

North Carolina Coastal Zone Management Program

LAND USE PLAN UPDATE

Prepared for:

The Town of

ATLANTIC BEACH,
NORTH CAROLINA

COASTAL ZONE
INFORMATION CENTER

By:

SATILLA PLANNING

PLANNERS LANDSCAPE ARCHITECTS

P.O. BOX 1110 • ST. MARYS, GEORGIA 31558

Adopted: January 21, 1988

Certified by the Coastal Resources Commission:

February 5, 1988

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ATLANTIC BEACH

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INTRODUCTION

The Coastal Area Management Act of 1974 establishes a cooperative program of land planning and management between local governments and the State. Land use planning is intended to be the focus of local government's involvement; it gives local leaders an opportunity to establish and implement policies to guide the development of their community.

The Atlantic Beach Land Use Plan is an expression of both short and long range planning goals in which the local government has set forth its major policies concerning how and where future development should occur over the next ten years.

The Land Use Plan is an important policy document at local, regional, state and federal levels. The users, in addition to the Town of Atlantic Beach, are regional councils of government, state and federal permitting agencies, and public or private funding and development groups.

Local Government Uses

The Plan provides policy guidance for decisions related to overall community development, while serving as the basis for land development regulations and capital facilities programming. Planning for the provision and extension of capital intensive services, such as central sewer and water, is aided by the land use plan's identification of likely growth trends and by plan policies which will direct growth.

Local Land Development Uses

Developers and investors (including prospective residents) can use the land use plan as a primary source of information about the community. The plan provides data and analysis on present development patterns, capacity of community facilities, growth patterns, and physical limitations to development. The plan also provides developers with information about the community's preferences for development types, densities and locations.

Regional Uses

The Atlantic Beach Land Use Plan will be used by the Neuse River Council of Governments for regional planning purposes and in their function as Regional Clearinghouse (A-95) for State and Federal funding programs. Carteret County will use this and other municipal plans when revisions are made to the County-wide land use plan. The local plan

indicates to these agencies what types of development the community feels are both appropriate and likely while stating where such development should take place.

State and Federal Uses

Coastal government's land use plans are used in evaluating development proposals requiring approval by various State and Federal agencies. These agencies must ensure that permitting decisions consider and are consistent with the policies and land classification system established by the Land Use Plan. This requirement for consistency is established by the North Carolina Coastal Area Management Act. Similarly, the use of State and Federal funds, either as grants or as direct agency expenditures, must be consistent with the local plan.

Major Conclusions

The Town of Atlantic Beach has experienced dramatic growth over the past ten to fifteen years. Permanent population has more than tripled while the Town's average seasonal population has more than quadrupled since 1970. More recently, the Town has experienced significant commercial growth - part of a trend to provide more shopping opportunities on the Island vs. traditional commercial facilities on the mainland. This significant growth has strained public facilities: most noticeably roads and water supply. This growth has also dramatized the need for a public sewer system.

The Town has made progress in addressing these growth pains. For example, the Atlantic Beach/Morehead City four (4) lane/high rise causeway was recently completed. However, much work still remains including the construction of a public wastewater collection and treatment system.

The policies adopted as part of this Plan update address these public facility problems as well as natural resource conservation issues.

EXISTING CONDITIONS

Data Collection and Analysis

The data presented by this plan was derived from a variety of sources. These sources are cited in the course of the text and include:

- o Town of Atlantic Beach personnel;
- o Field inventories by Satilla Planning, Inc.;
- o County tax records including tax maps;
- o The 1981 Land Use Plan for Atlantic Beach;
- o FEMA flood insurance maps and reports;
- o Town engineering and staff reports;
- o Existing Town ordinances and policies;
- o N.C. Department of Transportation;
- o N.C. Department of Natural Resources and Community Development;
- o Soil surveys from the U.S. Soil Conservation Service;
- o N.C. Department of Administration; and
- o Satilla Planning, Inc. inventories and analysis.

The following presents existing conditions in the Atlantic Beach planning area and is organized into sections covering:

- o Existing Land Use
- o Roadways and Transportation
- o Parking Conditions
- o Community Facilities
- o Current Land Use Plans, Policies and Regulations

Existing Land Use

Existing land use in Atlantic Beach and its planning area is displayed by Map One. It shows how land in the Town and its planning area is currently used based on field inventories conducted during November, 1985 and aerial photography flown in September, 1984. A more detailed, large scale map displaying existing land use parcel by parcel was also prepared and is on file at Town Hall. Existing land use was compiled by way of eight categories:

- o Single Family Residential
- o Duplex
- o Mobile Home
- o Multi-Family
- o Commercial
- o Public/Institutional
- o Transportation and Utilities
- o Vacant

Single Family Residential includes all detached Single Family Homes on individual lots.

Duplexes are structures with two attached units.

Multi-Family residential structures are those with three or more dwelling units, including apartments, townhouses, and condominiums.

The Mobile Home category includes both single mobile homes on individual lots and mobile homes in parks. Recreational vehicle/travel trailer parks are also included here.

The Commercial use category consists of retail sales and service establishments including tourist oriented, recreational businesses. Motels are also included as commercial uses.

Public/Institutional uses include government offices with related areas, and churches.

Transportation and Utilities includes road rights-of-way, electric, telephone, and gas facilities.

Vacant land areas are those which currently are not in use but which are generally developable under current local, state and federal regulations.

Table One provides a breakdown of land uses as follows: (1) areas within the Town; (2) the ETJ; and (3) the area that lies between the ETJ and Pine Knoll Shores to the West.

The Existing Land Use Table includes both developed and vacant land. According to the 1981 Land Use Plan update, there were 521 acres of vacant, developable land. That is, vacant land areas that are generally available for development under current local, state and federal regulations. According to the October, 1985 field survey, 191 of these acres were converted to developed land uses during the past four years. There are additional vacant-undevelopable areas which are not suitable for development due to natural constraints such as the high water table.

The 1981 Plan (Table Two) did not calculate land use by specific land use types (e.g. multi-family is combined with motel, mobile homes with single family homes, etc.; additionally, the areas surveyed by the 1981 and 1985 surveys differ). Therefore, direct comparisons between 1981 and 1985 land use tabulations are not meaningful.

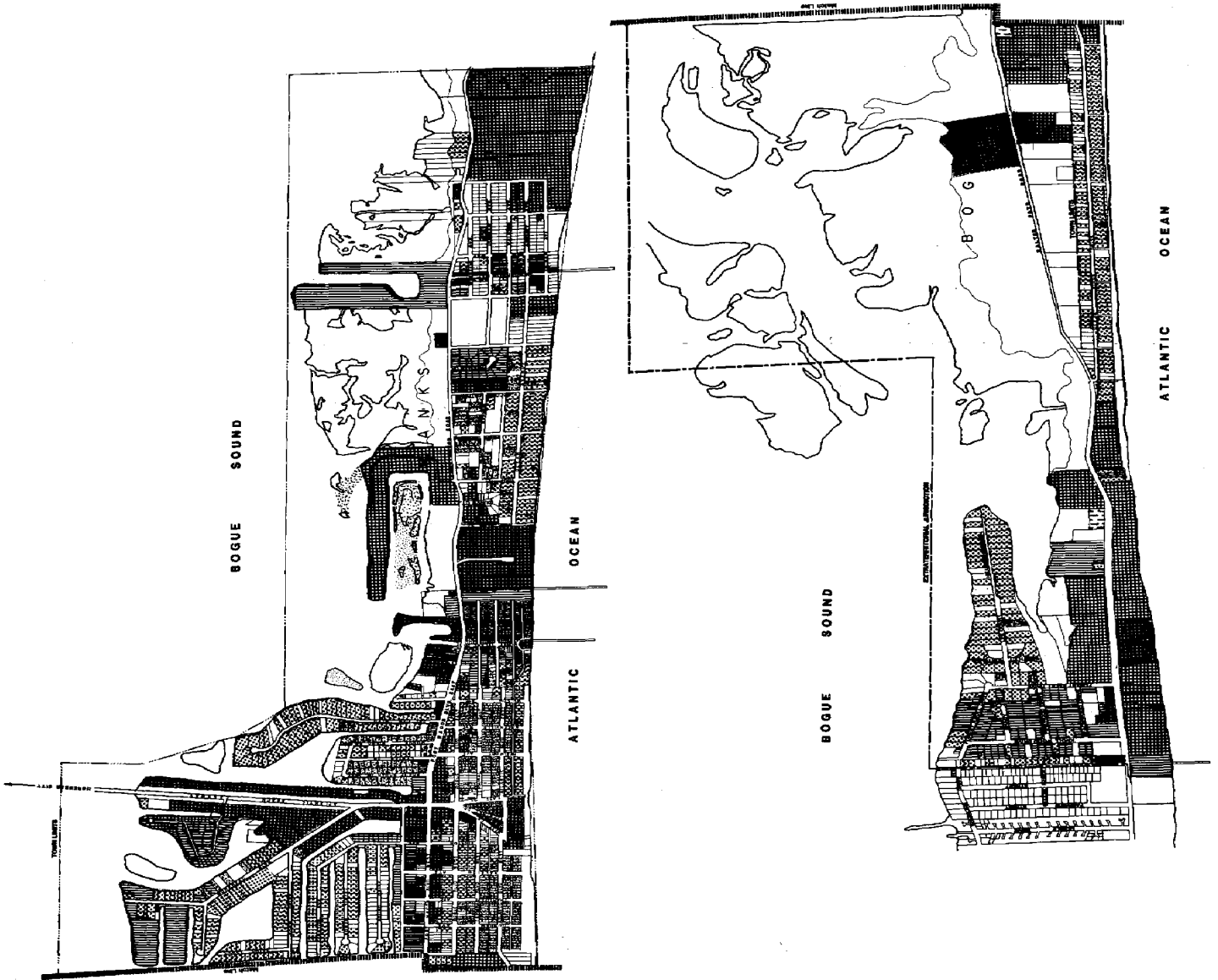
In addition to land use acreage tabulations, Table One presents the percentage each specific land use category comprises of the total. Average residential densities in dwelling units per acre are also presented by Table One.

The 330 acres of vacant, developable land constitute the largest single category - about 27% of all areas surveyed. Single family residential comprises 18% of the land - 222 acres. Multi-family development occupies

ATLANTIC BEACH, N.C.

EXISTING LAND USE

Map 1



The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, NOAA.

TABLE ONE

Existing Land Use--1985 (1)
Atlantic Beach, North Carolina

Land Use Category	Avg. Density Units/Acre	ACRES/PERCENTAGES OF TOTAL			
		Within Town Limits	Extrajurisdictional Jurisdiction (ETJ)	Area Between ETJ and Pine Knoll Shores	Total
Single Family	2.6	177.1/24%	37.4/9%	7.7/9%	222.2/18%
Mobile Home	7.1	86.6/12%	29.9/7%	27.5/34%	144/12%
Duplex	8.9	17.7/2%	2.8/1%	0.4/1%	20.9/2%
Multi-Family	9.2	121.5/17%	86.9/21%	--	208.4/17%
Motel	15.2	22.5/3%	8.9/2%	0.6/1%	32/3%
Commercial		82.1/11%	9.6/2%	5.1/6%	96.8/8%
Transportation/ Utilities		123.6/17%	37.9/9%	17.2/21%	178.7/15%
Public/ Institutional		1.9/1%	--	--	1.9/1%
Vacant/Developable		99.9/14%	206.7/5%	23.6/29%	330.2/27%
Total:	6.7 (avg.)	732.9/100%	420.1/100%	82.1/100%	1,235.1/100%

Source: Satilla Planning, Inc. from November 1985 field survey and September, 1984 aerial photography.

TABLE TWO

Existing Land Use - 1981 (1)
Atlantic Beach, North Carolina

<u>Land Use Category</u>	<u>1981 Acreage</u>	<u>% of Total</u>
Single Family Residential Including Mobile Homes	411	33%
Multi-Family Residential Including Motel	85	7%
Commercial	78	6%
Transportation, Communication and Utilities	140	11%
Government and Institutional	8	1%
Vacant, Developable	521	42%
	<hr/>	<hr/>
	1,243	100.0%

(1) Note:

Includes areas within Town and Extraterritorial Jurisdiction as each existing in 1981.

Source: Town of Atlantic Beach Land Development Plan, 1981.

slightly less, 208 acres of 17% of the total. Transportation/Utilities account for almost 179 acres - 15% of the total. Rights-of-way (state and local) comprise virtually all of this category. Mobile homes account for almost 12% of Atlantic Beach's land occupying 144 acres. Altogether, residential uses comprise 48% of the Town's land area, 596 acres. Discounting vacant acres and road rights-of-way, residential uses occupy 82% of Atlantic Beach's land area. Commercial is the only remaining use constituting a significant percentage of the Town, about 129 acres including motels or about 10.5%.

Average residential densities vary from single family - 2.6 units per acre to motels at 15.9 units per acre. The Town's 1,119 multi-family units occupy 208 acres - a density of 9.2 units per acre. Mobile homes and duplexes average 7.1 and 8.9 units per acre respectively. Considering that Atlantic Beach does not have central sewage collection and treatment facilities, these densities are high. However, most of the multi-family units are served by private sewage treatment plants.

An examination of the Existing Land Use Map shows that certain key features of Atlantic Beach stand out as follows:

Residential Land Use. Three types of residential development are dominant: (1) condominiums, townhouses and other multi-family uses; (2) mobile homes both on individual lots and in parks; and (3) single family homes. Most recent multi-family development has consisted of condominiums west and east of the Town limits as existed five years ago. All land east of the old Town limits up to Ft. Macon State Park has now been annexed - this is the area of the most intense multi-family development with more units planned. Two large condominium projects are located to the west of Town. One oceanfront project is complete, another with both ocean and soundfront units is more than 50% complete. At the east end, 798 condominium units are found in five projects. While most of these projects are "built out", more than 200 additional units are possible. Multi-family units are by far the most dominant housing type comprising 45% of the Town's stock.

Mobile Homes make up about one-fourth of the Town's housing units (1,027). Mobile homes are found throughout Atlantic Beach, but are concentrated: 1) at the west end north of Salter Path Road (just east of Pine Knoll Shores); 2) west of the Causeway and north of Ft. Macon Boulevard West; 3) south of Fort Macon Boulevard East - between the old Town limits (just to the east of Wilson Avenue) and the Oceanana Motel; and 4) a concentration of mobile homes and travel trailers is found north and south of Ft. Macon Boulevard East at the Triple S pier and marina.

Single family homes on individual lots account for 14% of the Town's dwelling units - 584. Many of these units are in neighborhoods which also house mobile homes and multi-family buildings. There are, however, five specific areas in Atlantic Beach which are predominantly single family: 1) at the west end along Lee Court and Heather Street; 2) either side of Ocean Ridge Drive; 3) north of West Davis Boulevard; and west of Kinston Avenue and Morehead Boulevard; 4) north of Ft. Macon Boulevard east along Bay View Boulevard; and, 5) along Ocean Avenue between New Bern Street and Second Street.

Commercial Land Use. Most of the Town's retail and service establishments are located along the Atlantic Beach Causeway and along Ft. Macon Boulevard near its intersection with the causeway. Most of the Town's motel rooms are also located along these roads. A "strip" shopping center has been completed north of NC Highway #58, about three fourths of a mile west of the causeway. A large grocery store and drug chain recently opened just across the street from the proposed shopping center. This is the first commercial development of any kind to occur along this section of Ft. Macon Road and may indicate a trend. The "Triad" at the ocean foot of the causeway consists primarily of amusement arcades and nightclubs.

Public/Institutional uses consist primarily of Town buildings and facilities and churches. Town Hall, the Fire and Police Department and related functions to the south comprise the largest use in this category.

