with the total County acreage. Using this comparison the 514.5 acre need in 1980 represents less than 1/1000th of the land area in Brunswick County.

Problem 2: Lack of Doctors, Health Care and Medical Facilities

A major problem pointed out in 1975 was a lack of doctors and medical and health facilities in Brunswick County. In 1975 Brunswick County had 45 hospital beds less, 2 less speciality care physicians, and 4 less dentists that as required by the standards provided by the Cardinal Health Care Agency. Therefore, it is true that there was a lack of some personnel and and facilities in 1975, although, Brunswick County met the standards for primary care physicians and home health care agency.

Since 1975 there has been substantial improvement in Brunswick County's health and medical care facilities. The Brunswick County Hospital has been completed and provides 60 additional hospital beds. Brunswick County has also gained 4 additional doctors which keeps us within the planning standards for primary care physicians. Brunswick County is still missing some specialty care physicians and dentists. We need 3 dentists and 6 speciality care physicians to meet the standards of the Cardinal Health Care Agency.

Brunswick County therefore, is still lacking some medical and health care facilities but, we have improved greatly since 1975. Since Brunswick County is only short several doctors and dentists it appears that there is not a substantial problem in the Health Care Field in Brunswick County.

BRUNSWICK COUNTY'S MEDICAL PERSONNEL AND HEALTH CARE FACILITIES

	1975					1980				
	Actual No.	Planning Standard	Population	No. required by standard	1975 need	Actual No.	Planning Standard	Population	No. required by standard	1980 need
HOSPITAL BEDS	51	3:1000	32,551	96	45	111	3:1000	40.470	120	9
PRIMARY CARE PHYSICIANS	8	1:4000	32,551	8	0	12	1:4000	40,470	10	0
SPECIALITY CARE PHYSICIANS	2	1:5000	32,551	6	4	2	1:5000	40,470	8	6
DENTIST	4	1:4000	32,551	8	4	7	1:4000	40,470	10	3
HOME HEALTH CARE AGENCY	1	1:county	32,551	1	0	1	1:county	40,470	1	0

Problem 3: Inadequate Recreation for the Elderly

Brunswick County, by virtue of its being a popular retirement area, has a greater than average percentage of its population in the 60 years and over group. These senior citizens are often somewhat limited as to the activities they can participate in, and often have different interests than what most general recreation programs provide for.

In the past the only structured recreational programs for the elderly provided for monthly outings in the Southport-Oak Island area. The primary purpose of this program was to offer free meals to eligible citizens rather than organize any recreational activities. At this time, there is no center in the County exclusively for activities for the elderly. This situation is in the process of significantly changing. Two senior citizens centers are currently planned. The first, scheduled to be open by the end of October will be located in Southport in the old marineology building. This center will initially serve free meals to the elderly, with plans of further providing movies and various other activities geared to the interests of the senior citizens.

The second center will be located in the old health building in Shallotte. It is scheduled to be open by December 31, 1979 with a full range of recreational activities and health care services.

With the opening of these two centers, there will be a substantial increase in the recreational activities and services provided for the elderly in Brunswick County. The only areas where a lack of facilities for the elderly seem to be, is in the Leland-Belville area and the more rural sections of the County. The program for the Shallotte center calls for transportation to be periodically provided to the center for senior citizens in more outlying areas. If this service is extensive enough most people wanting to use the services should be able to. The only real problem remains in the Leland-Belville area where some facility should be provided for the senior citizens in the near future.

Problem No. 4: Property Taxes

A. Property Taxes Are Too High

This problem is always mentioned when government is discussed. To determine whether it is a problem, a comparison to other counties can be made. The average tax rate of the 100 North Carolina counties is $.75 per $100 valuation in 1979. This is far greater than the $.47 rate for Brunswick County.

For this tax, Brunswick County supplies its citizens with many services that are often not provided by other counties with far higher tax rates. Our low tax rate can be partial attributed to the industry that Brunswick County possesses.

B. Lack of Method to Collect Personal Property Taxes from Transients

Every municipality and county in North Carolina has trouble collecting personal property taxes. Life time residents as well as transients often fail to register their taxes. Out-of-state newcomers often are not aware of this tax, since it is somewhat unique to North Carolina. The State has aided counties and cities in the past by providing records of vehicle registration which may be used to track down tax evaders. It is likely that this problem will continue unless substantial effort is placed into enforcement and punishment of violators.

Problem Number 5: Sewerage Disposal

I. Introduction

The 1975 Land Use Plan identified the topic of sewerage disposal as one of the major problems and issues facing Brunswick County and the areas' future growth.

Studies complied by the Brunswick County Planning Department indicated that indeed there did exist a problem with sewerage as indicated by the following maps on septic problems. Without close examination it is obvious that the problem areas identified correspond to areas where the density of housing is greater. This not to say that these are the only problem areas in Brunswick County, but simply illustrates the problem that do occur without a suitable sewerage disposal system.

II. Changes in Problem Since 1975

In general the problem of sewerage disposal remains unchanged since 1975. At that time one sewer system existed. That being in the City of Southport. It is now operating at near capacity and from time to time has operational problems. One package system has been added in the past 5 years. The Carolina Shore Subdivision in Calabash has constructed a package treatment system which will accommodate 700 units.

Brunswick County Government has assumed the lead role in 201 facility planning for Brunswick County. Three areas have been designated as planning areas. Southwest 201 area: Shallotte, Holden Beach, Ocean Isle, Sunset Beach, and Calabash areas. Southeast 201 area: Oak Island and Southport area and the Northern 201 area which includes the Leland, Navassa, and Northwest communities. At this writting, preliminary plans have been sumbitted for both the Southeast and Southwest study areas. The Southwest area plan calls for land application of the effulent and the Southeast plan calls for a secondary treated point source discharge into the Cape Fear River North of Southport. No planning has taken place

on the Northern study area.

III. Is This Issue Still A Problem?

The problem of sewerage disposal is still a problem in 1979, however the events which have taken place over the past 5 years are encouraging toward alleviating this issue. With continued interest in this issue by both the political and private sectors, Brunswick County should be in much better control of this problem by 1985.

Problem 6: Lack of Cultural Opportunities

Since 1975, the abundance of cultural opportunities has significantly increased in Brunswick County, but is still extremely low. Most of this increase is a result of the activities sponsored by the Arts Councils of Southport and Oak Island. A small public art gallery has been set up in Southport for local artists and occasionally other small touring exhibits. There have been a number of local programs ranging from ballet to concerts held in Hatch Memorial Auditorium on Oak Island but there seems to be a general lack of advertising for them. On the whole, the activities are sporatic, local amateur productions that are hard to find out about. Only those residents in the Southport-Oak Island area seems to benefit from the activities. What is needed is better planned, more readily accessible schecules of activities as well as more professional performances in more accessible areas of the County.

Problem 7: Traffic Congestion, Lack of Adequate Coastal Highways, Lack of Proper Road Maintenance

Since 1975, numerous improvements have taken place in the County road system. Those plans which have had the most impact on Brunswick County fall into three basic categories - Municipal thoroughfare plans, the North Carolina Highway Improvement Program (seven-year plan) and Secondary Roads Council allocation for road improvements in the County.

Brunswick County and the City of Wilmington have both developed thoroughfare plans. A majority of the work recommended in these plans has been completed. This includes the widening of N.C. Highway 130, the widening and resurfacing of N.C. Highway 904, and the correction of the curve on N.C. Highway 133 near Orton Plantation. The plans not completed by this date include the widening and resurfacing of N.C. Highway 211 to Columbus County, a bridge across the Shallotte River, and a bridge link from the Western end of Oak Island to the mainland.

The proposed outer loop around Wilmington which would extend into Brunswick County shows little more progress than it did in 1975.

The seven year Highway Plan called for the upgrading of the two U.S. Highways located in Brunswick County, U.S. 17 and U.S. 74-76. The proposed widening to four lanes of U.S. 17 is currently under construction in some sections. Construction is proposed to be completed along the first segment of U.S. 17 from N.C. 87 to U.S. 74-76 by next summer (1980). Right-of-way acquisition is just getting underway for the segment from N.C. 211 to N.C. 87 with construction proposed to begin by FY 1981. The last link from the South Carolina State line to N.C. 211 is scheduled for construction by FY 1984 with right-of-way acquisition beginning in 1981.

The construction of the four laning of U.S. Highway 74-76 from Belville to Alligator Creek on Eagle Island has been completed.

Numerous secondary road improvements throughout the County have been completed,

including those mentioned in the 1975 Land Use Plan, as a result of Brunswick County's allocation from the Secondary Roads Council.

Problems still remain in the County's disjointed coastal highway system. Presently there is no way to travel from one end of the County to the other along the coast without zigzagging back and forth to N.C. Highway 17. Until this condition is improved, development along the coast will be stunted.

In terms of road maintenance, conditions have improved by the increase in personnel for maintenance work.

Obviously, problems still are prevelant in the County's road system. Current construction indicates an attempt to solve many of the current circulation problems. Still little has been done to improve the lack of a unified coastal highway system and it remains a major problem.

Problem 8 Lack of Adequate Law Enforcement

It was pointed out in 1975 there was a lack of law enforcement officers in Brunswick County. The state standard is one (1) officer per 1000 persons. Using this standard, Brunswick County would need a total of 41 officers. Brunswick County presently has a total of 82 officers. Although this is twice the number of officers required by the state standards, there maybe some problems with the distribution of these officers. The towns have many more officers than specified by the State Standards. The unincorporated areas of the County may face some problems with under protection.

Sheriff Strong said 20 of his 40 officers are involved in work and do not directly enforce the law.

On the other hand, the towns are providing police protection far beyond the state standards. For example, Caswell Beach has a population of 67 and has 1 police officer. This officer is not concerned with the enforcement of law in the entire County, just Caswell Beach. Therefore, even though the sufficient numbers of officers in the County , there maybe, to some extent, a lack of sufficient law enforcement in some areas of the County.

Police Officers in Brunswick County

Caswell Beach	1
Yaupon Beach	2
Shallotte	4
Long Beach	15
Boiling Spring	6
Southport	7
Ocean Isle Beach	4
Holden Beach	3
Brunswick County	40
Total	82

Population	Standard by State	Officers Required	Actual Officers	Surplus
40,470	1 p/1000	41	82	41

Problem # 9 Public School Facilities

In 1977, two years after the issue of inadequate school facilities was documented, the North Carolina Department of Public Instruction completed a study to determine the adequacy of the existing facilities. This report has been updated to 1979 and the results are as follows.

Name	Evaluation	
	Arch/Engineering	Educational
North Brunswick	Long Range Use	Long Range
Leland Middle	" " "	" "
Lincoln Primary	Improvements Needed	Medium Range
South Brunswick	Long Range	Long Range
Southport Primary	" "	" "
Bolivia Elemenatary	Not Long Range	Not Long Range
Southport Middle	Due to the size and limitations of the site and the conditions of facilities on this site, serious consideration should be given to relocating this school on a new site.	
West Brunswick	Long Range Use	Long Range
Union Primary	Fair Condition	Medium Range
Waccamaw Elementary	Not for Long Range Use	Short Range
Shallotte Middle	Facilities should be replaced	

Brunswick County is making progress at relocating or upgrading the needed facilities. In fact at this writting work is proceeding at the Bolivia and Shallotte Schools. The staff agrees that this issue should remain major concern in the Land Use Plan.

Problem 10: Inadequate Adult Educational Facilities

Brunswick County has taken a great step at eliminating this issue of concern. This year the N.C. Legislature passed a bill creating a technical institute for Brunswick County.

Although at this writting no classes have been held nor space been provided for classes, the Planning Department is looking into these issues at this time.

The Department believes that this issue has been greatly reduced in importance and that continued support and work is needed, but that the issue should be given a lower priority in the Land Use Planning process.

Problem 11 Water Pollution

Water pollution was a problem in 1975 and is still a problem in Brunswick County as to date. Coastal waters are polluted and this has caused the closing of approximately 75% of the County's shellfish beds. This pollution, as suggested in a recent UNC-W study may come from two sources.

First, area septic tanks may be malfunctiong and spilling raw sewerage into the estuaries. Second, the poorly treated effluent from the Mrytle Beach area may travel up the Intracoastal Waterway to this area.

Problem 12: AIR POLLUTION

Air pollution was pointed out as a problem in 1975. Considering that there has been no substantial changes in the industrial composition of the county since that time, it is probable safe to assume that air quality is at the same level today as it was in 1975.

Delineation of air pollution as problem was not made by any of the CPAC groups. It was however, rated as the county's twelth important problem on the county wide survey.

Since we have no hard data on the air quality of Brunswick County, it must be assumed concern about pollution centers on two industries.

First, is the Fish Meal Plant near the Oak Island Bridge. Depending on the wind direction, obnoxious odors from the plant can blanket Southport, Yaupon Beach, Long Beach and some of unincorporated Brunswick County. Although it is doubtful that this odor poses a health problem, it is detrimental to the quality of life, the livability and the economic viability of these areas.

The second industry which possibly presents reason for concern about air pollution is the Paper Plant located in Riegelwood, Columbus County. Odor from this plant can be detected, depending on the wind conditions as far away as Bolivia and Southport. These fumes may indeed pose a health problem. Various sulfur oxides are produced in the paper production process and these are known health threats.

Air quality monitoring is being conducted on the site of the proposed Brunswick Energy Company refinery site. Data from these studies may delineate the nature of the air quality threat possed by the Riegelwood Paper Plant.

Problem 13: Adequate Garbage Disposal

The issue of how to dispose of solid waste and where to dispose of it has been a problem for many years. Its importance has surfaced in recent years because of a trend toward environmental consideration and because the availability of land for its disposal is becoming scarce.

Brunswick County has made efforts since 1975 to improve the garbage collection and disposal system in the County. Currently there are threelandfill sites in operation. One is located just North of Southport on N.C. 211, a second one is located on the Landvale Road North of Winnabow and a third site is located in an area off of the Holden Beach Road. The landfill workers has placed dumpster equipment at various sites and around the County for general public use. However, because of equipment failure, irregular pickup schedules, etc. containers become overfilled and ineffective.

Placement of the container sites appear to be random and do not reflect in many areas the needs that exist. Also placement of the Landfill sites appear to have been selected on a cost basis and little other consideration was given. For example, directly adjacent to the well field for the County water system is a landfill site.

New Hanover County has experienced leaching from its landfill sites into adjacent shallow wells. The problems that exist there are more immediate than exist in Brunswick County, however there is consideration being given to a joint or regional disposal system. Although Brunswick County has made efforts since 1975 to improve the garbage collection system, the Planning Department feels that it is still an issue. An issue that, if anything, has increased in importance. We feel that with expected growth in population, increased environmental regulations, and in light of recent events in New Hanover County, that solid waste should be given a high priority in planning for Brunswick County future.

Problem 14: NOISE POLLUTION

In 1975 noise pollution was pointed out as a problem. Only those persons in the surrounding area of the Leland motor speedway complained of this problem. The speedway is still in operation and produces the same amount of noise as it did in 1975. Races are held Friday night and Saturday.

There is no data on the noise levels as the speedway's property edge. Establishment of decibel levels will need to made before it can be determined if there is a problem.

Problem #15 Ambulance Service

A large number of citizens complained of inadequate ambulance service at the CPAC meetings in 1975.

At that time a Cardinal Health Report indicated that, based on Brunswick County's population, that there were actually six excess vehicles than needed in Brunswick County. The report did not take into account the geographic make-up of the County. Because Brunswick County has 907 square miles, rescue personnel have an above average area to cover when compared to our dispursed population. It was, therefore, necessary to actually add several new departments in key locations of the County to bring response timing to an acceptable limit.

Since 1975 departments have been located in Waccamaw Township, Coast line Rescue at Holden Beach, and Boiling Spring Lakes is in the process of formation. In addition, 5 additional vehicles and numerous other equipment has been added to both existing and new departments.

After consultation with the Civil Preparedness Director, we feel that Brunswick County does not have a problem any longer with inadequate facilities, however we have a serious problem with man power. Recently the Leland Rescue Squad had to cut its daytime operating hours due to inadequate personnel.

In conclusion, ambulance service is still a major concern of Brunswick County. However, the context in which the problem is occurring has changed.

Problem 16: Loss of Agricultural Land TO Other Uses

In 1975, it was determined that there was a total of 34,341 acres devoted to agricultural uses in Brunswick County. Even though there may have been limited conversion of productive agricultural lands to urban uses in the future, it was believed by the Planning Department that the total acreas in this category could increase somewhat because of the reclamation of some wet land areas.

Without extensive land use analysis we can not determine how much agricultural land has been lost or gained since 1975. This analysis will be conducted in the physical suitability plan portion of the land use planning process.

Problem #7 Water

I. Introduction

Water, or the lack of it, was another of the major concerns expressed at the CPAC meetings in 1975. Many changes have occurred since that time which have altered the situation.

II. Changes Since 1975

In 1975 the Land Use Plan documented the fact that a large number of residential water users were getting their water supply from small privately owned water systems or from private shallow wells. Since 1975 this situation has increased just as development in general has increased.

The primary reason for these small water systems is the lack of wide spread public facilities. Several communities have constructed public water systems since that time. Included are Long Beach, Caswell Beach, Sunset Beach, Holden Beach, and Bolivia has expanded and improved its existing system. These can be added to the past existing systems which included Southport, Boiling Spring Lakes, Ocean Isle Beach, Shallotte, and Yaupon Beach.

Brunswick County has also completed a water treatment facility and distribution system since 1975. Phase I of the County-wide system was completed in late 1975 and has operated steadly on the increase since. The Phase I system was designed to treat 5 million gallons of water per day and to furnish it to Pfizer Corp. and Southport on an emergency basis. This existing plant now operates at near capacity and has experienced treatment problems at high water demand. Brunswick County will expect to expand the plant in the near future if demand for water continues to rise.

Brunswick County has also been committed to a regional water system (Lower Cape Fear Water and Sewer Authority) since before 1975. This regional water system is more a reality today than ever before. New Hanover County is set to vote on a bond referendum on September 11, 1979. If the voters

there vote to go ahead then Brunswick County will be expected to begin construction of our Phase II system to accomodate the water purchased from the Lower Cape Fear Water and Sewer Authority. At present, the Authority is requesting Brunswick County to purchase 10 million gallons of raw water each day. Brunswick County plans to treat the water by a facility located in the Leland area and distribution will be made to the Leland sanitary district, Southport, Oak Island, Holden Beach, and the lower Brunswick Islands. Water will also be supplied to the proposed Brunswick Energy Oil Refinery if it locates at a site just South of Belville.

III. Is Water Still A Problem?

The issue of water is an issue that will always be of concern. Although Brunswick County has made strides at supplying water to its residents, results as compared to the amount of time and work directed to the problem is low. Therefore, we see water and its distribution as a major issue that should take a high priority in the future development of Brunswick County as directed by this revised Land Use Plan.

Problem 18: Drainage

Because Brunswick County is on the flat, low lying coastal plain of North Carolina, the lack of adequate site drainage can be a problem. Throughout the County the water table is very high. Often it is at or above the surface level and thus swamps are produced.

The lack of adequate drainage can also prohibit proper septic tank functioning. In areas of poor drainage, the County Health Department will require that drainage ditches be cut before a septic tank permit is issued.

We will always be forced to contend with the problems of poor drainage in Brunswick County. We must deal with this situation in order to minimize the effect of this problem. Site alterations are often necessary to accomplish this.

Problem #19 Fire Protection

Fire protection like many other necessities, grows or the need for it grows as population and density increases.

The 1975 Land Use Plan identified fire protection as a concern of the general public. At that time there were four areas which needed departments to be formed. All four of the areas now have Voluntary Fire Departments. They are, Waccamaw, Ocean Isle Beach, Supply, and Shallotte Point.

According to an old COG Report, Brunswick County needs to locate a sub-station in the Leland area. This has not be accomplished to date. After consultation with the County Civil Preparedness Director, we feel that Brunswick County is covered in fire protection, and we have an abondance in interest in personnel, however there is a definite need of additional equipment for all departments.

Therefore, we feel that fire protection should continue to be an issue of concern and a goal Brunswick County should work to improve.

Problem 20: Lack of Mass Transit

There is a serious shortage of public transportation in Brunswick County. Only one taxi service, based at Oak Island, is available to visitors and residents. The County Social Service Department operates a van service, but this is primarily to aid senior citizens and the poor in reaching the County Complex for health care. In Shallotte, passing buses on Hwy 17 may sometimes be flagged down, but there is no established bus station in the County.

This is a severe problem. With gas prices rising everyday, many County residents will not be able to afford the transportation costs for even basic needs. This problem is further compounded by the low population density throughout much of the County. In order to purchase basic necessities, obtain health care, or do any County business, many residents have to travel some distance.

Some type of public transportation is desparately needed within the County, as well as to the Wilmington area. Shuttle routes from Shallotte, Bolivia, Leland, and Southport to the beach would also be beneficial to the public. With conditions as they are now, without a car, Brunswick County is nearly impossible to get around. This is surely one of the major problems in the County, which will only worsen as fossil fuel supplies decrease.

Problem 21 Undesirable Land Uses

The concept of an undesirable land use is very nebulous and varies according to specific circumstances. When a factory exists next to a residential neighborhood, the factory owner sees the neighboring residents as a problem just as the residents see the factory as undesirable.

There is actually no such thing as an undesirable land use, only conflict between two or more uses of land. Landfills, junk yards, factories and pig farmers are all necessary uses of land. Problems arise when these facilities are in some way too close to other uses, visible from the road of some way distracting from the benefits of the use and function of other land.

Conflicts between land uses have occurred and will continue to occur in Brunswick County. Each conflict must be dealt with on an individual basis.

Problem 22: Housing

Housing has always been a major problem in Brunswick County. In 1975 there was 2,058 substandard dwelling units in the County. There was also a total need of 4,469 additional dwelling units in 1975, (see table 20, Housing Needs Assessment). Of these units, 1,338 were needed for lower and moderate income persons. These persons would qualify for various subsidy programs.

The lack of housing and the poor quality of the existing housing is still a problem in Brunswick County. It appears that it will continue to be a problem in the future. Table 24 shows the projected 1985 housing needs.

In the past, Brunswick County has been able to do little to aleviate these conditions. Especially important is the improvement of housing conditions for low and moderate income persons. The only forms of subsidized housing presently in the County is Section 8 existing units rent subsidy and Farmer's Home Loans.