Transportation and Utilities. Road rights-of-way, both Town and State, make up virtually all of this category. Private sewage treatment systems for condominium projects are also utility land uses.

Additional Significant Land Uses. Fort Macon State Park lies immediately east of Atlantic Beach on N.C. 58 - Fort Macon Road. While not within the Town limit or E.T.J., Fort Macon is significant as all visitors must pass through Atlantic Beach. Additionally, many park visitors utilize the commercial facilities in Atlantic Beach.

Summary. Atlantic Beach is a major tourist destination center. It has a mix of housing types ranging from large modern oceanfront condominium complexes with a full range of recreational facilities to rundown areas mixed with dilapidated cottages and mobile homes. The Town also has significant commercial facilities and services oriented toward the tourist trade. Recent commercial development indicates a trend for more consumer shopping (supermarkets, drug stores) facilities in addition to the traditional tourist commercial facilities.

The future availability of sewer will have a profound effect on Atlantic Beach and how it develops. The potential for redevelopment of the Town's older rundown areas will certainly be enhanced once public sewer is a reality.

Roadways and Transportation

Street networks in and around a community are important aspects of future development. Road access can be a key determinant of the attractiveness of land for various types of land development. There are also critical reciprocal relationships between roads and land use. On one hand, the availability of good road capacity and traffic volume makes the adjoining land attractive for commercial uses that depend on high visibility and accessibility for economic success. On the other hand, the overloading of these roads with ill-designed land uses, such as strip commercial development with no control of curb cuts, can lead to problems of traffic safety, road capacity, and poor visual appearance that can ultimately detract from the viability of the land uses and the road itself.

Atlantic Beach's transportation system developed much like that of any other narrow island; S.R. 1182 links the Town with the mainland via a bridge over Bogue Sound and the Intracoastal Waterway. S.R. 1182 in turn intersects with N.C. 58 (Ft. Macon Boulevard). N.C. 58 serves the entire island running from Ft. Macon State Park at the east end to the high rise bridge at Emerald Isle.

The Atlantic Beach/Morehead City bridge has long been a source of major traffic delays during summer months. A new 4-lane highrise bridge is under construction and will alleviate most of these problems. Additionally, the State Department of Transportation has initiated improvements to Ft. Macon Boulevard at the causeway intersection and for about 2000 feet in each direction. Improvements will consist of additional traffic lanes and signalization at the intersection.

A customary land use plan would identify the community's road system in components such as Principal Arterials, Minor Arterials, Major Collectors, etc. With basically one access point by way of a bridge over the Intracoastal Waterway, SR 1182 (while the N.C. 58 bridge at Emerald Isle does provide a second access point to Bogue Banks it has little impact on Atlantic Beach's traffic patterns) and one major east-west road serving the island (N.C. 58), this type of classification and analysis is unnecessary. It should be sufficient to say that Ft. Macon Boulevard West (N.C. 58) serves as a major Collector street feeding into Morehead Avenue (SR 1182) which serves as a Minor Arterial in turn connecting with U.S. Route 70 - a Principal Arterial. The State Department of Transportation prepared a Thoroughfare Plan for Carteret County including Atlantic Beach in 1971. Although dated, this Plan provides further information on the Atlantic Beach road system.

Parking Conditions.

Parking issues in most beach communities inevitably relate to beach access. Most residential and commercial areas have adequate parking to serve their direct uses or customers. However, the demand and capacity of the Town's beaches make the provision of adequate parking a difficult task. Parking for beach access is addressed by the 1981 Commercial and Waterfront Area Redevelopment Study. The Town is pursuing recommendations of this study relative to a regional beach access area to be constructed, with parking, in the downtown circle area.

Community Facilities.

Community facilities are an important land use planning factor not only because they can constitute significant land use in themselves, but also because the type, relation and capacity of these facilities bear an important reciprocal relationship to the area they serve and therefore to most other land use categories.

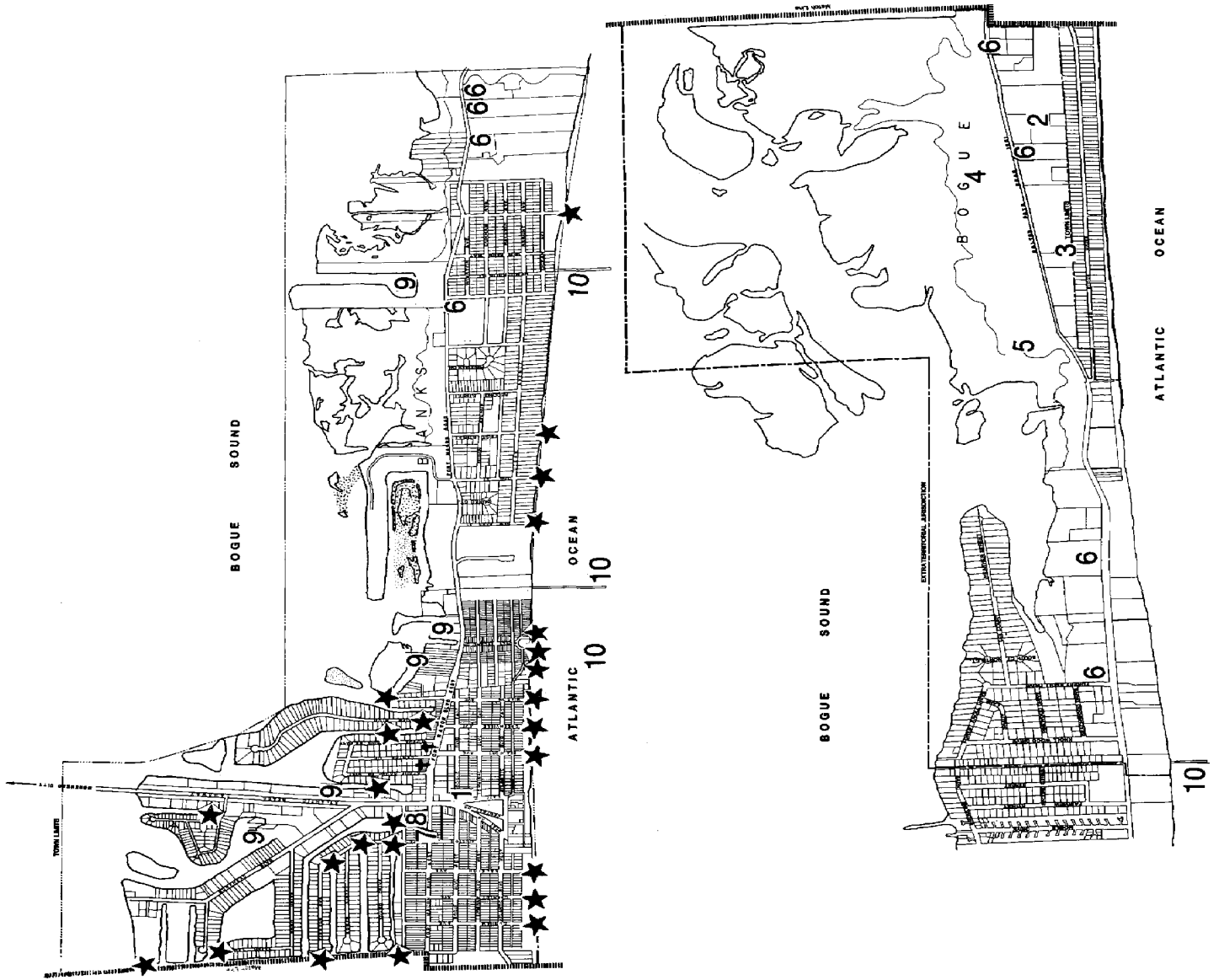
The location of Atlantic Beach's existing Community Facilities are identified by Map Two. These are:

ATLANTIC BEACH, N.C.

COMMUNITY FACILITIES

Map 2

- 1-WELL SITE #1 & WATER STORAGE
- 2-WELL SITE #2
- 3-WELL SITE #3
- 4-WELL SITE #4
- 5-PROPOSED SEWAGE TREATMENT PLANT
- 6-PRIVATE SEWAGE TREATMENT PLANT
- 7-TOWN HALL & POLICE DEPARTMENT
- 8-FIRE DEPARTMENT
- 9-MARINA
- 10-PRIVATE FISHING PIER
- † CHURCH
- ★ PUBLIC BEACH ACCESS



Prepared by: SATELLA PLANNING
St. Marys, Georgia

Town Limits
Mapping Date: JUNE, 1968

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- o The water distribution system
 - water tanks
 - wells #1, #2, #3, and #4
- o Proposed sewage treatment plant site
- o The Town Hall, Police and Fire Departments
- o Public Works Department
- o Fishing Piers
- o Churches
- o Public beach access points

Water Distribution System. The Town's water system is supplied by three deep wells. The well's design and actual capacity in gallons per minute (GPM) are:

	<u>Design</u>	<u>Actual</u>
Well #1	400 gpm	500 gpm
Well #2	300 gpm	250 gpm
Well #3	<u>400 gpm</u>	<u>400 gpm</u>
Total:	1,100 gpm	1,150 gpm

Based on State standards, the system's maximum capacity should be computed by not more than 12 hours pumping time. Therefore, the three wells have a theoretical design capacity of:

$$1100 \text{ gpm} \times 60/\text{Min}/\text{hr} \times 12 \text{ hrs.} = 792,000 \text{ gpd}$$

Further, State requirements are that the system be designed to provide 400 gpd per residential dwelling units or:

$$\frac{792,000}{400} = 1,980 \text{ dwelling units}$$

Therefore, according to State standards, the Atlantic Beach water system is designed for a maximum of 1,980 dwelling units. According to a 1984 study of the Town's water system, there were approximately 2,300 residential water customers. Well #4 was recently completed and tied into the Town's water system. Therefore, Atlantic Beach's water system meets stated standards for capacity.

The water system's storage consists of a 500,000 gallon ground level tank and a 500,000 gallon elevated tank. Water treatment consists of aeration, chlorination and softening. According to Town staff, the water softening equipment must be bypassed during summer months to meet demand.

Additionally, wells are typically run from 17 to 18 hours per day during the summer season to meet average daily demand. During July, 1985, the Town pumped an average of 825,000 gallons per day with a daily peak of 1,120,000 gallons on July 5.

Sewage Treatment. Sewage disposal is now handled through individual ground infiltration systems (septic tanks), and private package treatment plants. Plans for public sewer in Atlantic Beach were originally part of the Carteret County 201 Facilities Plan. Completed in 1979, this plan proposed the construction of a treatment facility to serve Atlantic Beach and Pine Knoll Shores. Pine Knoll Shores has since abandoned any plans for public sewer.

Atlantic Beach now plans to construct its own wastewater treatment facility. According to a November, 1984 Engineering report by McDavid Associates, Inc. the proposed facility consists of:

- o 19 miles of collection sewers
- o 400 manholes
- o 27 pumping stations, and
- o 1 million gallon/day treatment facility

The 1 million gallon per day treatment capacity is designed to meet the Town's needs through the year 2,000 (at a design capacity of 250 gpd unit, the system will handle 4,000 units). The cost estimate to build this system according to the report is \$9,056,000. Some problems with the proposed sewage treatment system have been identified by the numerous regulatory agencies that must sign off on permits for construction. Therefore, modifications may be necessary to gain approval.

Shoreline Access. The Community Facilities Map identifies 50 public access points. These public access points are located primarily at the end of Town rights-of-way. The Town is currently preparing a Shoreline access Plan. The purpose of this Plan is to inventory existing access areas; map proposed future facilities; and prepare a plan of action including identification of priority implementation elements including development site plans.

Solid Waste. Solid waste is collected by a private firm under contract with the Town (as of 7/1/87). The Town continues to operate one flatbed truck for trash pick-up. Solid waste is disposed of in the landfill operated by Carteret County. The Town considers existing levels of solid waste disposal services to be adequate.

Fire Protection. The Town's fire station is indicated as facility number 8 on the Community Facilities Map. The Atlantic Beach Fire Department provides the Town of Atlantic Beach as well as the outlying county district with fire protection and basic emergency medical services.

The Fire Department responds to an average of 175 calls per year, ranging from structure, vehicle and rubbish fires, auto accidents and many calls of a public service or investigative nature (vicinity alarms, smoke detectors and smoke odors). The department maintains two (2) Class A FD pumpers with a full complement of fire fighting and special equipment. A reserve pumper and a tanker are also utilized.

The Fire Department ambulances answer approximately 500 calls per year. Medical emergencies, physical trauma, auto accidents and transport calls constitute typical responses. The ambulances also respond to fire scenes to stand by as needed.

There are six (6) fire equipment operators/EMT's/EMTI's, one paid Fire Inspector and one paid Fire Chief. There are 20 volunteers providing manpower needed for calls. Total Fire Department membership is currently twenty-eight (28).

The Fire Department currently operates and maintains the following equipment:

- 1983 Ford FMC Omega Pumper
- 1977 Ford FMC Pumper
- 1968 IHC Pumper
- 1987 Seagraves Ladder Truck
- 1984 Ford Van - EMS - 3
- 1986 Ford Station Wagon - Fire Chief's Car
- 1987 Ford Van - EMS 4

Police Protection. The police department is currently housed in the Town Hall Building, number 7 on the Community Facilities Map. The Police Department currently employs twenty-five (25) full time personnel and seven (7) active (16 hours per month) Reserve Officers. The Department is organized as follows:

- o Administrative and Records
- o Patrol
- o Investigations
- o Communications

The Administrative and Records Division operates with and is supervised by the Chief of Police. This Division handles or serves all walk-in traffic and complaints utilizing a front desk officer. All records, including Administrative and Criminal, daily activity, equipment maintenance and status, uniform crime, and training are maintained by this Division. An IBM PC XT computer is located and operated within the Administrative and Records Division. In addition, this Division reviews, corrects, types and forwards all officer field reports to Raleigh.

The Patrol Division is responsible for the daily patrol of the Town and all general functions of law enforcement on a twenty-four (24) hour a day basis. This includes walking patrol, sedan patrol, four wheel drive beach patrol, and waterway boat patrol to include rescue operations.

The Investigative Division is responsible for the follow up of all criminal investigations. The Communication Division is staffed with five (5) communicators who operate a Motorola CimConII console which handles four(4) frequencies (two police, one fire, and one local government channel). This Division also operates a terminal Police Information Network/Division of Criminal Information, NC-SBI. Additionally, communication operators are responsible for the communications of the NC Marine Fisheries.

Current Land Use Plans, Policies and Regulations

The purpose of this section is to summarize existing plans and policies which have significant land use implications. A brief description of how existing land use regulations are enforced is also provided.

Existing plans and policies applicable to Atlantic Beach include:

- o The 1981 C.A.M.A. Land Use Plan which provides basic information on: existing conditions (land use, community facilities; etc.; Constraints to Development; Town's policies for development and protection of Resources; and establishes a Land Classification System in accordance with C.A.M.A. guidelines.
- o 1971 Thoroughfare Plan for Carteret County including Atlantic Beach. This plan was never adopted by the Town and is now 15 years old. Several recommendations of the plan have been implemented including: improvements to the causeway and bridge to Morehead City; widening improvements to Ft. Macon Boulevard; and intersection improvements at Ft. Macon Boulevard and the Atlantic Beach causeway.
- o 1981 Redevelopment Study for the commercial and waterfront area. Prepared as a "Beach Access Element" with C.A.M.A. funding assistance, this study's purpose was to determine whether redevelopment is feasible, to define appropriate governmental roles in redevelopment and to identify actions needed to implement study recommendations.
- o Utility Extension Policies. The Town adopted its water policy in 1986. Section 23 of the water policy governs extensions to the Town's system:
 - application in writing with plans prepared by a registered engineer that meet Town specifications including line size;
 - cost estimates to be prepared by the Town;
 - the Town assesses each property owner a pro rata share of cost for extensions to existing developments;
 - in the case of proposed development, the developer pays the Town 100% of the project cost;
 - upon project completion, the improvements are owned by the Town of Atlantic Beach.