We are presently organizing a Regional Housing Authority with several adjacent counties. It will provide us with an implmentation mechism to use other Federal housing programs, which we so far have failed to take advantage of. Specifically, the regional housing authority can administer conventional public housing, Section 8-New Construction, and Section 236.

Over the next several years, we expect substandial improvement in Brunswick County housing. Effort will primarily be put into achievement of the 1985 goals (see appendix III, Housing Needs Assessment).

TABLE 20

Estimated Housing Needs*, Brunswick County
April 1975, by Township, Income Level and Tenure

Township	Owner Occupancy	Renter Occupancy	Total	Owner Occupancy	Renter Occupancy	Total	Grand Total
Lockwoods Folly	0	117	117	661	104	765	882
Northwest	0	126	126	563	48	611	737
Shallotte	218	238	456	223	100	323	779
Smithville	0	173	173	119	242	361	534
Town Creek	0	212	212	755	142	897	1,109
Waccamaw	158	96	254	122	52	174	428
TOTAL	376	962	1,338	2,443	688	3,131	4,469

NOTE: The numbers only represent housing needs of the existing resident population as they existed in Brunswick County in 1975

*Derived by subtracting numbers of housing units shown in Table 19 from corresponding numbers in Table 17. However, if the figure in Table 19 exceeds that in Table 17, then the need becomes 0.

**The low-moderate income housing needs represent the number of assisted housing or mobile home units that need to be provided or made available to resident lower-income families and individuals who cannot afford conventional housing.

SOURCES: Tables 17 and 18, Housing Needs Assessment; Brunswick County, 1978.

TABLE 24

ESTIMATED* 1985 HOUSING NEEDS BY TOWNSHIP, INCOME LEVEL, AND TENURE, BRUNSWICK COUNTY

Township	Low-Moderate Income			Middle-Upper Income			Grand Total
	Owner	Renter	Total	Owner	Renter	Total	
Lockwoods Folly	422	70	492	585	80	665	1,157
Northwest	233	93	326	535	74	609	935
Shallotte	389	115	504	429	50	479	983
Smithville	697	190	887	1,043	293	1,336	2,223
Town Creek	424	182	606	991	179	1,170	1,776
Waccamaw	50	22	72	52	16	68	140
TOTAL	2,215	672	2,887	3,635	692	4,327	7,214

*Owner-Renter Breakdown based on 1970 proportions from census data (see Appendix I).

Source: Housing Needs Assessment; Brunswick County, 1978

APPENDIX III

1, 3, 5, and 7 year goals for meeting low-moderate income new-housing need to 1985, by Tenure, Race, and Sex of Head of Households

Source: Housing Needs Assessment; Brunswick County, 1978

LOCKWOODS FOLLY

	Minority Households			White Households			
	Male Headed	Female Headed	Total	Male Headed	Female Headed	Total	All Households
1979							
Owner	7	2	9	32	3	35	44
Renter	1	0	1	4	0	4	5
1981							
Owner	28	8	36	124	9	133	169
Renter	5	1	6	21	1	22	28
1983							
Owner	49	13	62	217	15	232	294
Renter	8	2	10	36	3	39	49
1985							
Owner	70	19	89	310	22	332	421
Renter	12	3	15	52	4	56	71

NORTHWEST

	Minority Households			White Households			
	Male Headed	Female Headed	Total	Male Headed	Female Headed	Total	All Households
1979							
Owner	4	1	5	17	1	18	23
Renter	1	1	2	7	1	8	10
1981							
Owner	16	4	20	69	5	74	94
Renter	6	2	8	27	2	29	37
1983							
Owner	27	8	35	120	9	129	164
Renter	11	3	14	48	3	51	65
1985							
Owner	39	11	50	172	12	184	234
Renter	15	4	19	68	5	73	92

Source: Housing Needs Assessment; Brunswick County, 1978

SHALLOTTE

	Minority Households			White Households			All Households
	Male Headed	Female Headed	Total	Male Headed	Female Headed	Total	
1979							
Owner	6	2	8	29	2	31	39
Renter	2	0	2	8	1	9	11
1981							
Owner	25	7	32	115	8	123	155
Renter	8	2	10	34	2	36	46
1983							
Owner	45	12	57	201	14	215	272
Renter	13	4	17	60	4	64	81
1985							
Owner	64	18	82	288	19	307	389
Renter	19	5	24	85	6	91	115

Source: Housing Needs Assessment; Brunswick County, 1978

SMITHVILLE

	Minority Households			White Households			
	Male Headed	Female Headed	Total	Male Headed	Female Headed	Total	All Households
1979							
Owner	12	3	15	51	4	55	70
Renter	3	1	4	14	1	15	19
1981							
Owner	46	13	59	206	14	220	279
Renter	13	3	16	56	4	60	76
1983							
Owner	81	22	103	360	25	385	488
Renter	22	6	28	98	7	105	133
1985							
Owner	116	31	147	511	36	47	694
Renter	31	9	40	143	10	153	193

Source: Housing Needs Assessment; Brunswick County, 1978

TOWN CREEK

	Minority Households			White Households			
	Male Headed	Female Headed	Total	Male Headed	Female Headed	Total	All Households
1979							
Owner	7	2	9	32	2	34	43
Renter	3	1	4	13	1	14	18
1981							
Owner	28	8	36	125	9	134	170
Renter	12	3	15	53	4	57	72
1983							
Owner	50	13	63	218	15	233	296
Renter	21	6	27	94	7	101	128
1985							
Owner	71	19	90	312	22	334	424
Renter	30	8	38	134	10	144	182

Source: Housing Needs Assessment; Brunswick County, 1978

WACCAMAW

	Minority Households			White Households			
	Male Headed	Female Headed	Total	Male Headed	Female Headed	Total	All Households
1979							
Owner	1	0	1	4	0	4	5
Renter	0	0	0	1	0	1	1
1981							
Owner	4	1	5	15	1	16	21
Renter	1	0	1	6	1	7	8
1983							
Owner	6	1	7	26	2	28	35
Renter	2	1	3	11	1	12	15
1985							
Owner	8	2	10	37	3	40	50
Renter	4	1	5	16	1	17	22

Source: Housing Needs Assessment; Brunswick County, 1978

Problem 23 Insect Control

Insect problems have plagued the County for sometime. A principle reason for this was the North Carolina State Policy in regard to insectoradiction. Funds were made available to all insect troubled counties in North Carolina except Brunswick County. It was left alone as a control to compare to the effectiveness of the other counties insect control programs.

The County is facing particular problems today with mosquitos in the Shallotte area. Planning is being done to drain the swamps in the area to alleviate this problem.

The County does have a mosquito control department. Mosquito control efforts consist of chemical spraying using fogging machines mounted on trucks. This spraying is conducted in mosquito problem areas of the County from around June, 15 to October 1, six days per week. These practices are essentially temporary efforts armed at heeping adult mosquito populations at a tolerable level. The effectiveness of this spraying is questionable. EPA Standards do not permit a sufficient concentration of chemicals to be used to make the spraying effective.

The mosquito problem still exists.

Problem 24: Animal Control

In 1975, Brunswick County Health Department was just in the beginning stages of instituting a dog control program. A dog compound site had just been leased and several trucks were allocated to the program. The County fiscal year 1975-1976 budget allocated funding for the position of 2 dog wardens. Over the years from 1975 to 1979, the program came into full operation. The compound was constructed and service began.

Today, although animal control is much better in Brunswick County than it was in 1975, there are still many problems. Most problems can be directly linked to lack of funds. According to animal control supervisor Clemmons, the compound is overloaded 50% of the time. There are too many dogs in the stalls to meet the Humane Society Standards. There is also the problem of improper means of euthanasia (mercy killing). The program is presently using the Hot Method of gasing. This means that the chamber is filled with the exhaust gases of a truck motor. The carbon monoxide kills the animals. This method is not approved by the Humane Society. The approved ways is called the Cold Method. This consists of using bottled gas which more gently disposes of the animal. It was estimated by Clemmons it would cost $500 - $600 to get this method in operation.

The trucks which the animal control program has are almost worn out. Average mileage of the 3 trucks is over 175,000 miles.

This year the dog control program was expanded to an animal control program. This means cats are also accepted at the pound. This has produced additional strain on the already overburden facilities.

As can be seen by the above, inadequate animal control is still a problem in Brunswick County. Although stray animals are being adequately captured, they are not receiving humane treatment at the compound.

BRUNSWICK COUNTY ANIMAL CONTROL PROGRAM

PERSONNEL

3 Dog Wardens
1 Custodian
1 Maintenance man

Facilities and Equipment

1 Compound - 12 stalls
3 Trucks with dog cages
1 Gas chamber facility (Hot Method)

Problem 25: INLET ACCESS, BOAT RAMPS AND BOAT ACCESS

Brunswick County's major recreation attractions are its coastal and adjacent waters. The County has 41½ miles of ocean shoreline, 39 of the miles are beach and 2½ miles are inlets. Six of the shoreline miles run in a north-south direction and 35½ miles run in an east-west direction. Six islands and 6 inlets make up the ocean coast line.

Beginning at the New Hanover County line, Corncake Inlet is the first inlet. This inlet has a history of extensive migration and was in New Hanover County when it silted up and closed about 1956 only to reopen again in 1974 in Brunswick County. The first of the islands is Baldhead which lies between Corncake Inlet and the Cape Fear River. The eastern beach of this island is the only beach in the county lying in a north-south direction. Another 3 miles of beach lies in an east-west direction.

Next is the Cape Fear River which is the largest inlet in the County and one of the largest and most stable on the North Carolina coast. This inlet is amply wide and deep to allow very large freighters passage. Oak Island the largest island in Brunswick County, has a shoreline of 12½ miles. Oak Island was part of the mainland until the IntraCoastal Waterway was constructed. The Intracoastal Waterway provides recreational, commercial and industrial ship traffic access to the entire length of Brunswick County. Lockwood's Folly Inlet is at the west end of Oak Island. This inlet is the second most stable in the County generally moving within a 500 foot range. It provides access between the waterway and ocean for small fishing and recreational boats. Depth at high tide is approximately 9 feet. Holden Beach, has a shoreline of 8 miles. On the west end of Holden Beach lies Shallotte Inlet. This inlet also provides access for shrimping, fishing, and recreational vessels. Depth at high tide is approximately 9 feet. This inlet is less stable and generally moves within a 700 feet range.

Another narrow island is next, Ocean Isle Beach, which has a shoreline of 6 miles. Next is Tubbs Inlet, a very unstable inlet with a migration history within a 2000 foot range. It has questionable use for boat traffic. Sunset Beach is the next island. This narrow island has a coastline of 2 miles. Tubbs Inlet at present bisects Sunset Beach and part of the Town of Sunset Beach now lies on the same Island as Ocean Isle Beach.

The last inlet is Mad Inlet, the most unstable in the County. The migration range of this inlet is well over half a mile. It is completely useless for boat traffic. The last island is Bird Island, the smallest on the County Coast with a shoreline of a mile.

Little River Inlet, which is actually in South Carolina is planned to be dredged soon. Calabash creek will be dredged at the same time. This will increase the access to the ocean for fishing boats from theCalabash area.

Boat ramps, both public and private are provided throughout the County. For boat fishermen, most of the estaurine waters and the ocean are accessible by way of these ramps. Southport provided 2 boat ramps at the New Yacht basin. Long Beach has 4 public boat ramps along the intercoastal waterway side of the island. Boat ramps become scarcer as one travels to the western portion of the county, but it apperars that this is a sufficient number to serve all potential users.

Boat access to the fresh water rivers and shores is difficult as there are no improved boat ramps on most of them. There are some areas that are used for the launching of boats that are light enough to be carried to a stream bank and placed in the water.

Problem 26: Speed Limits Too High In Residential Areas of State Roads

Almost all roads in Brunswick County are State roads. The State has total control over these roads. They maintain and establish rules which govern them. The State traffic engineers determine what is a safe and reasonable speed limit on any particular stretch of State road. In their determination they look at many characteristics of the roads as well as traffic volumes and surrounding land use. If development covers 50% of the land along the road, the speed limit will normally be reduced from 55 to 45 miles per/hour. If development covers 75% of more of the land along the road the speed limit will be reduced to 35 miles per/hour.

Since there are so many state roads in Brunswick County, the State can not afford to place speed limits signs on them all. Those roads that have no signs, have by default 55 miles per/hour speed limits. Minor feeder streets do not usually have speed limit signs.

To reduce the speed limits on any particular road, citizens can make formal requests to the State. The State engineers will then study the request and make a determination. Many such request have been made in Brunswick County since 1975 which resulting in speed limit reductions. Since the County has no control over these roads, it seems that this is not an issue the County should be concerned with.

Problem 27: Mixing of residential and commercial land uses and mixing of single family and mobile homes

Mixing of uses and subclasses of uses is prevelant in Brunswick County. Often this occurance has no negative effects, but sometimes conflicts between uses can arise. For example, the traffic generated by a store can over burden roads or create dangers for children if it is located in a residential neighborhood. Property values can be reduced by intrusion of mobile homes into conventional single family home neighborhoods. Since the unincorporated county is essentially unregulated in the use of land, there is little way to discourage the mixing of conflicting uses of land. Specifically the lack of zoning has allowed this problem to continue and worsen. As the population increases, intensity of land use also increases. People are forced to live closer and closer to their neighbors. The proximity can magnify conflicts in uses.

Problem 28: Lack of Neighborhood Recreation Areas

This problem is directly related to problem number one. In 1975, Brunswick County faced a great lack of any recreation facilities. Brunswick County has established four district parks which have done much to increase recreational opportunity. But there still is a lack of recreational facilities. There was no neighborhood parks in 1975 and none have been built since. Construction of neighborhood parks is only a part of an entire program of County recreation that must be implemented over the coming years.

Problem 29: Preservation of Historic Sites

There are many historic places in Brunswick County. Historic places are unique and nonrenewable eductional resources which owe their significance to their association with American history, archaelogy, architecture, and cultures of the past. As can be seen by the following list, most historic places in Brunswick County are privately owned. This may cause problems with the preservation of the site. Those sites which are federally or state owned are better protected.

There are many private foundations which buy and preserve such sites. They often buy them and donate to the state or federal government. Presently, there are no historic sites in Brunswick County which are in jeopardy of being lost. Although development is occurring often near historic sites, they usually are not negatively effected. For example a condominium development is planned to be developed on the site of a 19th century artillery battery at Caswell Beach. The developer is incorporating the battery foundations into the development. They will add much to the uniqueness of the development and be a visual reminder of the past. Such thoughtful development of minor historic places should be encouraged but very significant historic sites should be restored to their former splender. Problems still remain in acquiring money for such projects.

INDEX OF BRUNSWICK COUNTY'S MAJOR HISTORIC PLACES

Map No.	Site	Location	Ownership
1	Belvedere Plantation	On West Bank of Brunswick River Near Junction of U.S. 17-74-76 And River Road	Private
2	Railroad Hotel	On East Side of S.R. 1438 at Junction With U.S. 17, Lanvale	Private
3	Winnabow Plantation	On S.W. Side of S.R. 1521, 1.5 mi. S.E. of Junction With U.S. 17, Winnabow	Private
4	Clarendon Plantation	Between N. C. 133 and Cape Fear River, S. of Mallory Creek and N. of Town Creek	Private
5	Old Town Plantation	On N. Bank of Town Creek, At Cape Fear River	Private
6	Pleasant Oaks Plantation	At the Junction of Rt. 133 and State Road 1518	Private
7	Orton Plantation	On E. Side of S.R. 1529, Across From S.R. 1530, Near Brunswick Town	Private
8	Brunswick Town	At End of S.R. 1533, Orton Vicinity	State
9	Fort Anderson	Along the Edge of the River At Brunswick Town	State
10	St. Phillip's Church	N.C. 130 off U.S. 17, Brunswick Town State Historic Site	State
11	Price's Creek Lighthouse	W. Bank of Cape Fear River on Price's Creek, at end of S.R. 1540, Southport	Private
12	Fort Caswell	At End of N.C. 133, Southport Vicinity	Private
13	Bald Head Lighthouse	Smith Island	Private
14	Cape Fear Lighthouse Complex	Outer Banks at Mouth of Cape Fear River - Bald Head Island	Private
15	The Boundary House	Located Near the North and South Carolina State Boundary .4 mile south of U.S. 17	Private

A LIST OF THE MINOR HISTORIC PLACES*

Map Letter	Site	Location	Ownership
A	Williams House	On S.W. Side of S.R. 1426,0.7 mi. N.W. Of Junction With S.R. 1430 Phoenix Vicinity	Private
B	Dr. Goodman Home	On N. Side of S.R. 1414,0.8 mi. West of Junction With U.S. 17, Bishop Vicinity	Private
C	Whitlock House	On N. Side of S.R. 1411, 0.8 mi. W. of Junction with S.R. 1413, Bishop Vicinity	Private
D	Walker House	On S. Side of S.R. 1412, 1 mi. W. of Junction With U.S. 17, Bishop Vicinity	Private
E	Liberty Pond	On the North East Corner of the Sunny Point Army Terminal	Federal
F	Galloway House	On N.E. Side of S.R. 1501, At the Junction With U.S. 17, Supply Vicinity	Private
G	Gause's Tomb	Along 904 in the Shallotte Vicinity	Private
H	Hickory Hall	On E. Side of S.R. 1166, .3 S. of Junction with S.R. 1163 in Calabash	Private
I	New Britton Church	At Junction of S.R. 1333 and 1336 in the Freeland Area	Private

*This list excludes many sites in Southport which are out of this Department's planning jurisdiction.

Problem 30: Lack of Natural scenic

Lack of Natural scenic areas was pointed out as a problem in 1975. State Standards have not been established for these areas, so determination of the adequacy of Brunswick County's natural areas cannot be made. Brunswick County has eleven natural area sites containing 2,025 acres. Only one site, a nature trail on Holden Beach is in public ownership. Four of the sites are private and include an island in the Cape Fear River, a marsh area in Long Beach, a small undeveloped coastal island (Bird Island) and Orton pond. The other 6 sites are held by commercial enterprises. Two of these, a Bog area in Smithville Township and a Savannah in Shallotte Township are owned by timber companies. Another is a Pocosin in Boiling Spring Lakes is owned by the developer. The other sites are part of the Smith Island Complex. These sites are in the process of being donated to the nature conservancy. This may help preserve them and reduce pressure on the them for development.

Problem 31: PARKING AT AND ACCESS TO PUBLIC BEACHES

Beaches access in Brunswick County varies greatly between areas. Long Beach provides the best access with 25 beach access parking areas. These often contain picnic tables and dune crossover walks. Yaupon Beach similarly has ready beach access. Most streets which are perpendicular to the beach have parking areas at the beach end. Caswell Beach has one small parking area for the beach. Considering the poor quality of the beach along most of Caswell Beach, (rapid erosion has caused many stumps to become exposed and the Beach is very narrow), few beach access routes are necessary.

Holden Beach appears to have some major problems with Beach access. The East tip of the island is attractive for many uses but there is no nearby parking. There is a nature trail and wide beaches near the inlet. Vehicles are allowed on the beach there with a permit. These are few access points and parking lots along the main body of the island. Only at the Western end, where development is less intensive, is the beach accessible.

Ocean Isle Beach has one major access point at the pier, directly at the end of the road which crosses over from the mainland. There is adequate parking there. Other beach access points are less formally provided. Parking at these points is often nonexistent with problems often occurring from people parking in the right-of-way.

Sunset Beach similarily has one major access point directly at the end of the road which crosses over from the mainland. Sunset Beach is unique in that the road and houses are set back very far from the beach. This fact combined with the lack of parking causes poor beach access.

Beach access and parking at the beach is still a problem in most of Brunswick County. Only Oak Island provides adequate access and parking facilities.

Problem 32: Loss of ABC Revenue Profits to Adjacent Counties

In 1975, loss of A.B.C. revenue and lack of beer sales in Brunswick County were identified as problems. These issues were of concern only to the citizens participation advisory committee of Northwest. Since Shallotte, Southport and the beach communities have offered easy access to liquor and beer, the surrounding areas have not faced this problem. Only the Leland - Navassa area was not provided with these services.

Much has changed since 1975 in the Northeast section of the County. Beer has been available in Belville for several years. This Town is more easily accessible for Brunswick County residents who wish to purchase beer than Wilmington. Although few other services are provided there, those who are merely making a quick trip to the store for beer, will use Belville.

The Town of Belville has recently passed a referendum which allows for the location of an A.B.C. Store there. The property is in the process of being purchased and construction will begin soon. The store should be in operation with 6 months to one year. The Belville A.B.C. Store should prove to prevent the loss of A.B.C. revenues from this portion of the County.

Problem 33: Lack of Commercial and Recreation Facilities

This problem is the result of Brunswick County's relatively low population. If there are not enough people in the market area, very few businesses can survive in it. Also a limited amount of goods and services can be provided. There is no way to assess how many stores and recreational facilities should be in existence. It is enough to say that the number and type of goods and services that are provided are the number of types that can survive. The market forces will operate to maintain the balance. This problem can only be solved through an increase in Brunswick County population.

ASSESSMENT OF PAST PLAN'S POLICIES

In 1975, the County Commissioners adopted 26 future growth policies (see Exhibit 1). These policies were to be a guide for future County plans, decisions and activities. In addition strategies were to be designed to implement these policies. The below assessment will analysis of each policy's relevance and effectiveness. Also it will be discerned whether strategies were designed to implement them.

1. Brunswick County will follow a "Compact Growth Policy". This policy will allow existing areas under development to develop fully before expansion into new areas and new development will occur as an expansion of existing fully developed areas.

This policy is significant, especially when one considers the cost of utility communication and transportation. By following a compact growth policy, population and development would be concentrated in towns and cities and not spread across the rural county. Utilities such as electricity, water, sewer, roads etc., which serve the people could be provided much more cheaply than if the population was scattered widely throughout the County. This, in turn, would reduce the tax rate. Other benefits from a compact growth policy includes protection of the environment and wildlife, greater convenience and livability. Since people would be concentrated in smaller areas, less harm would come from the environmental problems associated with development. Less land would be disrupted, less animal habitat would be destroyed and increased runoff would be minimized.