The following summarizes the Town's existing land use regulations:

o Zoning (adopted 12/7/78). The Atlantic Beach Zoning Ordinance regulates the use of land within the Town's corporate limits and within its Extraterritorial Jurisdiction. The land use districts provided for in the ordinance are as follows:

- RA-1, Residential District - single family homes on 6,000 square foot minimum lots.
- RA-1.5, Residential District - single family and duplexes with 6,000 s.f. minimum lot for each.
- RA-2, Residential District - single family (5,000 s.f. minimum), duplex (6,000 s.f. minimum), triplex (8,000 s.f. minimum); and 4-family dwellings (10,000 s.f. minimum).
- RA-3, Residential District - single family, duplex, triplex, 4-family, hotel, motel, condominiums; mobile homes on individual lots; special permit uses - mobile home parks, PUD's and some commercial uses (5,000 s.f. minimum lot size).
- RR, Resort Residential District - single family, duplex, triplex, 4-family, townhouses, apartments, condominiums, hotel, motel; special permit uses - PUD's (minimum lot size based on sewer and water availability; see Zoning Ordinance for specific requirements).
- Resort Commercial - tourist related businesses and shops; special permit uses include PUD's.
- General Business - all resort commercial uses plus more intensive commercial uses such as auto/boat sales, auto repair, offices; etc.; special permit uses include PUD's.

The Atlantic Beach zoning ordinance does not provide distinct zoning districts which group similar land use (with the exception of the RA-1, Residential District). For example, PUD's are allowed as a special permit use in Residential and Commercial Districts. Motels are allowed in Residential districts and Residential uses are allowed in Commercial Districts.

o Group Housing Ordinance (adopted 12/7/78). Establishes site planning and design requirements for condominium, townhouse and apartment projects. Additionally, densities are established which conflict with some zoning districts. This conflict is being addressed by the Town's Building Department by way of recommended revisions to the ordinance.

o Marina Ordinance (adopted 12/7/78). Defines marinas as establishments with storage for more than six boats (wet or dry). Site development plan meeting the ordinance's area requirements for minimum lot size, width, depth, sideyard, rear yard, and coverage must be approved by the Town Board. The Ordinance also sets standards for parking and storage

areas, driveways, signs, lighting, pollution control, and dock construction. All site plans must be prepared by a registered engineer or architect and must be submitted to the N.C. Environmental Management Division and the Town Planning Board prior to final submission to the Town Board.

o Subdivision Regulations (adopted 12/7/78). The Town's subdivision regulations establish design standards that apply when land is subdivided or resubdivided for immediate or future sale. Specific objectives are areas regulated include:

- No Town services provided until final plat is approved.
- No dedication of streets or other improvements accepted until final plat is approved. Also, Carteret County Register of Deeds not to accept plats for recording unless approved under the terms of the subdivision regulations.
- No construction permits issued until final plat is approved.
- New street alignments must comply with any adopted thoroughfare plan.
- Subdivisions must comply with any officially adopted plan, and the reservation of land for recreation, schools, and other public purposes is recommended.
- Subdivision platting requirements established including design standards for lots, streets, etc.
- Construction standards for street grading and paving, drainage, water and sewer required but specifications not set by ordinance.

o Flood Damage Prevention Ordinance (adopted 12/7/78). Adopted to comply with the National Flood Insurance Program, this ordinance requires the following:

- All new residential construction or improvements greater than 50% of structure's market value must be elevated to or above 100-year base flood elevations.
- Commercial buildings must be elevated above base flood elevations or flood proofed.
- Anchorings and pilings designs must be certified by a registered engineer or architect, or must be in full compliance with the N.C. State Building Code.
- No alterations of frontal dunes or fill for structural support is allowed in "V" or velocity zones except as may specifically be allowed under C.A.M.A. regulations.

o Mobile Homes and Mobile Home Park. (adopted 7/31/86). This ordinance regulates overall mobile home park development, mobile homes within parks and mobile homes placed on residential lots not within parks. Design standards for new parks establish minimum park area; minimum mobile home setbacks from roads, adjacent lots, etc. Land coverage in a park by paving, mobile homes and accessory buildings cannot exceed 40% of total park area. Plans for mobile home parks must include:

- Site Plan for layout of all features
- Stormwater drainage plan
- Designation of recreation areas
- Identification of water supply source
- Identification of sewage disposal method
- Typical lot diagrams showing parking, setbacks, electrical service, water supply and sewage disposal, outdoor lighting
- Specific site development standards.

o Recreational Vehicle Parks. (adopted 3/16/87). This ordinance regulates developments designed to provide temporary dwelling spaces for travel trailers, motor homes, tent campers, truck mounted campers, and the like. Standards are established for minimum park area, minimum area for each lot, minimum lot width, minimum spacing between campers (vehicles), driveway/parking area standards, and stormwater drainage. Requirements for water supply, sewage disposal and solid waste are also specified by the ordinance.

o Land Protection Ordinance (adopted 5/15/80). The purpose of this Ordinance is to protect the Town's fragile environmental areas by regulating the removal of natural vegetation and alterations to natural topography. Specifically, it makes the removal of sand or vegetation from any sand dune unlawful unless alteration is authorized by way of a permit. Permits are issued if:

- the proposed action will not weaken the dune or reduce the dunes effectiveness in protecting land and property from wind and water
- at least 35% of the site's "buildable area" remains undisturbed and in its natural state
- no construction is to take place within 100 feet of the natural vegetation nearest the ocean or 75 feet of mean high water

Additionally, applications for sites greater than one acre are subject to a 10-day public notice period before a permit may be issued. If a violation occurs, one remedy is restoration of the dune(s) to the original state.

The Town's Development Code, consisting of the above referenced ordinances plus the N.C. State Building Code, is enforced by a fulltime, certified Building Inspector. This individual also provides staff assistance to the Planning Board. The issuance of building permits provides the primary means of ensuring compliance with the Town's land use regulations.

GROWTH TRENDS AND PROJECTIONS

This section forecasts permanent and peak seasonal population over the ten year planning period.

Population

The 1980 census found that Atlantic Beach had a permanent population of 941 persons. This represented an increase of 241 percent over the 1970 population of 300. The 1981 Land Use Plan estimated that the average seasonal population of Atlantic Beach's planning jurisdiction (Town limits plus 1 mile extraterritorial jurisdiction) in 1980 was 17,538. However, the 1984 Storm Hazard Mitigation Plan and the Environmental Impact Statement prepared in connection with the proposed Third Bridge across Bogue Sound, discovered that this estimate counted housing units in the ETJ twice.

Therefore comparisons with the 1981 Plan are not meaningful. The following tables present dwelling unit counts and population estimates from the Storm Hazard Plan and the Third Bridge EIS supplemented with field inventory is conducted as part of this plan update.

TABLE THREE

Residential Dwelling Units (1)

	<u>1985</u>	<u>% of Total</u>
Single Family	584	14%
Duplex	186	4%
Multi-Family	1,919	45%
Mobile Home/Travel Trailer	1,027	24%
Motel	<u>508</u>	<u>12%</u>
Total:	4,224	100%

(1) Included areas within Town limits, Extraterritorial Jurisdiction (ETJ), and land between ETJ and Pine Knoll Shores.

Source: Satilla Planning, Inc. from November, 1985 field survey and September, 1984 aerial photography.

TABLE FOUR
Population Estimates

1970-1995

<u>Year</u>	<u>Seasonal Average Population</u>
1970	4,131
1980	12,300
1985	18,500
1990	21,500
1995	25,000

Source: Town of Atlantic Beach; 1987.

For the purposes of this study seasonal average population is the average number of overnight visitors in Atlantic Beach during the Memorial Day - Labor Day "season". Population on weekends is generally higher; during midweek population is generally lower.

It is important to consider that it is difficult to project future population in a meaningful way for a resort community the size of Atlantic Beach. Factors directly affecting future growth in Atlantic Beach that cannot be accurately determined include:

- o Specific impact of the planned central sewage treatment system including potential density increases; pressure for redevelopment of existing medium density neighborhoods into higher density developments.
- o The seasonal nature of the economy.
- o Atlantic Beach's location in a growing resort/retirement area.
- o The availability of land suitable for development of resort/retirement homes in Atlantic Beach.
- o Recent changes to the federal tax code which may negatively affect real estate development, or other market factors which may accomplish the same end.

CONSTRAINTS TO DEVELOPMENT

Land Suitability

The 1981 Land Use Plan presented a Land Suitability Analysis based on:

- o Soil Suitability Analysis
- o Hazards to Water Supply Sources
- o Fragile Area Identification

This section will serve to update the 1981 plan. Information provided by Part II, pages 28-47 of the 1981 plan remains valid. Readers requiring further detail, including maps, are referred to the previous plan. An overview of the 1981 plan's findings is presented below.

Soil Suitability Analysis. All of the Town's soils were classified as having some degree of physical limitations for development. The analysis indicated the various soils found in the Town and indicates the degree of suitability for various purposes. The results of the analysis are beneficial for planning purposes; however, on-site inspections are necessary to determine specific soil properties for development. Although soils may be rated as having various degrees of limitations, engineering practices and construction techniques can alter the degree to which a particular limitation affects a development use.

Each rating for soil types as determined by the U.S. Soil Conservation Service is indicated below.

Map 3 Category

- | | |
|----------------------------|--|
| <u>Suitable</u> | o Slight: Soil properties are generally favorable for the stated use, or limitations are minor and can be easily overcome. |
| <u>Moderately Suitable</u> | o Moderate: Some soil properties are unfavorable but limitations resulting from the properties can be overcome or modified by special planning, good design, and careful management. |
| <u>Marginally Suitable</u> | o Severe: Soil properties are unfavorable and resulting limitations are too difficult to correct or overcome. Soil will require major soil reclamation or special design for stated uses. This rating does not imply that the soil cannot be used. |
| <u>Highly Unsuitable</u> | o Very Severe: This rating is a subdivision of the severe rating and has one or more features so unfavorable for the stated use that the limitation is very difficult and expensive to overcome. Reclamation would be very difficult, requiring the soil material to be removed, replaced, or completely modified. This rating is confined to soils that require |

extreme modification and alteration, and are generally not used for dwelling septic tank filter fields.

The U.S. Soil Conservation Service's Soil Survey of the Outer Banks, North Carolina, June, 1977, identifies the following ten soil mapping units within the Atlantic Beach Planning area:

- o Beach-Foredune Association
- o Carteret Soils, Low
- o Corolla Fine Sand
- o Dredge Spoil
- o Duckston Fine Sand
- o Madeland
- o Carteret Soils, High
- o Newhan-Corolla Complex
- o Duneland Newham Complex
- o Newhan-Urban Land Complex

Analysis of the soil maps and existing land use shows that most development has taken place on the Newhan-Urban Land complex soils and Madeland.

Newhan soils occupy more than half of the mapping unit of Newhan-Urban Land. Their soil properties are well drained to excessively drained sandy soils. The percolation of water is very rapid in the Newhan soils. Since the soils perc rapidly septic tank effluent moves through them quickly. The problem of concern is that fecal coliform may not stay in the soils long enough, and contamination of water supplies and adjacent water bodies is possible.

The Urban Land portion of this mapping unit includes the areas covered with buildings, driveways, streets, and parking lots. In these areas, the soil is covered with impervious material. Many areas have had little disturbance, while others have been cut, filled or both. The Urban Land portion of this unit ranges from 10 to 20 percent of the land area.

The Madeland unit is adjacent to the water on the sound side of the Island. The soil material has been pumped or dredged during the construction of canals and has been deposited between the canals to be used as building sites. Essentially, all of the material has been deposited over marsh. The average thickness of the soil material ranges from 3 to 6 feet. The water table fluctuates with changes in tide level; however, most areas have a water table 2 to 4 feet below the surface during high tide. The material is mainly sandy, but some areas contain up to 10 percent shells.





Water moves through the material readily and most areas are droughty. They generally have poor filtering capacity for septic tank effluent, and the potential hazard of groundwater and adjacent surface water pollution is high. These areas are commonly used for homesites because of the access to water.

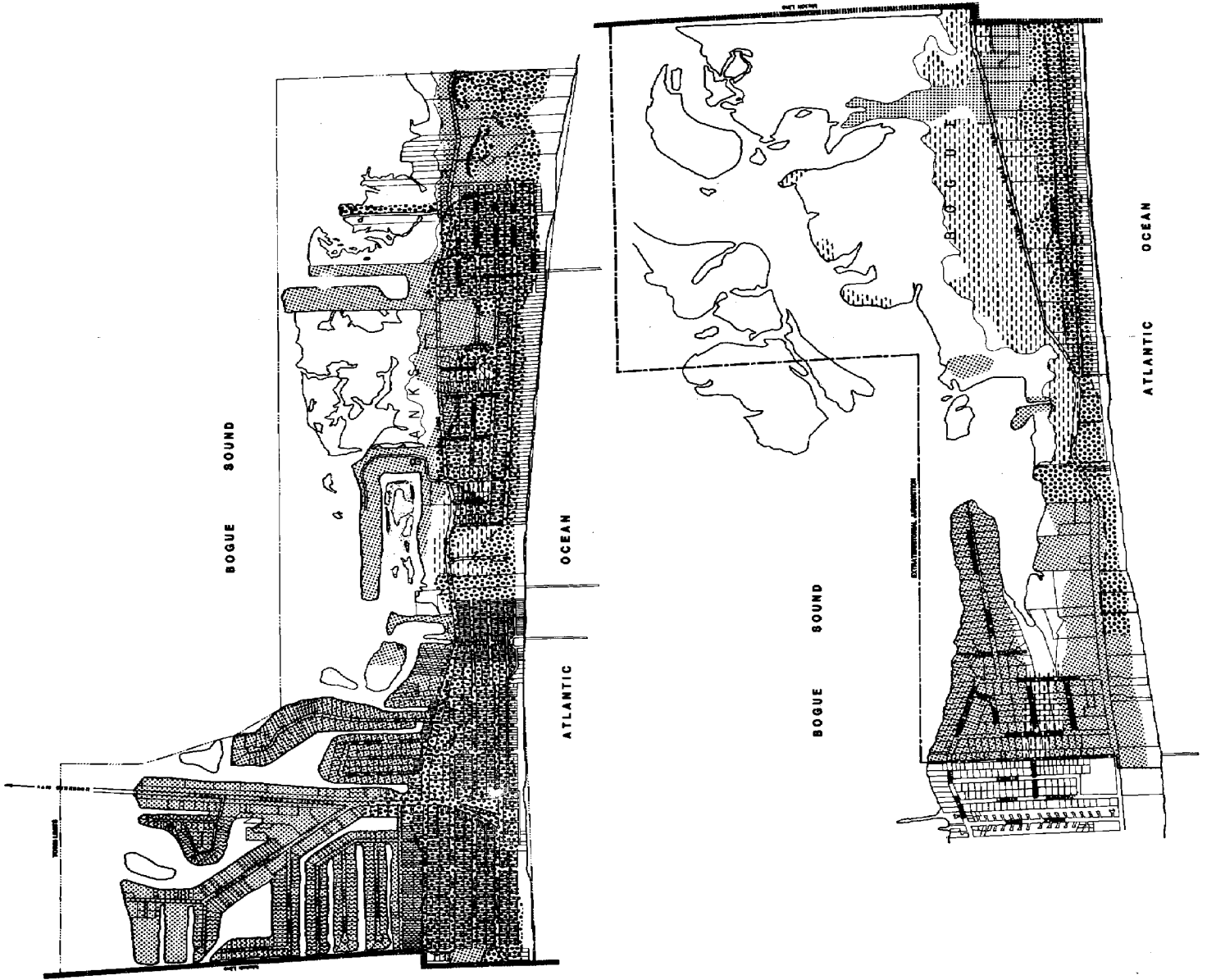
Hazard Areas. The hazards constituting constraints to development are identified and discussed in the following section - Fragile Areas.

ATLANTIC BEACH, N.C.

LAND SUITABILITY FOR URBAN LAND USE

Map 3

-  SUITABLE
-  MODERATELY SUITABLE, SOME DRAINAGE REQUIRED
-  MARGINALLY SUITABLE, IF DRAINED
-  HIGHLY UNSUITABLE, FLOODING COMMON



Prepared by: **BATELLA PLANNING**
St. Marys, Georgia

Team Lead:
Mapping Date: **JUNE, 1985**



Water Supply Sources. In the Atlantic Beach area three aquifers are utilized for water supply: the shallow water table, the Yorktown aquifer and the Castle Hayne aquifer.

The water table is within 5 feet of the surface. The waters from this zone are corrosive and usually have objectionable odor, color, and iron content. Saltwater intrusion into the water table in areas adjacent to water bodies is an ever present possibility.

The Yorktown and Castle Hayne aquifers are considered together in the description due to the practice of constructing wells which penetrate both aquifers. The Yorktown aquifer is contained within the sands, shell hashes, and limestones of the Miocene sediments, while the Castle Hayne aquifer is located in the limestones of the Oligocene and Eocene ages. The three wells drilled for the Atlantic Beach municipal water system are at depths of 200 to 250 feet. The quality of water is noted for its harshness; reported as calcium carbonate, it ranges from 200 to 350 parts per million. Although chloride levels are acceptable, care must be taken to insure that heavy drawdowns will not allow saltwater intrusion. Additionally, the shallowness of these water supplies indicates that care must be taken to insure protection from wastewater contamination.

Fragile Areas

These areas in Atlantic Beach correspond to the specific resources systems identified by the C.A.M.A. as Areas of Environmental Concern (AEC's). The 1981 Land Use Plan Update identified AEC's within Atlantic Beach. The Town's Storm Hazard Mitigation Plan dated June, 1984, identifies AEC's relative to Hazard Area Management. AEC's applicable to the Atlantic Beach Land Use Plan are:

The Estuarine System

- o Coastal Wetlands
- o Estuarine Waters
- o Public Trust Areas
- o Estuarine Shorelines

Ocean Hazard Areas

- o Ocean Erodible Area
- o High Hazard Flood Area




The appropriate location of these AEC's are identified by Maps Four and Five. Map Four delineates Coastal Wetlands, Ocean Erodible Areas and the Estuarine Shoreline (estuarine waters are not mapped). Map Five depicts the High Hazard Flood Area AEC (Federal flood insurance "V" zones) as well as the balance of the 100-year flood plain (not an AEC, but identified by the Federal Flood Insurance Program as "A" zones).

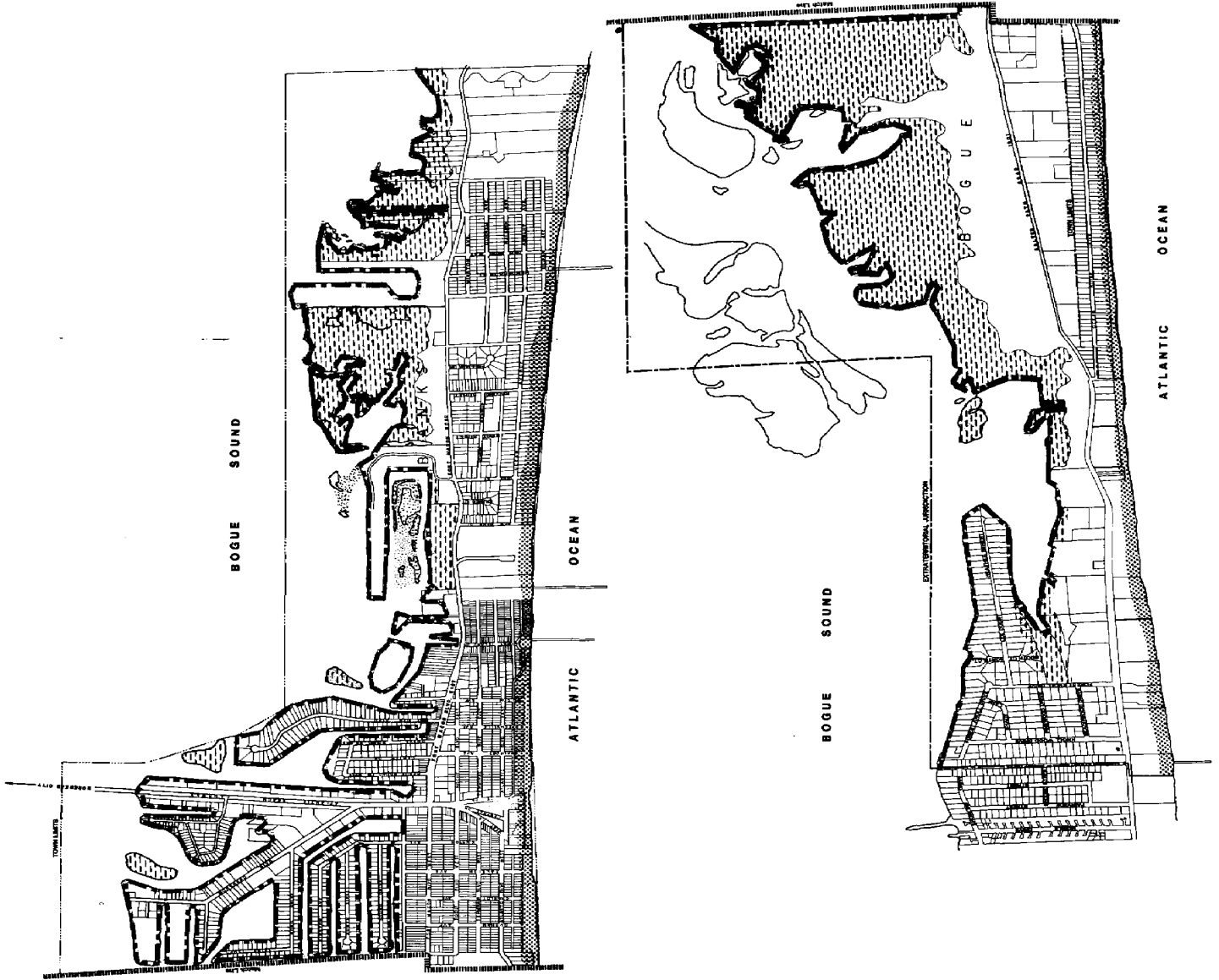
Descriptions of the AEC's and management policies are provided in the following chapter. Additionally, maritime forest areas have been

ATLANTIC BEACH, N.C.

FRAGILE AREAS

Map 4

- 
 OCEAN ERODIBLE AREAS OF ENVIRONMENTAL CONCERN
- 
 ESTUARINE SHORELINE OF ENVIRONMENTAL CONCERN
- 
 COASTAL WETLANDS OF ENVIRONMENTAL CONCERN

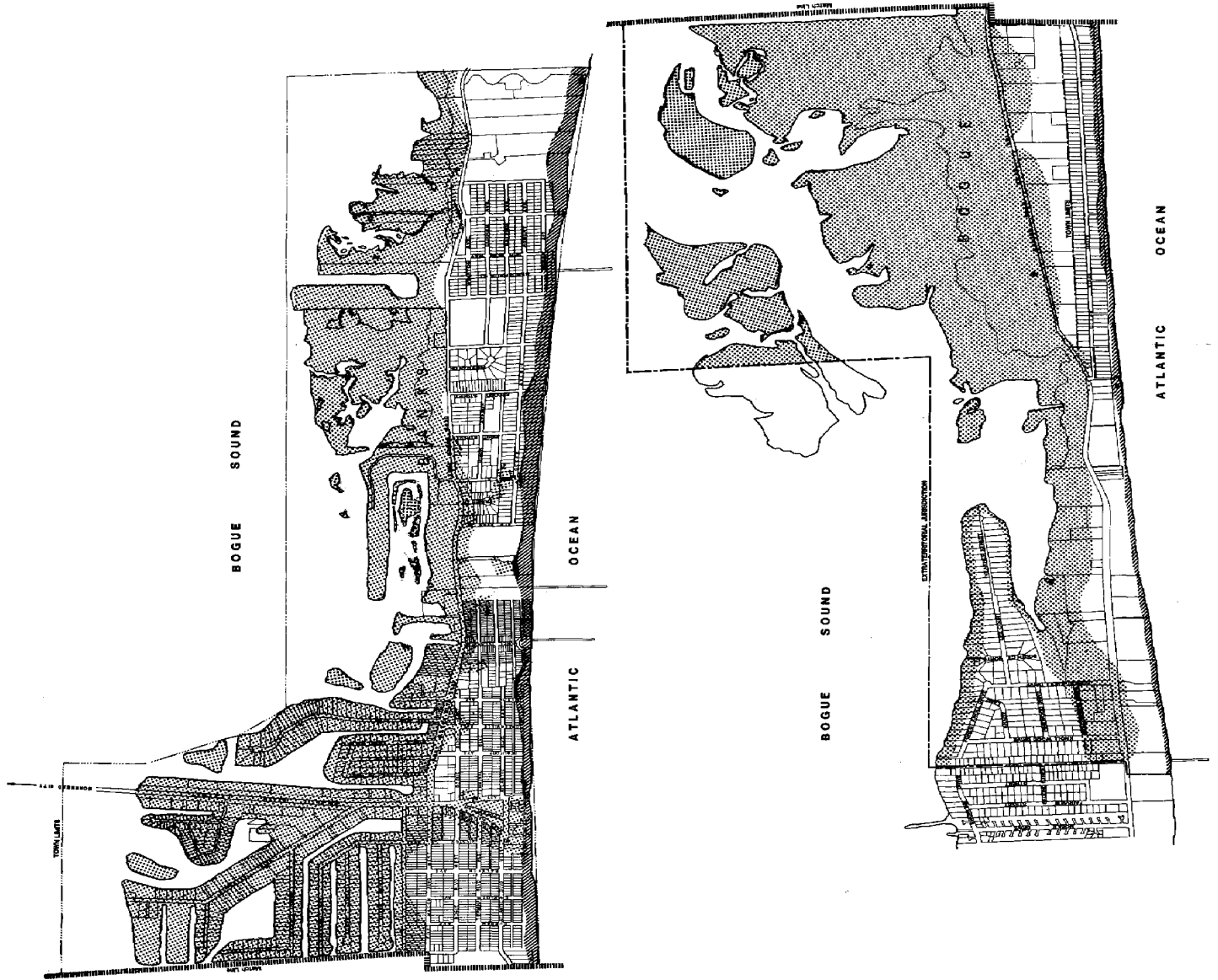


The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, N.O.A.A.

ATLANTIC BEACH, N.C.

FLOOD HAZARD AREAS

Map 5



MAJOR FLOOD HAZARD, 100 YEAR
FLOOD PLAN ("A" ZONES)

FLOOD HAZARD AREAS ("V" ZONES)

Prepared by:
SATILLA PLANNING
St. Marys, Georgia

From James
McIntyre Files
JUNE, 1958



The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, administered with a license by the Office of Ocean and Coastal Resource Management, N.C.A.A.

identified by the Town as an important natural resource; policies for maritime forest areas are provided on page 38 .

Community Facilities Capacity

Specific community facilities within Atlantic Beach are identified and their capacities discussed in the Existing Conditions Section of this Land Use Plan Update (page 10).

POLICY STATEMENTS AND IMPLEMENTATION STRATEGIES

Assessment of 1981 Plan Policies and Implementation Progress

The 1981 presented policies under the headings of: Resource Protection, Physical Constraints to Development, Resource Production and Management, and Economic and Community Development. The purpose of this section is to assess the progress made toward implementation of these policies over the past five years. This assessment, then, provides a background analysis on which to base the new and revised policies of this plan update. For organizational and comparative purposes, the 1981 plan policies have to be reorganized according to the policy outline of this plan.

1981 Policy Assessment

Resource Protection

- o Estuarine System. Plan Policies identified the components of Coastal Wetlands and Estuarine Shoreline. policies adopted included implementation strategies to: 1) designate wetlands as a fragile zone or district in the zoning ordinance; 2) require the bulkheading of soundside lots by 1985; and 3) construct a central sewage system. Implementation progress: 1) amendments under study; 2) bulkhead ordinance implementing policy adopted; 3) sewage treatment plant in design and permitting stages.
- o Ocean Hazard Areas. Category consists of Ocean Erodible Areas, and High Hazard Flood Areas. Policy in Ocean Erodible areas: to protect dunes and vegetation, promote planned unit development zoning as development method and require large lot sizes. Primary implementation achieved through adoption of Land Protection Ordinance (see discussion page 35). High Hazard Flood Areas policy continues to be implemented through enforcement of CAMA Permits requirements and participation in the National Flood Insurance Program.
- o Historic, Cultural and Archaeological Resources. Policy adopted was to notify the Department of Archives and History prior to the Town undertaking development which may affect such resources. Implemented through Town administrative policy.
- o Vegetation/Maritime Forest. Adopted policy was to amend development code to recognize Maritime Forest as a fragile resource. The zoning ordinance was amended by adding Article VIII, "Development Constraints in Maritime Forest Areas." This article requires undisturbed buffers around developments in such areas and also that at least 35% of all maritime forest cover remain undisturbed.

Physical Constraints to Development

- o Septic Tank Suitability. Recognizing the limitations of the Town's soils to properly assimilate wastewater through only septic systems, the Town's policy was to construct a central sewage system. The system has been approved by referendum and is currently being designed.
- o Flood Hazard Areas. Basic policy was to continue flood plan management by participating in the National Flood Insurance Program which the Town continues to do.

Resource Production and Management

- o Fisheries and Off-Road Vehicles. These policy areas are directly related in Atlantic Beach. The Town's fisheries policy was not to enforce any policies affecting fisheries other than to encourage continued enforcement of the County's Off-Road Vehicle ordinance.

Economic and Community Development

- o Industrial Development. Not considered an appropriate land use within Atlantic Beach and therefore, heavy industrial uses are not permitted by the Town's zoning ordinance.
- o Residential Development. The primary focus of this policy area was the management of mobile homes including the possible elimination of those that are non-conforming. A Mobile Home Task Force was organized during 1985 and presented its findings and recommendations to the Town Board during 1986. These recommendations are currently being considered by the Planning Board and Town Board for implementation.
- o Local Commitment to Providing Services to Development.

Primary focus here was construction of a central sewage system and holding the required bond referendum for funding. The referendum was held and passed in March, 1985. The system is now being designed.

- o Commitment to State and Federal Programs and Assistance to Channel Maintenance and Beach Nourishment. Specific federal grant-in-aid programs supported by Town; continued dredging to Morehead Port with spoil disposal utilized as beach nourishment supported. Town cooperated with Corps on recent beach nourishment project. Town continues to

support and request Corps of Engineers maintenance of channels providing water access to Atlantic Beach proper (e.g. sound side).