Compact growth increases convenience and livability. It is more likely that stores and shops would be within walking distance. The greater population density would provide a larger market and therefore could support greater range of goods and services.

This policy could be implemented through, among other things, use of a zoning ordinance and timed provision of utility improvements. Zoning could allow greater density to be developed within the towns and immediate adjacent areas. Development could be discouraged in the rural county, through the requirements of large lot size, substantial improvements and access standards. Utility improvements near the towns only would encourage growth there. Neither strategy has been purused to this point.

2. Brunswick County will, in addition, follow where applicable a policy of "Compact Growth within existing service corridors." This policy will allow existing areas under development and areas in existing service corridors to fully develop before expansion into new areas and new development will occur as an expansion from these fully developed areas.

This policy essentially suggests that development outside of towns and cities should be contained within major service corridors. That is, growth should be encouraged along major highways and discouraged along backroads and inaccessible locations. This is very similar in concept to Policy No. 1 and could be implemented in much the same manner. No strategies have been implemented to fulfill this policy.

A major concern that must be pointed out in regard to this policy is the creation of strip development. It should not be construed that this policy promotes strip development. Consideration should be given to service roads, nodal patterns of development and buffering. These concepts could be promoted through subdivision ordinances, zoning and site plan regulations.

3. Urban Growth and Development will be programmed to occur where adequate services are available or planned

This policy is closely related to one and two above. Development should be attracted to locations where services are provided by their availability alone. Market forces dictate that development will occur where there is a market and where necessary services can be acquired most cheaply and easily. Implementation of this policy and the two preceeding policies could be accomplished through pricing policies for utilities. By charging more for sewer, water, etc. outside

of growth corridors and growth centers, development will be encouraged in the desired locations.

4. Growth and Development will be discouraged in areas where septic tanks will not function and sewer service is not available.

This policy is particular important in its effect on water quality. To develop where soil is inadequate to permit proper septic system functioning and where there is no sewer lines will degrade area water. Wells could be threatened. Shellfish in coastal waters can become contaminated. Implementation of this policy has been attempted through 2 methods.

First, the County Health Department controls and issues septic tank permits. The County employs two sanitarians who inspect proposed septic disposal sites. Evaluation is made according to the standards required by North Carolina Administration Code, Title X. The following page shows the factors considered in evaluation of sites. Although, the Health Department has been actively inspecting sites and refusing permits where they believe necessary, pollution from septic tank appears still to be a problem. Seventy-five percent (75%) of Brunswick County's shellfish beds are closed to harvesting. A recent preliminary study conducted by UNC-W, suggests this may partially be due to malfunctioning septic tanks.

The second method by which the County has attempted to promote this policy is through the provision of sanitary sewer lines and treatment facilities. Planning is in process for systems in both the Southeast and Southwest sections of the County. The realization of these systems will do much to promote this policy.

BRUNSWICK COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH SECTION

SITE EVALUATION FORM

(Ground Absorption Sewage Disposal)

OWNER:_____ DATE REQUESTED:_____

ADDRESS:_____ PLAT NO.:_____

COUNTY_____ LOT SIZE:_____

LOCATION OF SITE:_____

_____

FACTORS	AREA 1	AREA 2	AREA 3	AREA 4
1. SLOPE (%)	S PS U	S PS U	S PS U	S PS U
2. SOIL TEXTURE (12-36 in.) (Sandy, loamy, clayey, Note 2:1 clay)	S PS U	S PS U	S PS U	S PS U
3. SOIL STRUCTURE (12-36 in.) (Clayey soils)	S PS U	S PS U	S PS U	S PS U
4. SOIL DEPTH (In.)	S PS U	S PS U	S PS U	S PS U
5. RESTRICTIVE HORIZONS (In.) (Impervious Strata, rock)	S PS U	S PS U	S PS U	S PS U
6. SOIL DRAINAGE/GROUNDWATER (External & Internal)	S PS U	S PS U	S PS U	S PS U
7. SOIL PERMEABILITY (Percolation Rate)	S PS U	S PS U	S PS U	S PS U
8. PERCOLATION TEST Test Hole 1 Min. Per Inch	Test Hole 2 Min. Per Inch	Test Hole 3 Min. Per Inch	Test Hole 4 Min. Per Inch	
9. OTHER	S PS U	S PS U	S PS U	S PS U
10. SITE CLASSIFICATION*	S PS U	S PS U	S PS U	S PS U

*Site Classification S - Suitable PS - Provisionally Suitable U - Unsuitable

See Diagram on Back (Include: Soil areas, property lines, roads, streams, gullies, wet areas, fill areas, wells, water bodies, slope patterns, etc.)

Recommendations/Comments:_____

_____

_____

Described By:_____ San._____ Eng._____

Title:_____ Date_____

5. Growth and Development will be discouraged in areas where soils will not support buildings.

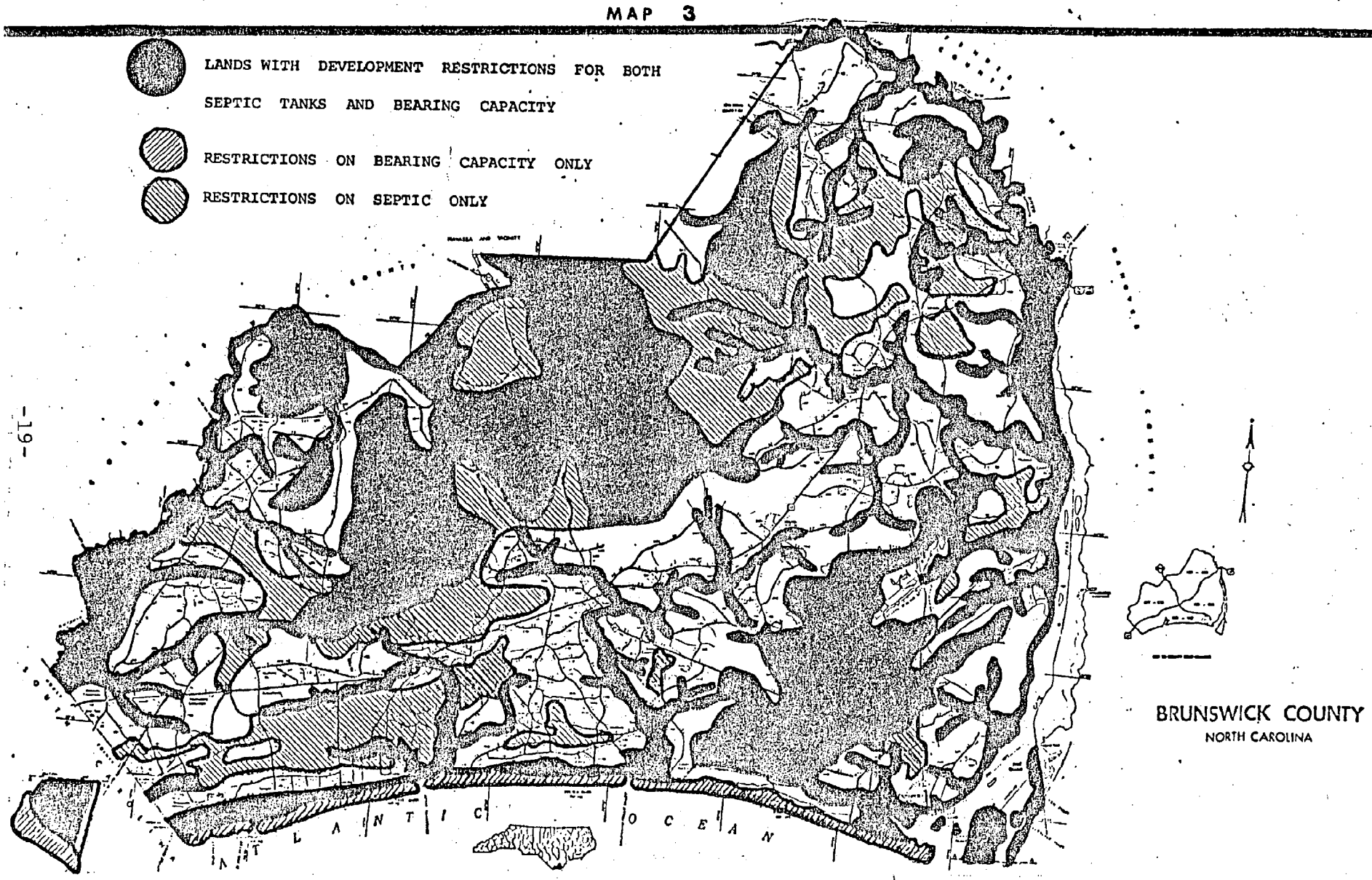
This policy has particular relivance for Brunswick County. Because of the County's large amount of coastal marsh and inland swamp areas, much of the County cannot adequately support buildings. Fill and other alterations to the surface may not even adequately correct the situation in these areas.

The sand dunes on the barrier islands also present foundation problems. The lack of stability of these dunes make pilings and support beams necessary for construction. The 1975 report entitled, General Soil Conditions in Brunswick County, prepared by the Planning Department, pointed out that approximately 41.8% of the County's land (233,520 acres) has limitations for the adequate support of building foundations. The following maps delineate the general areas of these soils.

Despite the County's soil problems, in regard to foundation support, only a minimal amount of control has been used to minimize the problems. The Coastal Area Management Act does protect coastal marsh lands and dunes. They limit building in these areas and therefore reduce the chance of foundation problems occurring there. Federal Flood Insurance requirements force new construction to be one foot above the 100 year flood mark. This more often than not, means buildings will be supported or pilings which also serve as a stable foundation.

Little has been done to insure development does not occur with inadequate foundation support in inland areas. The County has no Building Inspection Department or ordinance regulating these consideration.

MAP 3


LANDS WITH DEVELOPMENT RESTRICTIONS FOR BOTH SEPTIC TANKS AND BEARING CAPACITY
RESTRICTIONS ON BEARING CAPACITY ONLY
RESTRICTIONS ON SEPTIC ONLY
ATLANTIC OCEAN
BRUNSWICK COUNTY
NORTH CAROLINA

6. Growth and Development will be discouraged in productive agricultural lands and productive forest lands when such growth is not in accordance with the Compact and Corridor Growth Policies (1 and 2) above.

This policy is relevant since much of the County's income is derrived from timber and agriculture. The transformation of these areas from productive forest and farm land to residential and commercial uses reduces the economic base of the county.

There have been no restrictions on development of these areas.

7. Brunswick County will encourage a variety of housing types including single-family, duplex, low profile apartments and high rise apartments. Apartments including low profile and high rise will be restricted to low density with requirements for provision of open space to be maintained perpetually. Apartments will however be permitted only where the full range of urban services are provided.

This policy, if promoted, would only serve to prohibit multi-family housing. Since the entire County except Southport lacks most urban services, apartments would not be permitted anywhere. No apartments, have in fact, been developed. A few condonimums are in existence in the Carolina Shores Subdivision where sewer and water are available. Few attempts to build apartments have been made by developers probably because of the rural nature of the County. Mobile homes appear to the major type of housing being developed other than single-family houses. Mobile homes provide a reasonably inexpensive alternative to standard housing, but are often of poor quality.

The lack of urban services in Brunswick County has had the effect to discourage diversity in housing types. Once services are available zoning regulations should include provisions for apartment complex requirements for such things as open space, density and height.