- o Energy Facility Siting and Development. Town does not consider on shore facilities for such development an appropriate use in Atlantic Beach in as much as there was been no offshore energy development there has been no onshore development of facilities in the region.
- o Beach Access. Policy was to rely on the Town's redevelopment plan as it addressed beach access while also proving to develop an overall Beach Access Plan. A Beach Access Plan was funded through the CAMA Program during 1986.

Background and Policy Outline

The Atlantic Beach Board of Commissioners has adopted the following policies for dealing with land use planning issues which will affect the community during the next ten years. These policies establish a systematic basis by which proposed developments will be judged. If a proposed project or development would violate the intent of these policies, action to prevent its construction will be taken by local, state and federal government agencies.

These policies will be used by local officials in their decision making process to increase the consistency and quality of their decisions.

Outline

1. RESOURCES PROTECTION
 - A. Estuarine System
 - B. Ocean Hazard Areas
 - C. Historic, Cultural and Archaeological Resources
 - D. Vegetation/Maritime Forest
 - E. Storm Water Runoff
 - F. Marina Development
 - G. Floating Home Development
 - H. Development of Sound & Estuarine Islands
 - I. Water Supply Protection
2. PHYSICAL CONSTRAINTS TO DEVELOPMENT
 - A. Septic Tank Suitability/Soils
 - B. Flood Hazard Areas
 - C. Package Sewage Treatment Plants
3. RESOURCE PRODUCTION AND MANAGEMENT
 - A. Agricultural Lands
 - B. Forest Lands
 - C. Mineral Production Areas
 - D. Fisheries
 - E. Off-Road Vehicles
4. ECONOMIC AND COMMUNITY DEVELOPMENT
 - A. Industrial Development
 - B. Residential Development, Redevelopment and Mobile Homes
 - C. Urban Growth Patterns Desired
 - D. Local Commitment to Providing Services to Development
 - E. Commitment to State and Federal Programs
 - F. Assistance to Channel Maintenance and Beach Nourishment
 - G. Energy Facility Siting and Development
 - H. Tourism
 - I. Beach Access
 - J. Intergovernmental Coordination
5. STORM HAZARD MITIGATION AND POST DISASTER PLANNING
 - A. Storm Hazard Mitigation
 - B. Post Disaster Reconstruction
6. CONTINUING PUBLIC PARTICIPATION PROGRAM

1. Resource Protection

Areas of Environmental Concern

A. Estuarine System

1. Coastal Wetlands. Defined as any salt marsh or other marsh subject to regular or occasional flooding by tides. Coastal wetlands are so heavily regulated by the State that development of these areas for residential purposes is not possible under existing law. These wetlands are especially important to the food chain.

Policy Alternatives: (1) Support AEC regulations in wetlands; (2) Not support the same; (3) adopt local regulations more stringent than AEC standards.

Policy Selected: The Town realizes the importance of coastal wetlands to the life cycle of plants and animals, including sport and commercial fisheries. The Town supports State policies for the wetlands as stated in Federal and State legislation and as embodied in the regulations for coastal wetland Areas of Environmental Concern. The Town will enact local measures designed to complement State's actions while preserving these areas from future development which may irreparably damage this resource.

Implementation: The Town will classify coastal wetlands areas as conservation areas and will revise the zoning ordinance to include these areas as a conservation zone. Permitted uses will include water related uses such as docks, piers, etc. This zone will be restricted in terms of permitted uses.

2. Estuarine Waters. Activities in estuarine waters are regulated by the State and Federal governments. Regulation by the Town would consist primarily of activities extending from upland uses such as marinas, boat docks, piers, mooring pilings, etc. The construction of central sewage treatment facilities is an example of an upland activity that would greatly enhance the quality of estuarine waters.

Policy Alternatives: 1) Support AEC regulations and limit uses in estuarine waters to those that are water dependent; 2) Support the construction of central sewage treatment facilities; 3) not support AEC regulations; 4) not construct public sewage treatment facilities; adopt local regulations more stringent than AEC standards.

Policies Selected: In recognition of the importance of estuarine waters for fisheries and related industries as well as aesthetics, recreation, and education, Atlantic Beach shall promote the conservation and quality of this resource in

accordance with State AEC regulations.

Appropriate uses may include simple access channels, structures which prevent erosion, navigation channels, boat docks, piers, and mooring pilings.

Atlantic Beach supports and is actively pursuing the construction of a wastewater collection and treatment system in accordance with the bond referendum passed in March, 1985.

Implementation: The Town will manage land use development in and adjacent to estuarine waters through its zoning ordinance and through implementation of the bond referendum to construct a sewage system.

3. Public Trust Areas. These constitute certain land and water areas in which the public has certain established rights; these areas support valuable commercial and sport fisheries, have aesthetic value and constitute resources for economic development.

Policy Alternatives: (1) Support AEC regulations for public trust areas; (2) not support same; (3) adopt local regulations more stringent than AEC standards.

Policies Selected: Support State AEC regulations for public trust areas. Atlantic Beach shall protect those established rights of the public in these areas by promoting their conservation and management.

In the absence of overriding public benefit, any land use which significantly interferes with the public right of navigation or other public trust rights which apply in the area shall not be allowed. Projects which would directly or indirectly block or impair existing navigation channels, increase shoreline erosion, deposit spoils below mean high tide, cause adverse water circulation patterns, violate water quality standards, or cause degradation of shellfish waters shall, in general, not be allowed.

Uses that may be allowed in public trust areas shall not be detrimental to the public trust rights and the biological and physical functions of the estuary. Examples of such uses include the development of navigational channels or drainage ditches, the use of bulkheads to prevent erosion, and the building of piers or docks.

4. Estuarine Shoreline. The estuarine shoreline AEC is intended to protect estuarine resources from pollution. Pollution from the estuarine shoreline area comes from development uses and is related to effluent movement from septic systems, runoff of metals from auto use over impervious surfaces, and sedimentation and siltation from erosion of non-vegetated areas. The State has indicated an intent to restrict the use of septic systems in this area, demanding 30-inch

vertical separation between nitrification lines and the water table unless the system is located over 100 feet from mean high water, and requiring that 30% of the lot be retained in natural cover.

Policy Alternatives: (1) Support AEC regulations in the estuarine shorelines area; (2) Recommend abandonment of vertical separation and setback standard above that required under Health Services regulations, i.e. 50 feet from canals and A-II water and 100 feet from SA waters; (3) Request State take action to implement public sewer system for Atlantic Beach; (4) Require bulkheading of all lots; (5) Require mandatory cover features and restrict types of impervious surfaces in zoning ordinance.

Policy Selected: See policy 2.A, Septic Tank Suitability/Soils (page 39). In addition, the Town has adopted an ordinance governing bulkheading along the estuarine shoreline and the zoning ordinance limits lot coverage to 40%, thus 60% of residential lots remain open.

Implementation: The Town will continue plans to build a sewer system. The Town urges the State and Federal government to support such systems in coastal areas that are already developed as tourist centers. The Town contends that this moderate growth policy (and not a policy of no-growth for the barrier islands) is consistent with State policy to promote tourism. Once constructed, the Town will require the tie-in of all existing septic systems having access to the system.

B. Ocean Hazard Areas

1. Ocean Erodible Areas. The topography of Atlantic Beach is typical of the barrier islands. The main physical features are sand dunes and low lying forests. Sand dunes are steep slopes which are fairly unsuitable for development. The sand is highly susceptible to wind erosion and aerial photos demonstrate that the dunes are in fact migrating several feet each year. Roads built in dune areas will often crumble when their foundation is undermined or are buried by shifting sand. Some residential units have experienced the same fate. Because the dunes are an attractive scenic feature and a unique geological phenomena their leveling in the face of development often meets resistance by the public. The dune system serves an important protective barrier in breaking up wave action during major storms, and thus reducing storm damage. The primary and frontal dune systems are included in Areas of Environmental Concern designated by the State.

Policy Alternatives: (1) Protect and preserve the dunes from development and/or from being leveled or removed; (2) Protect and preserve only the frontal dunes or only the secondary dune system; (3) Support State or local regulations of the primary or frontal dunes requiring development to be located outside the dune area; (4) Do not preserve but rather encourage only a

low density development in the secondary dune system by use of large lot sizes, PUD site development, and policies of the Town concerning street standards and paving; (5) Apply the policies above not only to the present dune areas but also to areas where they are likely to migrate within a certain period of time; (6) Require that the dunes be vegetated and stabilized as part of any development plan; (7) Do not protect or preserve the secondary dune system; (8) Recommend that the State increase and enlarge or decrease and return to local control its management of the frontal dune; (9) Recommend that the State consider nominating soundside and secondary dunes as AEC's.

Policies Selected: The Town finds that the frontal and secondary dunes are important to the Town; they protect development from storm damage and wind erosion; they are aesthetically pleasing; and are attractive to future development. It is Town policy to protect the secondary dunes and other components of the dune system while allowing development of these areas. The Town will encourage future developers to use planned unit development in these areas. This type development should be designed to shift the heaviest portion of development to areas that are less fragile or sensitive, hence, conserving those areas that are more fragile. At the same time, site development can ultimately contain the same or sometimes more units than are allowed under conventional districts of the zoning ordinance. It is Town policy to require large lot sizes in these areas and to limit the amount of cut and fill and the clearing of the vegetation.

Policy Implementation: The Town intends to implement this policy through recent revisions to its zoning ordinance and subdivision regulations. The zoning ordinance will allow planned unit development as a special use in appropriate zoning districts; will provide for large lot sizes; and will place restrictions on the amount of vegetation and cover that can be cleared. The subdivision regulations require the submittal of data and information relevant to slope and vegetation; and to designate standards to accomplish this policy. The Town will also consider the adoption of a sedimentation control ordinance (either in addition to the above or as an alternative means of addressing this policy).

2) High Hazard Flood Areas. The ocean hazard flood area coincides with V zones on the Town's Flood Insurance Rate Map (also delineated by Map 5, Page 27). Within the first 60 feet of the seawall, development is prohibited. It is also prohibited in the frontal and primary dune and in the Ocean Erodible Area where no seawall exists. Outside these specific areas and in the Ocean Hazard AEC, development is permitted but controlled. Atlantic Beach is unique in that a large portion of its shore is bulkheaded. In other areas, the bulkheading of the oceanfront has resulted in a loss of the Town's beach, together with a loss of the public's rights to use the beach.

Policy Alternatives: (1) Support AEC regulations in Ocean Hazard AEC; (2) Recommend Atlantic Beach be exempted from ocean hazard regulations since the Town is bulkheaded; (3) Adopt a policy calling for the abandonment or demolition of the bulkhead to prevent the public from losing the right to the use of the beach; (4) Recommend additional regulations to protect dunes landward of the frontal dunes.

Policy Selected: The Town supports the regulation by the Coastal Resources Commission of development in the Ocean Hazard Area of Environmental Concern. On the other hand, the Town supports and encourages the maintenance of the bulkhead which already exists and was constructed to protect development from storm damage and erosion. The Town is aware that construction of the bulkhead would require a Coastal Area Management Act (CAMA) permit for development in an AEC. The Town points out that Atlantic Beach is one of the few bulkheaded beaches in North Carolina, that it has received in the past and is expected to continue to receive in the future substantial deposits of dredge material from U.S. Army Corps operations to maintain the channel for navigation to Morehead City. The Town believes that projects to deposit spoil on the beaches are beneficial to all persons involved, insuring the Town a beach and a stabilized shoreline, and with that, the public's right to use the beach. The Town does not intend to budget or spend public tax monies to maintain or extend the bulkhead as the expense is great and the benefits to the entire Town very limited. The Town will support AEC regulations from the AEC.

Implementation: This policy is self-executing. In the event that the Coastal Resources Commission determines that this policy contradicts policies it has established for beach access or erosion, or in the event that the Commission denies a permit for activity contemplated above, the Town would if requested by an affected landowner, intercede on his behalf.

C. Historic, Cultural and Archaeological Resources

Just east of Atlantic Beach is Fort Macon State Park, a historic site which draws a considerable number of visitors to the Town. Within the Town and especially along the western oceanfront are numerous old beachhouses which may possess some historical significance. Shipwrecks may exist off the shoreline. No specific archeological sites are known. The Town has not conducted a study of its historic structures. The determination that housing is of historic value can be of significant value to individual landowners and the Town since it allows tax incentives for restoration and maintenance.

Policy Alternatives: (1) Require the Town and major developers notify the State if items of potential archaeological significance are encountered in construction; (2) Require a site inspection by a qualified archeologist prior to development; (3) Conduct a survey of historic structures with the intent of boundary delineation for a historic district

zone; (4) Take no action.

Policy Selected. The Town will require that the Department of Archives and History be notified prior to the Town undertaking any development which might affect items of archaeological significance.

Implementation: The Town Council will issue a directive to various administrative departments comprising the Town government.

D. Vegetation/Maritime Forest

Vegetation in Atlantic Beach is typical of many of the barrier islands in the State. Development has greatly decreased the overall amount of vegetation. In the frontal dunes American beachgrass and seaoates are found; landward is the maritime forest with live oak, and other trees and shrubs which have adapted to live in a salt air environment (the maritime forest took nature hundreds of years to create). Along the soundside are the wetlands with juncus marsh. Atlantic Beach recognizes that vegetation serves the important function of preventing the land from blowing and washing away. Additionally, when natural vegetative cover is left undisturbed as buffers, water quality is improved through the filter in stormwater runoff.

Policy Alternatives: (1) Preserve the maritime forest by requesting that it be nominated as an AEC (2) Protect as much of the maritime forest as is practical by restricting the density of development in this area and by preparing standards dealing with the amount of natural cover to remain after development; (3) Prohibit the introduction of non-native plant species to the island; (4) Encourage the planting of any and all kinds of vegetation; (5) Adopt a mandatory vegetation requirement, especially for erosion prone areas; (6) Leave attitudes towards vegetation and protection to the individual lot owner.

Policy Selected: The maritime forest is an important natural resource to the Town. The maritime forest and shrub thicket maintain the stability of the land in the face of wind and water erosion. The forest and shrub thicket are important to the attractiveness of the Town and the island. It is Town policy to protect as much of this resource as possible while allowing for a moderate amount of development which would not be destructive to the uniqueness of this resource. The Town will encourage future developers to use planned unit development in and around these Maritime Forest areas. It is the goal of this policy to shift development from wooded areas to the periphery or cleared areas without interfering with developers' expectations concerning the number of dwelling units or commercial structure or the amount of commercial building space they will realize from a tract or parcel. It is Town policy to require large lot sizes in these areas and to limit the amount of clearing of vegetation to only so much as

is necessary to site a home and provide access. Further, it is the Town's policy that the overall benefits resulting from public improvement projects of town-wide significance may outweigh the desire to preserve as much maritime forest as possible. For example, the clearing of maritime forest to construct a wastewater treatment plant designed to serve the entire town would be justified because of the overriding benefits that would accrue to the public at large.

Implementation: The Town will implement this policy primarily through its zoning and subdivision regulations. The zoning ordinance recognizes this area as a distinct resource. The Zoning Ordinance allows planned unit development as a special use in its districts; it makes provisions for large lot sizes and the retention of a significant amount of vegetation. The subdivision regulations require vegetation be addressed by setting standards for development which affects maritime vegetation. These ordinances also require site plans to demonstrate how the regulations are to be met; all trees of 3" diameter or greater must generally remain in place; provisions for performance bonds to guarantee activities in accordance with the regulations and finally, stop orders are issued for developments in violation of the regulation.

E. Storm Water Runoff

Uncontrolled development adjacent to coastal waters can pose a serious threat to the estuarine system through the rapid discharge of pollutants washed off of impervious surfaces via storm water. Impervious surfaces include streets, parking lots, and rooftops.

The Town will encourage the use of "best management practices" to minimize the rapid release of pollutants to coastal waters through storm water runoff. Examples of these practices include using pervious or semi-pervious materials, such as turf stone or gravel for driveways and walks; retaining natural vegetation along marsh and waterfront areas to retain its natural filtering properties; and allowing storm water to percolate into the ground, rather than discharging it directly to coastal waters. The Town will be consistent with state regulations in exercising its local permitting authority.

F. Marina Development

The Town of Atlantic Beach supports the development of additional commercial marinas within its jurisdiction in accordance with the conditions and restrictions of local ordinances including the construction of marina facilities designed and operated for the residents of a private residential development.

G. Floating Home Development

The Town of Atlantic Beach does not support floating home

development of any type. This policy will be implemented through revisions to the zoning ordinance.

H. Development of Sound and Estuarine Islands

The Town's policy is that sound and estuarine islands should not be developed and therefore are classified as Conservation by the Land Classification Map except Money Island, which is zoned RA-1.

I. Water Supply Protection

The Town's water supply is derived from three wells which draw from a deep aquifer. The aquifer is recharged on the mainland. Therefore, little or no danger of pollution of the water supply from island (Bogue Banks) development exists. The Town supports state and federal groundwater research, monitoring and management programs.

2. PHYSICAL CONSTRAINTS TO DEVELOPMENT

A. Septic Tank Suitability/Soils.

The soils in Atlantic Beach are limited for the use of on-lot sewage disposal systems (septic systems). Although an individual analysis of each building site is necessary to determine the soils suitability on that site, the Soil Conservation Service has prepared a reasonably accurate analysis of soil capabilities for this use in the Town. The reasons for the unsuitability may result from the effluent (wastes) reaching the water table too quickly without proper filtering or from its not reaching it quickly enough (i.e. ponding and lateral movement). The first condition can result in contamination of surficial aquifers; it may make wells unsuitable for use. The second condition can contaminate the canals and the sound and make them unsuitable for fishing and recreational use.

Policy Alternatives: The following policies were considered by the Town: (1) Remove from development use all soils classified by the Soil Conservation Service as very severe; (2) Remove also those soils classified as severe; (3) Limit development by lot size and use to reach a goal of light development at a low density on either or both of these soil units; (4) Limit development only on new development and for redevelopments, exempting existing uses; (5) Limit development as to density and use but only on prospective new development or redevelopment and only within a set distance of the canals or sound; (6) rely on the construction of a public sewage treatment system and the enforcement of existing County Health laws to take care of the problem.

Policy Selected: It is Town policy that soils are a limitation to development under the following situations: (1) if the lot to be developed is within 150 feet of estuarine

waters; (2) if the soils on the lot as mapped by the Soil Conservation Service, are rated as severe or very severe for septic systems use; or (3) if the waste treatment system to be used in connection with the development is to be a septic system or ground disposal system.

The Town supports a public sewer system for the entire Town; however, until such a system is constructed, the Town intends to limit development and protect the estuarine resources of the Town through limitations on development in the estuarine shoreline area. It is Town policy to require large lot sizes for future development, to require maximum practical distance between septic systems and estuarine waters and to limit the clearing of vegetation. The Town supports the current policies of the Coastal Resources Commission as regards development in this Area of Environmental Concern (AEC). The Town supports the enforcement of County Health regulations.

Implementation: The Town will revise its zoning ordinance and subdivision regulations to implement this policy while designing and constructing a town-wide sewage collection and treatment system as soon as may be practical.

B. Flood Hazard Areas.

Flood Hazard areas are identified and rated in terms of the probable degree of inundation during the 100-year storm. The Federal government provides insurance to landowners in communities which participate in the Federal Flood Insurance Program. Atlantic Beach participates in the program by enforcing a flood hazard ordinance which requires houses to be elevated above the 100-year flood elevation. State regulations require compliance with standards for storm resistant structures for houses built in the Ocean Hazard AEC, and the Town's flood ordinance requires piling and other structural construction methods in flood "V" or high velocity zones.

Policy Alternatives: (1) Recommend that the present State and Federal Insurance system be discontinued, allowing everyone to assume the hazard of building in flood areas; (2) Eliminate mobile homes from the flood area; (3) Eliminate the use of septic systems in the flood area; (4) Retain present regulations and system; (5) Require stronger flood protective features, such as deeper piling requirements.

Policy Selected: The Town supports programs designed to foster development and building practices that will minimize flood damage from storms and erosion. The Town supports the Federal Flood Insurance Program.

Implementation: This policy will be implemented through the Town's continued participation in the Federal Flood Insurance Program.

C. Package Sewage Treatment Plants

It is the policy of Atlantic Beach that package treatment plants not be utilized for wastewater treatment within its jurisdiction and that existing plants meet requirements of the Town's Public Works manual. Additionally, it is the Town's policy that existing package treatment plants continue to operate but must be tied into the municipal sewage treatment system upon its completion.

3. RESOURCE PRODUCTION AND MANAGEMENT

This section addresses those resources of the Town that when properly managed, are productive and useful. These resources include: agricultural lands, forest lands, mineral lands, fisheries and the beaches.

A. Agricultural Lands

Agricultural uses are not now, nor are they anticipated to be in the future, an important use within the Town. No prime agricultural lands are known to exist within the Town's current limits or its planning jurisdiction. Therefore, a policy statement is not necessary.

B. Forest Lands

Commercial forestry is not currently a significant use within the Town. A modest amount of land in and near the Town is wooded, most of this in maritime forest or shrub thicket. The commercial harvesting of these areas is unrealistic. The Town views its forested areas as a resource that needs protection and not a resource that should be subject to harvest.

Policy: The commercial harvesting of the maritime forest, shrub thicket, or any other wooded area in the Town's planning jurisdiction is an inappropriate use.

Implementation: With the exception of consistency review by the State or Federal government for projects requiring permits or review, the Town is unaware of any action it could take to implement this policy other than implementation of its Maritime Vegetation/Forest policies (page 38).

C. Mineral Production Areas

Mining is not currently, nor is it expected to be in the future, an important or significant use within the Town's planning jurisdiction. The Town obviously has a significant amount of land in dunes. The dunes could be viewed as a potential source of various grades of sand with perhaps some mining potential or use as fill. As with the maritime forest, the secondary dune system is considered a valuable resource that needs protection.

Policy: The mining of the secondary dunes system, or any other dunes or land within the Town's planning jurisdiction is considered an inappropriate use.

Implementation: Mining is not a permitted or special use under the zoning ordinance. Where activities might not come within the scope and jurisdiction of this ordinance, the Town relies on the State Mining Act and the consistency review to implement this policy.

D. Fisheries

Commercial fisheries do not exist within the Town per se; however, they are an important use in nearby Beaufort. Some commercial net fishing is carried on along the ocean. Recreational fishing is a significant activity in Atlantic Beach. Fishing uses have the potential for conflict with other beach uses such as sunbathing, walking and swimming. Fishing uses have traditionally been heaviest in the fall months when the potential for conflict is lowest.

Commercial fishing is not subject to local regulations; the industry is regulated by the Marine Fisheries Commission. The limitation of sport fishing use can be effectively accomplished through policies governing the use of off-road vehicles. Therefore, it is the Town's policy to support recreational fishing by allowing the use of vehicles on the beach for fishing purposes from Labor Day to May 31st of each year. (See following ORV policy).

Policy Alternatives: (1) Limit commercial fishing and/or recreational fishing in terms of area (strands of the beach), access, and time; (2) Do not limit or restrict. Implementation alternatives include making requests of the Marine Fisheries Commission to enact regulations and could include provisions mandating notice of nets or limitations on the fishing season in Atlantic Beach. (The Town may desire to enact notice features without approaching the Commission.) Additional provisions could be added to the off-road vehicle (ORV) ordinance.

Policy Selected: The Town will not place additional limitations or restrictions upon commercial or recreational fishing beyond that which is currently in effect. County enforcement of the ORV ordinance is deemed sufficient to handle problems of conflicts in use.

Implementation: None required.

E. Off-Road Vehicles

Off-road vehicles consist of four wheel drive vehicles. They include jeeps, jeepsters, and dune buggies. These vehicles must be licensed to operate on the beach. Commercial and sport

fishermen often consider the use of these vehicles essential to their activities. Since these are favored uses at the State and local levels, the restrictions on access are justified only where they cause considerable harm to the environment or where they conflict with other uses. The driving of off-road vehicles for sport and not in connection with fishing is not desirable. The damages from off-road vehicles in Atlantic Beach are related to the terrain in which they are used. Where such vehicles are driven in the dunes and along the beach, they can be expected to increase erosion, damage the protective features of the dune system, and conflict with other beach uses (sunbathing, swimming, walking). The Town has exercised its authority over access control and the season and nature of use through the support of the County ORV ordinance.

Policy Alternatives: (1) Limit the use by restricting the number and location of access points, the season and area permitted for the use; (2) Do not limit the use. See also Fisheries Policies 3.D.

Policy Selected: The beach is closed to vehicular traffic from May 31 to Labor Day each year. From Labor Day to May 31 the beach is open only to vehicles used for fishing purposes. The Town supports County enforcement of the ORV ordinance and favors additional access and ORV ramps. It has no intention of enacting additional regulations.

Implementation: Enforcement of existing ordinances identified above.

4. ECONOMIC AND COMMUNITY DEVELOPMENT

The following section presents policies addressing various aspects of growth. These included the nature of the growth desired, its location, its timing and the timing and delivery of services necessary to encourage, sustain or discourage that growth.

A. Industrial Development

The Town of Atlantic Beach has not experienced a significant amount of industrial development, unless shipbuilding, maintenance, storage and repairs undertaken by marinas are considered industrial uses.

Policy Alternatives: (1) Encourage the location of industrial uses in the Town; (2) do not allow these uses.

Policy Selected: The Town does not consider industrial development to be an appropriate use within the Town.

Implementation: The Town's zoning ordinance does not provide for such development.

B. Residential Development, Redevelopment and Mobile Homes

The housing needs for persons living and vacationing in Atlantic Beach has been met principally through traditional family structures, mobile homes, and motel units. Atlantic Beach has also experienced significant condominium development which now accounts for about 40% of the Town's dwelling units. The Town has a considerable number of mobile homes, about 25% of its dwelling units.

Atlantic Beach is one of the older beach communities in the State. A large section of the housing is in poor condition. This observation makes redevelopment an especially relevant policy topic.

Policy Alternatives: (1) Designate areas for redevelopment and encourage redevelopment through "upzoning" (changing districts in zoning ordinance to permit a higher market use, as from residential to commercial); (2) Encourage multi-family development using PUDs in blighted areas; (3) Organize neighborhood committees to create atmosphere for housing improvements; (4) Budget monies for planning for redevelopment; create overseeing committee to find developers; (5) Redevelop the commercial area with a different theme and layout; (6) Redesign streets and roads as the opportunity affords, including provisions for additional public beach access; (7) not encourage redevelopment.

Policies Selected: It is Town policy to promote, foster and encourage the redevelopment of old, poorly designed and underutilized areas. Redevelopment is preferred and deemed more important than development of currently undeveloped areas. The Town specifically desires redevelopment of the following areas: (1) the mobile home park at the west end of Old Causeway Road, currently known as Pelican Park; (2) the mobile home development, consisting of several blocks, between Fort Macon Road and W. Davis Street; (3) the mobile home park adjacent to the Oceana Motel; (4) residential areas bordering on subdivisions which do not compliment each other, i.e. street systems which do not adequately connect; (5) residential and commercial area on the circle; (6) commercial and residential area on Henderson Blvd.

It is Town policy to carefully regulate the use of mobile homes within the Town, especially in the flood hazard zones. However, it is also Town policy to recognize an area or number of areas where mobile home use would be appropriate, subject to restrictions which would insure some quality and safety of development.

Preferred redevelopment uses include townhouses, apartment buildings and commercial housing (motels); with appropriate beach access as part of redevelopment plans. Planned unit development is the preferred method of redevelopment.

It is Town policy to take an active supervisory role in all future redevelopment projects. All projects are required to consider the Town's environmental policies and to address the Town's other public needs, especially its needs for a sound street system and for public access to the beaches.

In addressing future rezoning applications for commercial housing, townhouse or multi-family housing, the Town will consider, among other factors, the following: (1) a preference to have commercial and other intense land use that generate a substantial amount of traffic and other off-site impacts develop as self contained areas having minimal ingress and egress to main traffic routes; (2) a preference to have the uses described above locate with entrances and exits along streets and roads that are perpendicular to the nearest main traffic route; (3) a preference to redevelop areas in poor condition.

Many areas not identified above for redevelopment are in poor condition with poor road design, lack of vegetation, dilapidated housing, mixed uses, etc. The Town will begin a program of strict enforcement of the minimum code as a means to improve the quality of existing development.

Implementation: In order to implement the above policies, various local and state actions may be necessary. The Town will consider requesting that the State foster legislation to specifically allow contract zoning. The Town will revise its zoning ordinance to allow higher market uses in the areas specifically designated in this policy section. The Town will compensate for these additions by limiting some of the areas already designated for future commercial uses (or high density residential uses). The Town will request that the County relinquish its planning control over the areas outside town limits and ETJ to the west. The Town will then exercise its ETJ planning authority in this area.

The Town will continue to amortize the use of mobile homes in most districts. A mobile home zone authorizing mobile homes and mobile home parks as a special use with special standards providing for adequate lot sizes, sewage disposal standards, elevation of structures, and tie-downs has been created through the zoning ordinance to recognize an existing quality mobile homes use area.

The Town will revise zoning and subdivision regulations to encourage planned unit development in redevelopment as well as sensitive natural feature areas. Incentives, such as bonus units, have been provided for in the ordinance, where the development provides for public needs, such as redesign of the road system and public access to the beach or sound. Further, various bonuses will be offered in exchange for agreements to landscape and beautify construction sites, especially with indigenous plant materials.

Future redistricting and rezoning will consider policies to address the location of commercial and other intense types of development.

The Town's Planning Board will implement and coordinate redevelopment activities. These activities will include supervising redevelopment of the circle and other designated redevelopment areas. The Planning Board shall be charged with receiving technical reports and recommending a course of action concerning redevelopment of the circle, including recommending polices, searching for grants, identifying future development alternatives and interested future developers. The Town will budget monies necessary to implement this program.

The Town has retained the services of a qualified full time building inspector to enforce the minimum housing code. The inspector will identify target areas for focusing action during the next five years. The Town will adopt a policy of not alleviating individual landowners of the hardships conditioned by strict enforcement of this ordinance.

C. Urban Growth Patterns Desired

Atlantic Beach's jurisdiction is limited by the Atlantic Ocean to the south, Fort Macon State Park to the east, Bogue Sound to the north and Pine Knoll shores to the west. Therefore, there are natural geographic limits on where growth and development can occur. The Town's policy is to direct growth and development to those areas which have or can readily be provided with the public services and infrastructure necessary to support such development.

D. Local Commitment to Providing Services to Development

The Town currently provides the following services:

- o Fire Protection
- o Police Protection
- o Water
- o Garbage Pick Up
- o Public Works Maintenance of Streets and other public areas and facilities

The Town is in the process of constructing a sewage treatment system.

It is the Town's policy and commitment that these services will be provided to existing and future development. Annexation will be contingent upon the availability and capacity of the above services and facilities. (See also page 10 for discussion about these services and current capacities.)

E. Commitment to State and Federal Programs

The Town supports increased or continued federal and state governmental funding for the following programs: water and sewer planning and construction, tourism, flood insurance, economic redevelopment, channel maintenance, navigation, beach nourishment, environmental protection, land use planning and community facilities such as roads, bridges and recreation.