8. Brunswick County will encourage a balanced growth between the commercial and residential sectors.

Before analysis of the relevance of this policy can be made, the determination of what exactly balanced growth needs to be made. Balanced growth should mean that there is always enough residential development to support the commercial sector and that there is adequate commercial facilities to service the residential sector.

It seems that the market forces would always maintain this balance. If at any point in time an over development of the commercial sector should occur, the lack of business sales would force the excess establishments out of business. On the other hand if residential development exceeded the commercial development, businesses would naturally enter the market to take advantage of this underserviced market.

Tourism may cause the balance to include more commercial development than would occur without it. Since the promotion of tourism is a policy of the County, its effect on commercial development must be considered part of the residential-commercial balance.

The County should provide an environment by which this natural balance can be maintained, but should not attempt to artifically alter this balance. Zoning ordinances should provide enough quality land for each use. Urban services should be provided to these areas.

9. Brunswick County will continue to encourage desirable industrial development and maintain a favorable climate for existing and new industry.

Promotion of this policy has major benefits for all citizens of Brunswick County. Industry is necessary to provide jobs for air grown population. The possession of industry also reduces the tax rate. For example, without CP&L's Southport Nurclear Plant, the tax rate would have had to been over $1.00 per $100 valuation in 1979, rather than the $.47 which we did have.

The County has promoted this policy through the support of the Resources Development Commission. They have actively recruited major industries for the County over the past several years. They also have provided much information and assistance to small businesses seeking to set up operation here.

Industry does require services such as sewer and water. They must be provided to fully promote this policy.

10. Brunswick County will encourage preservation of its Historic Sites and Areas

As pointed out in problem 29, most historic sites are privately owned. The County has limited control over use and changes of them. Little has been done by the County in the way of historic preservation. Since there are no County owned sites, the County has no direct input into preservation. Consideration should possibly be given to increase support for preservation of privately owned sites. Grants for restorations could be given by the County in exchange for covenances prohibiting destruction of sites.

11. The County will work toward preservation of Fort Caswell as a historic site and obtain access for public use.

Fort Caswell is presently owned by the Baptist Assembly. Limited public access is allowed. Inexpensive visitor permits are required to examine the site. The Fort Caswell site has not been preserved and is deteriorating rapidly. Also, the Baptist Assembly is mining the bricks from Fort Caswell to use them for other purposes. This should be stopped immediately. The County should work through regulation and out right purchase to preserve and improve public access at Fort Caswell

12. Brunswick County will work to preserve its natural scenic areas and areas containing plant or animal species that are nearly extinct.

Since the Federal Government has actively promoted the concept behind this policy, there seems little reason for the County to become involved in this area. No disruption or development of any land area which contains threaten or endangered species is allowed under Federal Law, should that development dangerously reduce the survival chances of that species.

The County should cooperate with the Federal Government, in fulfilling this goal, but direct promotion seems unnecessary.

13. Brunswick County will work to provide public parking and access areas to its public beaches.

Since all beaches in Brunswick County (except Baldhead Island, which is privately owned) are within incorporated towns, this policy has no relevance for the County. There is no possible way to implement such a policy from the County level. Fulfillment of this policy must be left up to the beach towns.

14. Brunswick County will work to see that more boat access areas to coastal and fresh waters are provided.

The County does not maintain any boat access areas to coastal or fresh water areas. There are numerous municipal and state boat ramps, especially in the Eastern portion of the County. Another state ramp will be built at Seaside, which is between Ocean Isle and Sunset Beach on the mainland. This ramp should alleviate some of the problems of lack of boat access where it is the worst.

The County has done little to implement the above policy. Since it does appear the state and the towns are working to provide boat access, it may be unnecessary for the County to become involved in the provision of this public facility.

15. The County will work to provide neighborhood recreation areas.

The provision of neighborhood recreation areas is included in the Brunswick County Recreation Plan. In addition to neighborhood recreation, the County has planned for a large County park and district parks. The district parks have been completed. Next, the County park will be constructed. Once this is accomplished and funds are available, neighborhood parks will be provided. The County should consider alternate methods to implement these important recreational areas. One method could be the requirement of land dedication and park construction by developers of large subdivisions.

16. Brunswick County will encourage preservation and expansion of its fisheries industry both sports and commercial.

The fisheries industry is a very important part of Brunswick County's economy. In 1974, the commercial fishery industry alone provided 4.6% contribution to our County's economic activity. This figure is probably low since the industry is made up of many small operations, quite often families, who do not report their income.

Sport fishing is also very important. It attracts tourist, who spend money in the area and support the commercial sector as well. The County should support the fisheries industries and continue with the above policy. Implementation of this policy can be done in many ways. First, the County should support the local Fisherman's Association. For example, the Fishermen's Association is proposing a project to open up and dredge the Mad Inlet. This will hopefully increase the flow of water there and clear up the area's shellfish beds. The County is cooperating with the Fisherman's Association to bring this project to friuition.

The county should also seek to reduce the pollution of our coastal waters and thereby open additional areas to shellfishing. Sewerage treatment facilities should be established to reduce coliform counts in estaurine waters.

The fisheries industry can also be supported by providing adequate inlet access to the ocean. The County is working in cooperation with South Carolina to dredge the Little River Inlet and Calabash Creek.

In summary, this policy is very relevant to Brunswick County. The County is presently doing a great deal to promote this policy and should continue to do so in the future.

17: Brunswick County will encourage continued and expanded multi-purpose use of school facilities for recreation and other purposes.

The Brunswick County Board of Education has provided for the use of school facilities for other uses. School ballfields are used by County Recreation Department baseball teams. School auditoriums are available for public meetings. This policy encourages a wise use of public facilities and saves money. Without use of these school facilities, the County would have to spend a great deal of tax money to duplicate these facilities.

18. Brunswick County will help and provide contribution funds for fire and rescue squads.

There are six rescue squads and fifteen fire departments in Brunswick County. The County contributes annually $5,000.00 to the rescue squads and $6,000.00 to the fire departments. Also the county has improved the efficiency and coordination of the rescue squads by adopting an Ambulance Ordinance. This ordinance which was adopted on June 4, 1979 is essentially a franchise ordinance. It requires a new potential squad to show there is need before they can operate. This will prevent the existence of a large number of small squads which face the problems of inadequate manpower, coordination among themselves and overlap of territory.

Since Brunswick County does not maintain paid fire departments or rescue squads, county support of volunteer groups is important. These orginazitions are providing valuable protection services in lieu of professional departments. County contributions can aid these orginations, buy and maintain the necessary capital items which they need to serve county citizens. Therefore this policy has relevance and should be continued.

19. Brunswick County will work to call for a referendum of A.B.C. stores and beer sales at a general election if proper petitions are submitted by the people.

Although many municipalities in the County have beer sales and ABC stores, the unincorporated County lacks either of these. Petitions have not been submitted which will allow referendums to decide this matter to be held. Since many towns do have these services, it may be unnecessary for them to be provided County-wide. A town selling these beverages is within convenient travel distance from most areas of the County. Should enough interest by the citizens cause the proper petitions to be generated, a referendum should be held. Until that time this policy is unnecessary.

20: Brunswick County will work to attract and encourage private facilities for group meetings, conventions, individual lodgings and a better variety of restaurants.

This policy has particular relevance for the cities within the County. Such facilities as convention centers, hotels and restaurants are major elements of downtown revitalization efforts. They attract people which spend money in the stores and other businesses which make up the downtown. Although the County should be supportive of this policy it is basically a prime concern of the municipalities to provide for downtown maintenance and improvements. Southport, Shallotte and the Beach communities should encourage private facilities for group meetings, conventions, individual lodgings and restaurants. They can accomplish this by providing adequate sites for these businesses in their zoning ordinance, establish recruitment programs and supply incentives in such forms as tax abatements.

The County can aid these municipalities in the promotion of this policy in several ways. For example, sewer and water service must often be planned for on a County-wide basis. Since many of these businesses will need these urban services, the County's action in planning and constructing these facilities will greatly effect the viability of the convention, hotel and restaurant complex concept. The County should coordinate with the municipalities to provide these services in the appropriate locations and at the right time.

21: County policy will be to not encourage a large amount of growth and development nor large increase in population with growth policies encouraged by township are as follows in Section B.

The County cannot encourage a great deal of growth and development unless it is willing to supply the services necessary for this growth to occur. These services have not been provided in the past to any significant degree. Therefore the above policy had relevance.

The County is now in the planning stages for increased provision of sewer and water in certain areas of the County. Vast areas which were undevelopable before will now be prime sites for industries and housing subdivisions. Reevaluation of the township specific growth policies in Section B will need to be made in light of these planned utilities.

When greater development is encouraged, it should be done in accordance with policies 1, 2, 3 and 4. They call for development to occur in cities and towns, along existing growth corridors and where the urban services are provided.

22. County will encourage and promote its tourist industry

This policy has particular relevance for Brunswick County since it has so much to offer visitors and tourists. Development of its tourist industry should be a prime concern of the County. The coastal areas and the activities which they support are the major attractions in the County. To obtain maximum use of these areas and thereby their attractiveness, many things can be done. For example, good access to these resources is a must. Tourists must have ways to get to the beaches. Boat ramps are needed for fishing and recreational boating. These resources are fairly accessible in Brunswick County. There are other tourist attractions in the County which have not yet been developed fully. For example, the Green swamp could be a significant tourist attraction if access was improved. Fort Caswell could be restored and utilized for plays, concerts and as a historic museum.

Advertisement is also an important means of promoting the tourist industry. The County has, through its Resources Development Commission published several pamphlets for distribution across the State.

It appears the County has activity promoted its tourist industry. But there is much the County could do to strengthen this vital portion of its economy.

B. Specific Policies by Townships

1. Limited or moderate growth will be encouraged in the Smithville Township area, Lockwood's Folly Township area, and Town Creek Township area.

2. Limited, moderate or very little growth will be encouraged in the Waccamaw Township area.

3. Continued and moderate growth will be encouraged in the Northwest-Leland area as services are available or planned

4. A large amount of growth with emphasis on a limited year round or permanent population and a large summer seasnal population will be encouraged in the Shallotte Township. This growth will be encouraged only in accordance with policies 1, 2, 3 and 6 above.

The specific township policies are policies which analysis the growth desires of the residents on a more refined and detailed level. This is important because the County is not one homogenous entity in terms of people or development suitability.

The above policies fairly well fit with policies 1, 2, 3 and 6. Growth should not be encouraged in undeveloped and unserved areas such as Waccamaw Township area.

Since Shallotte is planning for sewer service, growth should be encouraged there. Growth in Smithville, Towns Creek, Lockwood's Folly and the Northwest areas should encourage as services are available.

ASSESSMENT OF CURRENT AND FUTURE PROBLEMS AND ISSUES

Today the County focus many of the same problems that troubled it in 1975. There are also new problems and issues that are just now becoming of concern to our citizens. This step in the policy planning process aims to determine what problems pointed out in 1975 are still problems and what new problems have developed.

New land use problems and issue were delineated in two ways. Information sources such as newspapers, personnel contacts and research were used to uncover land use concerns relevant to Brunswick County. Citizen participation was also solicited to find out what land use problems the County's residents perceived.