The Town desires spending in other programs be reduced to attain a balanced budget.

Implementation: The Town intends that this policy be self executing through agency review in the approval of the plan itself. The Town will take such appropriate measures as it deems necessary to implement any of these commitments, such as designating spoil sites.

F. Assistance to Channel Maintenance and Beach Nourishment

The Town benefits from the maintenance of the navigational channels in the Sound. Spoil disposal sites are difficult to find. Most of the oceanfront property is bulkheaded; some lots without bulkheads are experiencing significant erosion. Beach nourishment has resulted from actions of the U.S. Army Corps of Engineers Project which deposited approximately 3.6 million cubic yards of spoil from Brandt Island. The work began in February and was completed in early May, 1986.

Policy Alternatives: (1) Budget monies for vegetation of recent beach nourishment and/or sand fences; (2) Let nature take its course; (3) Favor the replenishment of the beach with total or substantial State and Federal assistance; (4) Plan on the return of the Corp of Engineers within the next ten years for another beach nourishment; and (5) Encourage private participation and/or committee groups to vegetate recent beach nourishment at property owner's expense.

Policy Selected: This policy is for application in consistency review and for consideration by other agencies in setting plans and policies. The Town encourages private participation in the vegetation of the recent beach nourishment. The Town favors the return of the Corp of Engineers within the next ten (10) years for another beach nourishment project. The Town further states its desire that the Corps of Engineers maintain all navigation channels coming into Atlantic Beach proper.

Implementation: The Town will actively pursue adopted policies by organizing private landowners and making fence and vegetation available for purchase with technical assistance for installation.

G. Energy Facility Siting and Development

In the event of offshore discovery and extraction of petroleum and gas resources, the petroleum industry will need accessways for pipelines so that raw materials can be shipped

to inland areas for refining. The need for energy is in the balance against the likely or possible damages from the location of pipelines in the Town. Leakage and offshore accidents may pose negative side-effects for the Town which depends on the attractiveness of the beach for tourism.

Policy Alternatives: (1) Support use of off shore waters for energy development, (exploration of oil and natural gas); (2) Accommodate the placement of pipelines through the Town; (3) Not support the above.

Policy Selected: The Town considers this use inappropriate in light of the nature of the community. However, it might be receptive to allowing the use under certain conditions where it was an integral part of an approved redevelopment plan.

Implementation: Self-executing.

H. Tourism

The Town's development priorities and goals of environmental and resource protection clearly state its strong desire to encourage and promote tourism. This policy is implemented through the network of other policies and implementation techniques.

I. Beach Access

The Town has numerous beach access points, although none are improved, and only a few are designated and marked for public use. The need for public access to the ocean beaches is apparent and is likely to increase as future development continues to locate without oceanfront access. Recent townhouse, multi-family and condominium developments have provided significant public access rights to a large percentage of the Town's population. The Town has recently inventoried potential public beach accessways within its jurisdiction and has requested assistance from the State to improve the locations where it has clear title. Additionally, the Town was awarded a \$4,500 grant in the Spring of 1986 to study potential beach access points and determine appropriate improvements.

Policy Alternatives: (1) Develop a beach access plan: determine which access points to improve and schedule improvements; (2) Take incremental action; (3) Not take any action.

Policy Selected: The Town will rely on its redevelopment plan to provide significant beach access in several areas of the Town. The Town has also developed a beach access plan with the assistance of the State and will implement this plan.

Implementation: The Town has received funding from the State to implement its beach access plan; specifically, \$80,000 has

been received to construct access facilities at New Bern Way.

J. Intergovernmental Coordination

The Town has sought to achieve intergovernmental coordination through the exchange of information and various draft components developed during the preparation of this Plan. Copies of the draft of the land use plan were reviewed by the Planning Board, Building Inspector, and Town Administrator for consistency with other plans. A draft of the land use plan was also circulated for State and Federal review by the State Department of Natural Resources and Community Development.

5. STORM HAZARD MITIGATION AND POST DISASTER PLANNING

A. Storm Hazard Mitigation

The Town's Storm Hazard Mitigation Plan is dated June, 1984. It contains the following policies:

The entire Town of Atlantic Beach is susceptible to significant storm damage from a hurricane or a storm of similar magnitude. About half of the development in the Town is located in AEC's or in areas susceptible to flooding associated with the 100-year storms. Virtually all vacant land that is generally available for development is also within the 100-year floodplain. The entire Town is susceptible to wind damage. In general, the Town's existing mitigation policies meet the requirements for hazard mitigation planning outlined in Before the Storm. Specifically:

1. The Town's policies support and are consistent with State policies and regulations for development in Areas of Environmental Concern.
2. All new development must conform with the provisions of the N.C. Building Code.
3. The Town's floodplain development policies conform with or exceed all Federal and State requirements.
4. The Town does an adequate job of controlling mobile home developments in order to minimize hazard damages. Mobile homes are restricted to a specific district and must conform with elevation and other requirements.

Maps Four and Five on pages 26 and 27 present Fragile Areas and Flood Hazard Areas.

B. Post Disaster Reconstruction

The Town's Post Disaster Reconstruction Plan is dated June, 1984. It is organized in the following sections:

- o Introduction
- o Organization of Local Damage Assessment Team
- o Damage Assessment Procedures and Requirements
- o Organization of Recovery Operations
- o Recommended Reconstruction Policies

The following provides a summary of the Plan's most important provisions and policies from each of these five sections:

- (1) Introduction. Defines plan purpose and use; identifies three distinct reconstruction periods: Emergency, Restoration, and Replacement/Reconstruction. Outlines sequence of procedures to be followed to meet State and Federal Disaster Relief regulations: 1) Assess storm damage and report to County; 2) County compiles and summarizes individual community reports; 3) State compiles County data and makes recommendation to the Governor; 4) Governor requests Presidential declaration; 5) federal relief programs available.

- (2) Organization of Local Damage Assessment Team. Outlines personnel available; establishes team members; designates building inspector as team chief.
- (3) Damage Assessment Procedures and Requirements. The purpose of this phase is to rapidly determine immediately following a storm disaster: 1) number of structures damaged; 2) magnitude of damage by structure type; 3) estimated total dollar loss; and 4) estimated total dollar loss covered by insurance. To accomplish this, the Plan establishes four categories of damage: 1) destroyed - (repairs over 80% of value); 2) major (repairs over 30% of value); 3) minor (repairs under 30% of value); and 4) habitable (repairs under 15% of value). A color coding system in conjunction with County tax maps is recommended for this phase of damage assessment. Total damage in dollars is estimated by taking the County tax valuations times a factor to make prices current and then factoring these figures according to the above damage classifications. Estimated insurance coverage is made by utilizing information as to average coverage obtained from insurance agencies on an annual basis.
- (4) Organization of Recovery Operations. The Mayor and Board of Commissioners assume the duties of a Recovery Task Force. The Task Force must accomplish the following:
- o Establish reentry procedures
 - o Establish overall restoration schedule
 - o Set restoration priorities
 - o Determine requirements for outside assistance and request such assistance when beyond local capabilities
 - o Keep appropriate County and State officials informed using Situation and Damage Reports
 - o Keep the public informed
 - o Assemble and maintain records of actions taken and expenditures and obligations incurred
 - o Proclaim a local "state of emergency" if warranted
 - o Commence cleanup, debris removal and utility restoration activities undertaken by private utility companies

- o Undertake repair and restoration of essential public facilities and services in accordance with priorities developed through situation evaluations
- o Assist individual property owners in obtaining information on the various types of assistance that might be available from federal and state agencies

A schedule outlining tasks and general time frames is provided in the plan.

(5) Recommended Reconstruction Policies. The policies outlined are for the Mayor and Commissioners to consider after a storm occurs. It is not practical to determine at this time what specific responses are appropriate. The following policy areas are discussed:

- o Reentry. Not allowed until the Mayor determines it safe and initial damage assessment is completed. A list of property owners will be maintained and kept at both Bridges to Bogue Banks.
- o Permitting. Permits to restore previously conforming structures outside AEC's issued automatically. Structures suffering major damage allowed to rebuild to original state but must be in compliance with N.C. Building Code, Zoning and Flood Hazard Regulations. Structures with minor damage allowed to rebuild to original state before the storm. Structures in AEC's allowed to rebuild only after determination has been made as to adequacy of existing development regulations in these special hazard areas.
- o Utility and Facility Reconstruction. Water system components repaired or replaced must be flood-proofed or elevated above 100-year flood levels. If powerlines along Salter Path Road/Ft. Macon Blvd. are damaged, replacement underground or away from the Salter Path Road/Ft. Macon Blvd. to be evaluated.
- o Temporary Development Moratorium. To be considered after major storm damage for AEC's if existing regulations appear inadequate to protect structures from storm damage.

C. Hurricane Evacuation

Atlantic Beach has adopted a Hurricane Emergency Plan in conjunction with Carteret County, the three other Bogue Banks municipalities, Beaufort and Morehead City.

The Town evaluated the adequacy of this Plan and its procedures subsequent to Hurricane Charley (8/17/86). The revised Hurricane Evacuation Plan is presented below.

Actions to be taken prior to Emergency Phase Activities

<u>ACTION</u>	<u>PERSONS RESPONSIBLE</u>
1. Prepare and adopt local hurricane evacuation plan.	Chief of Police Town Administrator
2. Publish and disseminate a one page version of the local evacuation plan which; describes the town's alert system; identifies actions visitors and residents should take to secure dwellings; and identifies evacuation routes and shelters.	Chief of Police
3. Designate an Emergency Operations Center and Local Emergency Operations Coordinator.	Chief of Police Town Administrator
4. Designate an elected town official to represent the town or the County Hurricane Control Group.	Mayor Chief of Police Fire Chief
5. Assign responsibilities as outlined in the Plan to various personnel and departments.	Mayor Town Administrator
6. Familiarize and train town employees with steps necessary to carry out town shutdown and evacuation operations as outlined in the Plan.	Chief of Police Fire Chief
7. Divide the community into sectors for notification upon issuance of evacuation orders.	Chief of Police Fire Chief
8. Identify property owners and issue re-entry passes.	Town Administrator
9. Maintain emergency generator and other emergency equipment in good operating order.	Fire Department
10. Develop and maintain list of persons (e.g. invalids) requiring evacuation assistance	Police/Fire-Rescue

Hurricane Emergency Actions and Responsibilities

Condition 3 - HURRICANE WATCH (48 hours before expected landfall)

<u>Action</u>	<u>Persons Responsible</u>
1. Meeting of Town Board and Key Town employees to review emergency plans	Mayor/Town Administrator
2. Town personnel placed on standby alert	Mayor/Town Administrator
3. Town personnel complete all personal arrangements.	Each Department Head
4. Activate Emergency Operations Center at Town Hall.	Mayor/Town Administrator
5. Establish communications with Carteret County Emergency Management Co-ordinator	Chief of Police/Fire Chief
6. Staff public information center at Town Hall	Mayor/Town Administrator
7. Assemble all town records needed at re-entry check points and for damage assessment operations.	Town Administrator
8. Check emergency generator, communications equipment and supplies	Fire Department
9. Gas all town vehicles, including spare tanks when available	Each Department Head
10. Advise active construction projects to secure all materials	Building Inspector
11. Begin filling water tanks	Water Department

Hurricane Emergency Actions and Responsibilities

Condition 2 - HURRICANE WATCH (24 hours before expected landfall)

<u>Action</u>	<u>Persons responsible</u>
1. Town representative to County Control Group departs for County Emergency Operations Center after being informed by County EMC that Hurricane warning will soon need to be issued.	Mayor/Town Administrator
2. Communications established with County Control Group.	Chief of Police
3. Assemble all town personnel for final preparations and briefing.	Mayor/Town Administrator
4. Assemble, refuel and load all vehicles, including fire trucks, rescue squads ambulances, public works vehicles (to be used for road clearance operations), police vehicles, and other town vehicles. Remove unnecessary water lines.	Each Department Head
5. Insure water tanks are full. Cut off all unnecessary water lines.	Water Department
6. Place emergency power generator at emergency operations center.	Police/Fire
7. Evacuate all invalids and persons unable to evacuate themselves.	Fire and Rescue
8. Confirm information on shelters from County Emergency Management Co-ordinator	Mayor/EMC
9. Establish traffic control operation at key intersections	Chief of Police
10. Secure town buildings other than Emergency Operations Center.	Chief of Police
11. Designated town representatives departs for designated shelter(s) to establish alternative town emergency operations center.	Mayor/Town Administrator

Hurricane Emergency Actions and Procedures

Condition 1 - EVACUATION (as ordered by County Control Group)

<u>Action</u>	<u>Persons Responsible</u>
1. Proclaim state of emergency and issue local evacuation order.	Mayor/Town Administrator
2. Inform residents directly by sector in accordance with preestablished plan. Hand out maps to evacuation shelters.	Police/Fire
3. Establish State Highway 58 as a one-way route in accordance with County Hurricane Evacuation Plan.	Police
4. Carry out local traffic control responsibilities.	Police
5. Cut off all remaining water lines.	Water Department
6. Cut off valves to water tanks.	Water Department
7. Cut off power to all town motors and pumps.	Water Department
8. Cut off gas valves.	Fire Department
9. Establish town operations center at one of designated shelters.	Mayor/Town Administrator
10. Move town records to alternative town emergency operations center.	Town Clerk
11. Town trucks to be stationed along evacuation routes to assist in clearance operations	Public Works Department
12. Assist in evacuation	All Departments
13. Make final check to insure evacuation is complete	Police Department/Town Admin.

Hurricane Emergency Actions and Responsibilities

Condition 0 - LANDFALL IMMINENT

<u>Action</u>	<u>Persons Responsible</u>
1. Remove all emergency vehicles and emergency personnel to town emergency operations center established at one of designated shelters.	Each Department
2. Town personnel standby at operations center at shelter.	Each Department
3. Maintain contact with County Control Group.	Mayor/Town Administrator

Hurricane Emergency Actions and Responsibilities

REENTRY

<u>Action</u>	<u>Persons Responsible</u>
1. Allow only elected officials, Police Officials and Damage Assessment Team reentry to inspect and evaluate damage.	Mayor, Town Admin. and Police
2. Conduct damage assessment activities	Mayor, Board and Assessment Team
3. Establish pass system for residents and property owners reentry.	Town Administrator/Police
4. Coordinate assistance necessary to restore municipal services.	Mayor/Town Administrator
5. Request power be re-established.	Mayor/Town Administrator
6. Restore power to pumps and motors. Check for visual breaks in water lines. Restore water service one section at a time and make necessary repairs to insure the complete system will not be contaminated.	Water Department
7. Emergency operations center re-established at Town Hall.	Mayor/Town Administrator
8. Permit reentry of residents and property owners by Pass when authorized by Control Group.	Police Department
9. Patrol streets to prevent looting.	Police Department
10. Rescind evacuation order and remove check points when safe.	Mayor/Town Admin./Police Chief
11. Compile information provided by damage assessment team.	Town Administrator
12. Transport invalids back to residence after checking for habitability.	Fire and Rescue

6. CONTINUING PUBLIC PARTICIPATION PROGRAM

Atlantic Beach actively encouraged citizen participation in the preparation of the 1986 Land Use Plan Update. Planning Board meetings on the subject of the Land Use Plan were announced to the public through press releases to local media and through the posting of notices at Town Hall. Public meetings were held over the course of the planning process, by the Planning Board on the following dates:

September 3, 1985	May 5, 1987
October 1, 1985	August 4, 1987
November 19, 1985	August 24, 1987
December 17, 1985	September 1, 1987
January 28, 1986	October 6, 1987
March 20, 1986	November 10, 1987
April 24, 1986	
June 9, 1986	
August 21, 1986	
April 29, 1987	

A citizen's survey was developed and mailed to Atlantic Beach property owners and residents in February, 1986. More than 155 or 31% of the surveys were returned. Survey results are presented under separate cover by the report: "1986 Land Use Plan Update Citizen Survey Results." The appendix summarizes results of this survey.