CITIZEN PARTICIPATION

Input in the land use plan from County citizens was solicited in several ways. First, public hearings were held to hear comments on land use issues directly from the citizens. Three such meetings were held: in Shallotte, Southport and Leland. Although these meetings were well publicized in newspapers, on the radio and by direct telephone calls to previously civicly active persons, attendance was minimal.

A survey was also conducted to augment the public hearings. Survey forms were supplied to Planning Board members. They were instructed to distribute these forms among their friends and associates in their local community. Then collect and return them. Here, response was also minimal.

Survey forms were also supplied to all departments of County government. It was felt that it is important to learn how those

persons who work most directly with County wide problems and issues perceive land use in the County.

INFORMATION SOURCES

Data on land use problems of concern to Brunswick County is available from many sources. Personnel contact and experience uncover many problems which the gneral populist is not aware of or does not express. For example, Brunswick County is not covered by the State Mapping Law. This Law requires all subdivision plats and other maps that are to be recorded by the Register of Deeds to conform to the same standards. Since, we are not covered by this law, many problems with tax collection, land use data collection and analysis are created.

NEW PROBLEMS AND ISSUES

Despite the general apathy exhibited by County residents about land use planning enough citizen input was received to establish a new list of problems and issues. Of particular relevance was the last page of the survey which lists all the problems pointed out in 1975. (see survey) The respondent was asked to decide whether each problem is still a problem or no longer a problem.

The results indicate that approximately one-half of the problems perceived in 1975 are no longer preceived to be problems.

The following is an updated list of land use problems and issues. It incorporates those problems which existed in 1975 and were perceived by the citizens or the planning staff to still be a problem and any new problems also perceived. As can be seen there are very few new problems on the updated list. This can be attributed to

the fact that the 1975 list of problems and issues was comprehensive and very general.

UPDATED LIST OF LAND USE PROBLEMS AND ISSUES

Remaining Problems

1. Inadequate parks and recreation
2. Lack of sewerage disposal
3. Poor public school facilities
4. Water pollution
5. Air pollution
6. Problems with disposal of solid waste
7. Loss of agricultural land to other uses
8. Lack of public water supply
9. Poor drainage
10. Lack of mass transit for elderly
11. Undesirable land use
12. Inadequate housing
13. Mixing residential and commercial land uses and mixing of single family and mobile homes
14. Inadequate preservation of historic sites
15. Lack of zoning and other land use regulations

New Problems

16. Apathy shown by residents about land use planning
17. Lack of communication and cooperation among County and municipalities' officials and decision makers.
18. Annexation and incorporation conflicts
19. Environmental and health hazards possessed by the County's industries.
20. Lack of implementation of County's past land use planning

NEWLY INDENITIFED PROBLEMS

Discussion and analysis

Each new problem identified, either by citizen input or information sources is analyzed in a similar manner as the problems pointed out in 1975 were analyzed. Since those problems which were in existance in 1975 and are still problems now, have been analysized in the previous section, they need not be reanalysized here.

CITIZEN PARTICIPATION QUESTIONNAIRE

RESULTS - ANALYSIS

Of the 225 questionnaire forms distributed, 75 were returned. The answers are tabulated on the following survey forms.

The results of this survey suggest that many of the concerns expressed in 1975 are still concerns today. Approximately one-half of the problems pointed out in 1975 are still perceived as problems today. Those problems marked with asterisks have enough consistent statistical response to still be considered major perceived problems.(1)

Of particular significance is the public's attitude toward land use regulation. Most respondents, 54 versus 20, were in favor of zoning. (See question 34.)

Concern for the environment appears to be a major theme of the responses of this survey. Many respondents were in favor of public expenditures for acquisition of recreational and environmentally significant areas. (See question 4, page 1.) Also, many were in favor of controlling growth and development in areas which have ecological value or areas which might easily be damaged by development. (See question 6, page 2.)

Recreation for the young, the elderly and general public was a major concern today. Most persons were in favor of increasing the County's recreational facilities to include such things as a community center, more tennis courts, more parks and a swimming pool. (See question 10, page 3.)

(1) If over sixty percent of the respondents to the question felt that the issue was still a problem or conditions had worsened, it was considered to still be a major perceived problem. (See last page of survey.)

BRUNSWICK COUNTY 1980
LAND USE PLAN UPDATE

CITIZEN PARTICIPATION QUESTIONNAIRE
(Total Response 75)

1. What are the major problems facing Brunswick County and its citizens?

(Responses over 5 listed)

Lack of entertainment and activity	5
Lack of public transportation	8
Lack of recreational facilities for young	14
Sectionalism	20
Poor schools	46
Unemployment	45
Coastal development	17
High water tables	8
Over-population	5
High taxes	5
Lack of water supply	11
Lack of sewer	10
Apathy about planning	18
Housing	23
CP&L Nuclear Plant	5
Oil refinery environmental hazards	9
Inflation - Energy	47
Crime	11
Preservation of historic sites	23
Water pollution	52

2. What characteristics does Brunswick County have that make it a desirable place to live?

Beaches	33
Friendly people	7
Rural nature of County	7

3. What undesirable conditions exist in Brunswick County?

Menhaden fish plant	8
Housing conditions	14
Lack of planning	17

4. Should the County use public funds to acquire any of the following types of areas for public use? Check which ones you desire

28	Wildlife preservation
42	Historic sites
31	Boat access areas to coastal waters
70	Areas containing plants or animals that are nearly extinct
5	Natural scenic areas
12	Other recreation areas
40	Development rights on prime agriculture land

5. What services or facilities should Brunswick County be providing to you that are not being provided now? (Responses over 5 listed)

27	Water	33	Recreation
16	Sewer	7	Public transportation
42	Better education		

6. Should growth and development be allowed in the following areas? If so, how much?

	None	Some (regulated to mitigate impact)	Unlimited
A. Ecological sensitive areas	23	45	4
B. Areas where soils do not permit proper septic tank functioning and there is no sewer.	15	46	8
C. Areas where soil will not adequately support buildings	8	41	22
D. Productive agricultural lands	5	20	48
E. Productive forest areas	2	17	52
F. Areas which are presently undeveloped and pristine	1	38	35
G. Areas near established neighborhoods	8	17	42

7. Would you like to see Brunswick County undergo a large amount of development and growth and large increase in population? If so, what kind?

Yes	42	Seasonal	14
No	30	Year-round	28

8. What kind of tools should be used to encourage growth to occur where adequate services are available?

   A. County-wide zoning ordinance which prohibits dense development in low service areas. Yes 60 No 8

   B. Subdivision ordinance which requires developers to provide all services necessary to support the development. Yes 52 No 9

   C. Higher density allowed in zoning ordinance for development where services are provided. Yes 70 No 0

9. Is there a need for a variety of housing types in Brunswick County? If so, what type?

45	One family dwellings	8	High rise apartments
41	Duplex dwellings	39	Public housing
53	Low profile apartments		

The following is a list of problems and issues that the citizens of Brunswick County felt they faced in 1975. Please state which ones you feel are still problems or issues and whether their condition has improved or worsened since 1975.

*) Problems of major concern

	Still a Problem	Conditions Worsened	Conditions Improved	No longer a Problem or Issue
1. Inadequate parks and recreation for young people	43	7	17	1
2. Lack of doctors, health and medical facilities	10	1	30	25
3. Inadequate recreation for elderly	18	6	12	15
4. Inadequate property taxes (too high, lack of method to collect personal taxes)	17	3	23	5
5. Lack of sewerage disposal	52	5	2	8
6. Lack of cultural opportunities	23	14	20	8
7. Traffic congestion, lack of adequate coastal highways, lack of proper road maintenance	17	5	20	19
8. Lack of adequate law enforcement	10	15	19	28
9. Poor public school facilities	28	10	13	7
0. Inadequate adult education	15	8	27	5
1. Water pollution	31	20	5	8
2. Air pollution	25	10	15	7
3. Problems with disposal of solid waste	30	17	6	11
4. Noise pollution	10	--	7	50
5. Inadequate ambulance service	17	2	31	11
6. Loss of agricultural land to other uses	21	8	3	14
7. Lack of public water supply	37	19	2	5
8. Poor drainage	23	13	8	7
9. Inadequate fire protection	5	6	25	35
0. Lack of mass transit (bus, taxi, transportation for elderly)	33	13	8	9
1. Undesirable land use	50	8	14	0
2. Inadequate housing	46	7	3	8
3. Inadequate insect control	17	8	29	18
4. Inadequate animal control	15	8	14	20
5. Lack of inlet access, boat ramps, boat access	18	2	34	5
6. Speed limits too high in residential areas of state roads	7	18	5	37
7. Mixing residential and commercial land uses and mixing of single-family dwellings and mobile homes	28	18	5	15
8. Lack of neighborhood recreation areas	19	8	23	20
9. Inadequate preservation of historic sites	22	23	7	5
0. Lack of natural scenic areas	11	5	7	40
1. Lack of parking and access to public beaches	17	8	9	38
2. Loss of ABC revenue profits to adjacent counties	2	0	18	52
3. Lack of commercial and recreational facilities	18	5	27	11
4. Lack of zoning and other land use regulations	44	10	8	12

10. What recreational activities and facilities would you or your family use if available in Brunswick County?

47	Community center	32	Movies
32	Tennis	22	Baseball, basketball and football
60	Parks	21	Bike trails and lanes along roads
61	Swimming pool	10	Hiking trails
8	Bowling	5	Public hunting grounds
25	Golf	29	Other

11. What transportation needs are not being met by existing transportation facilities in Brunswick County?

19	Taxi. If so, to where - Local 11
42	Bus. If so, to where - Wilmington 32 ; Local 6
19	Train. If so, to where
32	Ferry. If so, to where - More trips to Ft. Fisher 6
48	Transportation for the elderly
19	Air service

12. Do you think Brunswick County would be a more desirable place to live if it:

32	Remains about the same
40	Undergoes limited or moderate growth
23	Undergoes a large amount of year-round population growth
14	Undergoes a large amount of summertime population growth (tourists and vacationers)
32	Undergoes major industrial growth

13. Is there a problem with land uses conflict in the County? Of what kind?

20	Menhaden fish plant
14	CP&L Nuclear Plant

14. Please use this space for any additional comments that you have concerning problems facing Brunswick County and your feeling about growth and land use in the County.

Problem 16: Apathy shown by residents concerning land use planning

As shown by the low turnout at the land use plan update public hearings, little interest is being expressed by the County's citizens concerning land use issues. This is due to many reasons. First, many people are not aware of the effect the land use planning process will have on their property and community. They also may lack the knowledge that they can effect the plan's contents and use.

Apathy about land use planning in Brunswick County may also have resulted from the lack of implementation of the 1975 land use plan. There was no systematic program established in the past plan to bring about improvement in any of the problem conditions pointed out in that plan.

This apathy could be reduced in several ways. First an education program could be instituted to familarize the County's residents about land use planning and its uses. The County Planning Department has applied for CAMA funding of a Citizen's Guide to Planning and Government. Distribution of this booklet will be the first step in increasing comprehension of the land use planning process. Second implementation of the updated plan in a systematic manner should increase the creditability of land use planning in Brunswick County and thereby increase interest in planning issues.

It is hoped that this problem can be significantly reduced in magitude over the next few years.

Problem 17: Lack of Communication and Cooperation among County and Municipal Officials and Decision Makers

This problem is a direct result of the large number of small municipalities in Brunswick County, each with its own governing body and administration. Whenever large numbers of persons are

involved in decision making, break down in communication is usually the result.

Coordination is needed among the various governments and many projects and programs in the County. For example the 201 Sewer Plan, requires cooperation among several municipal governments and the County to achieve implementation.

This lack of communication will continue to exist despite any efforts to alleviate it. It can only be hoped that some improvement can be made through increased contact. One method might be the formation of a County Council of Governments. Meetings could be held to discuss issues of concern to all towns and to the County.

Problem 18: Annexation and Incorporation Conflicts

The County is presently facing several annexation and incorporation conflicts. One centers around the unincorporated area of Leland. Belville is attempting to annex part of the same area as the presently unincorporated town of Leland is trying to incorporate. Also Bolivia is attempting to annex the County Government Complex while there is some signs that the Complex itself may be incorporated as a town into itself.

These conflicts seem unnecessary since these areas often do not need to be in any municipality. An unincorporated area should not be included within a municipal boundary unless there is a service or function that the area needs and cannot get under the County Government alone.

For example, if the unincorporated area found that they were not adequately served by the County Sheriff's Department and they need additional law enforcement, incorporation may solve this problem. Once incorporated, the new town could establish and maintain their own police department. Another example is an area adjacent to a town

may be provided water and sewer services from that town. Since the town is providing urban services to this adjacent area, the interest of equity between the town residents and the nearby serviced residents would be serviced by annexation of the area.

Since the County does not have the enabling legislation to affect annexation and incorporation, the problem of unnecessary actions and conflicts cannot be attacked from the County level. Only through changes in the state laws concerning these procedures can this situation be corrected. Policies could be included in the state laws which require the unincorporated areas to show the need for incorporation or annexation.

Problem 19: Environmental and Health Hazards possessed by the County's Industries

As the industrial base of the County increases, concern over possible health and environmental hazards also increases. The County presently possesses one industry, the CP&L Nuclear Plant which creates widespread concern over such hazards. Also an oil refinery is being proposed to be developed here, which also creates similar concern.

The possible health dangers of nuclear power plants has been exemplified by the recent incidents at Three Mile Island in Pennsylvania. The public reaction to this disaster increase the pressure for emergency and evacuation plans. The County does have an emergency program which is managed by the Department of Civil Preparedness.

There is some evidence that the canal which is used for cooling water for the plant also causes damage to the area's wildlife and ecosystem. It is presently being considered in administative court, whether the CP&L Plant will be required to use cooling towers.

instead of the canal. If the canal continue in use, provisions should be established which will reduce this environmental damage.

Problem 20: Lack of Implementation of the County's Past Land Use Plan

This problem is common to many communities and counties across the Country. Often a plan is produced, adopted and then shelved never to be used again. This certainly the case in Brunswick County. The policies adopted by the County Commissioners in the 1975 plan were never followed. No interest was shown in using the plan.

Hopefully with increased education of the citizens and a more comprehensive and unified approach by the Planning Staff in the production of the new plan, can cause a better implementation of the updated land use plan.

GOALS, OBJECTIVES, AND STRATEGIES

Each problem or issue that has been identified can fit into a framework of goal, objective and strategy statements. Some problems concern broad and general topics and can best be converted into goal statements. Other problems mentioned are the lack of specific strategies (for example zoning) and are transformed into strategy statements. It is useful when reviewing the following section to keep in mind these definitions:

Goal: General end states sought.

Objective: Specific intermediate milestone or component ends that must be attained along the way to achieve a goal.

Strategy: A tool, policy or other specific means such as regulation, ordinance or capital expenditures which will help fulfill the objective.

GOAL 1. The County will seek improve recreational opportunity for all citizens

OBJECTIVE A. The County will provide parks and recreational facilities

Strategies:

1. The County will seek federal, state and private grants to fund land acquisition and park development programs.

2. The County will provide the Recreation Department a sufficient budget to conduct an adequate recreation program and maintain recreation facilities.

3. The County will seek to utilize school facilities to provide recreational opportunity.

OBJECTIVE B. The County will encourage municipalities within County to provide recreational programs and facilities for their residents.

Strategies:

1. Where ever possible, the County will cooperate with municipalities to provice joint funding of recreational projects.

OBJECTIVE C. The County will encourage and provide an atmosphere which facilitates private recreational facilities.

Strategies:

1. Subdivision, zoning and other land use regulations should not prohibit the location of private recreational facilities where they will not negatively effect neighboring uses.

2. The County will continue to advertize itself as a location for tourism and recreational activity.

OBJECTIVE D. The County will maintain and improve its natural recreational resources.

Strategies:

1. The County will regulate and restrict development in natural scenic areas.

2. The County will seek to reduce pollution of coastal and fresh water through improved and expanded treatment facilities.

GOAL 2 The County will seek to improve its public school facilities

GOAL 3 The County will seek to eliminate pollution of its fresh and coastal waters

OBJECTIVE A The County will seek to reduce the pollution from non-functiong septic tanks.

Strategies:

1. Promote sewerage treatment facilities

2. Use land use regulation and health code requirements to prohibit development in areas of poor soil and no sewer.

3. Research alternative techniques and designs of septic disposal.

OBJECTIVE B Determine the cause of the pollution of shellfish areas

Strategies:

1. Conduct a study to determine cause of pollution and generate alternatives to stop the pollution.

OBJECTIVE C The County will seek to provide adequate sewerage disposal. It will aid in the establishment of 201 sewerage facilities where they are needed.

Strategies:

1. The County will cooperate with the municipalities to promote sewerage treatment facilities.

2. The County will maintain its role as lead agency in 201 facility planning.

GOAL 4 The County will seek to maintain and improve the quality of its air.

OBJECTIVE A The County will seek to prohibit any industry which will reduce the quality of the air, to locate within the County.

OBJECTIVE B The County will seek to eliminate any air pollution presently existing in the County.

GOAL 5 The County will seek to improve the solid waste disposal system.

OBJECTIVE A The County will assure that adequate and safe disposal sites are available.

Strategies:

1. The County will conduct a study to locate possible landfill sites.

2. The County will option or buy enough landfill area to assure that there is adequate room for future wastes

OBJECTIVE B The County will improve its garbage collection system.

Strategies:

1. The County will conduct a study to discover more efficient routing for truck pickups.

2. The County will design, redevelop, and if necessary relocate dumpster sites to make them more efficient, cleaner and attractive.

GOAL 6 The County will seek to reduce the loss of prime agricultural land to other uses.

OBJECTIVE A The County will discourage the use of prime agricultural land for other uses.

Strategies:

1. The County will not provide such land with urban services such as sewer and water.

2. Where development pressure is causing prime agricultural land to be converted to urban uses, the County will buy development rights.

3. The County will use open space tax incentives to discourage conversion of prime agricultural lands.

Strategies

1. The County will adopt a County-wide zoning ordinance

OBJECTIVE B The County will attempt to reduce existing conflicts in uses of land.

Strategies:

1. A sign ordinance will be adopted to reduce visual eyesores in the County.

2. The County will fund projects which will reduce or mitigate conflicts in land use, i.e. (construction or barriers to reduce visibility and sound, landscape buffer strips between conflicting neighboring uses or pay the cost of relocating one of the conflicting uses).

3. The County will investigate the possibilities of environmental and health hazards caused by the County;s industry.

    A. If dangers do exist, the County will institute court action to correct the situation.

    B. The County will expand its emergency and evacuation program in response to a nuclear accident.

OBJECTIVE C The County will discourage mixing of residential and commercial land uses and mixing of single family and mobile homes.

Strategies:

1. Adopt a County-wide zoning ordinance.

GOAL 11 The County will provide every county resident (existing and future) with safe, decent and sanitary housing and a range of housing types and locations to choode from.

OBJECTIVE A The County will provide urban services to areas that are near towns, where higher density residential development can occur.

B. The County will promote housing opportunities for lower income residents.

Strategies:

1. The County will join with Columbus County in the formation of a regional housing authority and thereby take advantage of federal subsidy programs.

GOAL 7 The County will seek to supply water to areas of the County which are in need of it.

OBJECTIVE A The County will promote the development of public water systems.

Strategies

1. The County will seek federal and state funding which is available for water supply studies and construction.

2. The County will support the regional water line project.

GOAL 8 The County will minimize the problems of poor drainage.

OBJECTIVE A The County will seek to reduce development in areas of poor drainage.

Strategies:

1. Through land use regulations, the County will discourage development in such areas.

2. The County will not provide urban services in these areas.

3. The County will adopt stringent requirements for any development in these areas such as housing on stilts or drainage ditches to be cut and maintained.

GOAL 9 The County will provide transportation for the elderly

OBJECTIVE A The County will attempt to provide van pool service for elderly persons.

Strategies:

1. The County will implement a "Gataway Program."

OBJECTIVE B The County will encourage private mass transit, such as buses, taxis and shared ride taxis to operate in the County.

GOAL 10 The County will discourage conflicts in land use.

OBJECTIVE A The County will prevent the location of an industry or any other use of land if it will damage or devalue neighboring uses of land.

C The County will establish a building inspections department

Strategies:

1. The County will institute a building inspection program and condemn any unsafe houses.

2. The Building Inspector will enforce the BOCA Codes on all new structures.

GOAL 12 The County will seek to preserve historic sites

OBJECTIVE A The County will secure Fort Caswell against destruction and improve its condition.

Strategies:

1. Purchase Fort Caswell.

2. Secure grants for its purchase and reconstruction.

3. Work out arrangement with the Baptist Assembly for the Fort's reconstruction and use for public purposes.

OBJECTIVE B Use grants from Federal, State and private agencies to finance preservation of other historic sites.

Strategies:

1. Use low interest loans and out right grants to help private owners maintain their historically significant property.

2. Use grant money to purchase historic sites.

GOAL 13 The County will increase citizen interest and involvement in land use planning.

OBJECTIVE A The County will institute a program to educate its citizens about land use planning and land use issues of importance to the County.

Strategies:

1. A Citizens Guide To Planning and Local Government will be published.

2. Public meetings will be held to further explain planning.

OBJECTIVE B The County will use and implement its land use plan

Strategies:

1. The County Commissioners will formally adopt the updated land use plan and its enclosed policies and then actively use the plan as a guide in the decision making process.

2. The Plan will be used as a basis to formulate a County wide zoning ordinance.

GOAL 14 The County will work to increase communication and co-operation among County and municipal officials and decision makers.

OBJECTIVE A The County will promote increased intergovernmental coordination concerning issues of concern to all government bodies in the County.

Strategies:

1. The County will organize County council of governments, which will hold meetings open to all Brunswick County and municipal officials and decision makers to discuss County-wide issues of concern.

2. The County will publish a monthly newsletter about county-wide issues of concern and sent a copy to each government in the County.

GOAL 15 The County will work to provide a more reasonable process of annexation and incorporation and reduce conflicts over annexation and incorporation

OBJECTIVE A Amend the state Annexation and Incorporation Laws to require areas to be included within municipal boundaries to prove a need for such an action.

Strategies:

1. Request our State Legislator to introduce a bill to amend the Annexation and Incorporation Law for Brunswick County.

DATE DUE

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