The results of the survey were analyzed prior to the finalization of this plan's policies. The survey results provided insight in to community values and were used to guide policy development and refinement.

In keeping with the Town's actions in the development of the 1986 plan update, the following public participation policies will continue to be implemented:

All land use plans and updates will be prepared with public participation. Citizen participation in the land use planning process will be accomplished by using the following plan.

I. Citizen Education

- A. Newspaper; news releases
- B. Working papers, draft plans
- C. Public meetings
- D. Surveys; mailed and returned via postal service
- E. Review and comments; public review meetings

II. Citizen Support -Ongoing

- A. Ongoing use of I & II above
- B. Formal public hearings

LAND CLASSIFICATION

Background and Purpose

The North Carolina Coastal Area Management Act Guidelines require that each city, town and county located in the twenty county coastal area develop a land classification map classifying all of the land within its jurisdiction into one of five classes and their subclasses.

A land classification system for Atlantic Beach has been developed as a means of assisting in the implementation of the goals, objectives, and policies of this Plan. By delineating land classes on a map, the Town and its citizens can specify those areas where certain policies (local, state and federal) will apply. Although specific areas are outlined on the Land Classification Map, it is merely a tool to help implement policies and not a strict regulatory mechanism. The designation of land classes therefore allows the Town to illustrate its policies as to where and to what density growth is desired, and where natural and cultural resources will be preserved.

Relationship of the Land Classification Map to Policy Statements

The land classification map is a graphic representation of the policy statements formulated and adopted through the citizen participation and plan development process. The classification of land reflects existing development patterns as well as the desired pattern of development as specified in the policy statements. Additionally, development in AEC's must conform to all applicable C.A.M.A. requirements.

The Transition classification reflects the policy of the Town to accommodate development in those areas with existing or planned urban facilities within the next ten years, and those areas that are consistent with the Atlantic Beach Zoning Ordinance.

The Conservation classification reflects the policy of the Town to protect and provide effective long term management for significant, limited or irreplaceable lands. Within the Conservation classification the areas of environmental concern. For a listing of the Areas of Environmental Concern applicable to Atlantic Beach, see the Fragile Areas section of this Plan (page 25). Areas of environmental concern are necessarily protected in accordance with the North Carolina Coastal Area Management Act (C.A.M.A.) of 1974; Atlantic Beach supports all C.A.M.A. regulations.

Land Classes and The Land Classification Map

The Land Classes applicable to Atlantic Beach are Transition and Conservation. The inclusion of a land area into one of these classification categories does not dictate the type of land use that will be allowed in a particular location. The classifications

are defined below. Map Six delineates the Land Classification System adopted by Atlantic Beach.

1. Transition

Those areas intended to provide for varying future levels of urban development within the next ten years on lands considered suitable for such use. These areas will be scheduled for provision of public water, sewer, recreation, police and fire. Since the Town intends that the entire area be served by public sewer and other services within the next ten years, technically all land except that classified as conservation is transition. The transition classification may apply to both lands currently having urban services and other lands necessary to accommodate urban population and economic growth during the ten year planning period. In Atlantic Beach the transition land classification applies to:

- o Existing areas served by public services which are generally free of severe physical limitations for urban development; this includes certain areas where redevelopment is a stated town objective and policy, and,
- o Areas proposed for public water, sewer, streets, police, fire and other municipal services during the next ten years which are also generally free of severe physical limitations for urban development.

2. Conservation

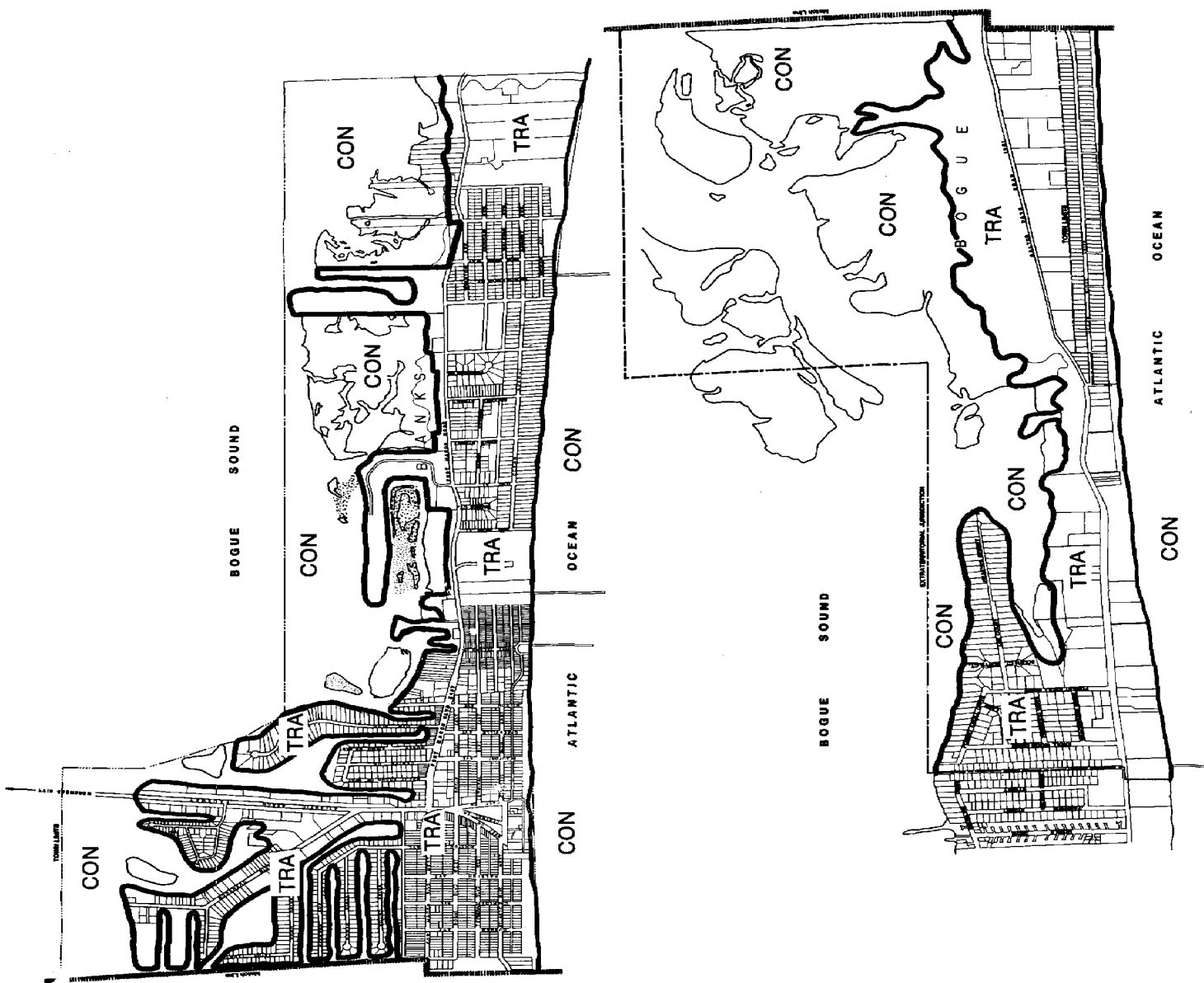
Those areas deserving of long-term management because of natural, cultural, recreational, productive or scenic values. These areas include wetlands and water bodies within the Town. These areas are inappropriate for future commercial and residential development. Technically, the ocean hazard AEC would also qualify to be included in this area, however, since most of the lots extending beyond the area are totally restricted as to development, and since much of this area is already developed, these areas were assigned to the transition classification. Money Island can be developed under the Town's RA-1 Single Family Residences Zoning District; Planned Unit Development shall not be allowed for Money Island.

ATLANTIC BEACH, N.C.

LAND CLASSIFICATION I

Map 6

TRA TRANSITION
 CON CONSERVATION



Prepared by: SATILLA PLANNING
 St. Marys, Georgia
 Map Date: APRIL 30, 1987
 Town Label: JUNE, 1988
 Model Date:

APPENDIX

ATLANTIC BEACH
Citizen Survey

CATEGORY: Permanent Resident

TOTAL RESPONSES: 27

A. INTRODUCTORY QUESTIONS

3. Which of the following best describes your relationship to the Town?

a. Active Voter	22	81%
b. Ineligible to vote in Town elections	2	7%
c. Eligible to vote, but not active in Town elections.	3	11%
TOTAL	27	100%

4. Which of the following best describes your principal relationship to the Town:

a. Developer, or builder	1	2%
b. Commercial business owner	10	26%
c. Town resident	21	54%
d. Sports fisherman or boater	0	-
e. Beach user	3	8%
f. Retiree	3	-
g. Housewife	0	2%
h. Other	1	100%
TOTAL	39	

5. In which general area of the Town of Atlantic Beach are you especially interested?

a. Beach	10	18%
b. Sound	14	25%
c. Maritime forest	8	14%
d. Commercial business district	11	20%
e. Residential area	12	21%
f. Other	1	2%
TOTAL	56	100%

B. ACCESS TO OCEAN BEACH AND BOGUE SOUND

6. Are you in favor of the Town making public beach and sound accesses available?

a. Yes	22	85%
b. No	4	15%
TOTAL	26	100%

7. Are you in favor of providing public beach and sound accesses: Do you think the Town should finance these?

a. Yes	16	67%
b. No	8	34%
TOTAL	24	100%

8. If you are not in favor of the Town providing public beach and sound accesses, please state you reason.

9. The State of North Carolina has some monies available in the form of grant money, and can be applied for. Do you think the Town should match these funds to provide beach accesses?

a. Yes	19	76%
b. No	6	24%
TOTAL	25	100%

C. GROWTH AND DEVELOPMENT

10. Are you satisfied with the present zoning in the Town of Atlantic Beach, which allows nine (9)-two (2) bedroom units per acre? Do you feel this density limit should be.....?

a. Increased	2	9%
b. Stay the same	11	50%
c. Decreased	9	41%
TOTAL	22	100%

11. How do you feel about the amount of land zoned for allowing mobile homes?

a. Too little	2	7%
b. Adequate	16	59%
c. Too much	9	33%
TOTAL	27	100%

D. PUBLIC SERVICES

12. Are you currently satisfied with the level of and delivery of services offered by the Town of Atlantic Beach? Do you desire other services?

a. Yes	22	81%
b. No	5	19%
TOTAL	27	100%

ATLANTIC BEACH
Citizen Survey

CATEGORY: Non-Resident Property Owner

TOTAL RESPONSES: 80

A. INTRODUCTORY QUESTIONS

3. Which of the following best describes your relationship to the Town?

a. Active Voter	<u>2</u>	<u>3%</u>
b. Ineligible to vote in Town elections	<u>70</u>	<u>88%</u>
c. Eligible to vote, but not active in Town elections.	<u>8</u>	<u>10%</u>
TOTAL	<u>80</u>	<u>100%</u>

4. Which of the following best describes your principal relationship to the Town:

a. Developer, or builder	<u>2</u>	<u>2%</u>
b. Commercial business owner	<u>5</u>	<u>4%</u>
c. Town resident	<u>7</u>	<u>6%</u>
d. Sports fisherman or boater	<u>26</u>	<u>21%</u>
e. Beach user	<u>43</u>	<u>35%</u>
f. Retiree	<u>11</u>	<u>9%</u>
g. Housewife	<u>3</u>	<u>2%</u>
h. Other	<u>24</u>	<u>2%</u>
TOTAL	<u>121</u>	<u>100%</u>

5. In which general area of the Town of Atlantic Beach are you especially interested?

a. Beach	<u>50</u>	<u>38%</u>
b. Sound	<u>30</u>	<u>23%</u>
c. Maritime forest	<u>4</u>	<u>3%</u>
d. Commercial business district	<u>8</u>	<u>6%</u>
e. Residential area	<u>37</u>	<u>28%</u>
f. Other	<u>3 (fishing)</u>	<u>2%</u>
TOTAL	<u>132</u>	<u>100%</u>

B. ACCESS TO OCEAN BEACH AND BOGUE SOUND

6. Are you in favor of the Town making public beach and sound accesses available?

a. Yes	<u>58</u>	<u>74%</u>
b. No	<u>20</u>	<u>26%</u>
TOTAL	<u>78</u>	<u>100%</u>

7. Are you in favor of providing public beach and sound accesses: Do you think the Town should finance these?

a. Yes	<u>48</u>	<u>61%</u>
b. No	<u>31</u>	<u>39%</u>
TOTAL	<u>79</u>	<u>100%</u>

8. If you are not in favor of the Town providing public beach and sound accesses, please state you reason.

9. The State of North Carolina has some monies available in the form of grant money, and can be applied for. Do you think the Town should match these funds to provide beach accesses?

a. Yes	<u>51</u>	<u>70%</u>
b. No	<u>22</u>	<u>30%</u>
TOTAL	<u>73</u>	<u>100%</u>

C. GROWTH AND DEVELOPMENT

10. Are you satisfied with the present zoning in the Town of Atlantic Beach, which allows nine (9)-two (2) bedroom units per acre? Do you feel this density limit should be.....?

a. Increased	<u>6</u>	<u>7%</u>
b. Stay the same	<u>35</u>	<u>42%</u>
c. Decreased	<u>42</u>	<u>51%</u>
TOTAL	<u>83</u>	<u>100%</u>

11. How do you feel about the amount of land zoned for allowing mobile homes?

a. Too little	<u>12</u>	<u>17%</u>
b. Adequate	<u>29</u>	<u>42%</u>
c. Too much	<u>40</u>	<u>58%</u>
TOTAL	<u>69</u>	<u>100%</u>

D. PUBLIC SERVICES

12. Are you currently satisfied with the level of and delivery of services offered by the Town of Atlantic Beach? Do you desire other services?

a. Yes	<u>63</u>	<u>79%</u>
b. No	<u>17</u>	<u>21%</u>
TOTAL	<u>80</u>	<u>100%</u>

ATLANTIC BEACH
Citizen Survey

CATEGORY: Regular Seasonal Vistor

TOTAL RESPONSES: 27

A. INTRODUCTORY QUESTIONS

3. Which of the following best describes your relationship to the Town?

a. Active Voter	0	0%
b. Ineligible to vote in Town elections	18	72%
c. Eligible to vote, but not active in Town elections.	7	28%
TOTAL	25	100%

4. Which of the following best describes your principal relationship to the Town:

a. Developer, or builder	1	1%
b. Commercial business owner	1	2%
c. Town resident	1	2%
d. Sports fisherman or boater	10	24%
e. Beach user	15	36%
f. Retiree	7	17%
g. Housewife	1	2%
h. Other	6	15%
TOTAL	42	100%

5. In which general area of the Town of Atlantic Beach are you especially interested?

a. Beach	16	34%
b. Sound	9	19%
c. Maritime forest	4	9%
d. Commercial business district	2	4%
e. Residential area	11	23%
f. Other	5	11%
TOTAL	47	100%

B. ACCESS TO OCEAN BEACH AND BOGUE SOUND

6. Are you in favor of the Town making public beach and sound accesses available?

a. Yes	21	81%
b. No	5	19%
TOTAL	26	100%

7. Are you in favor of providing public beach and sound accesses: Do you think the Town should finance these?

a. Yes	18	69%
b. No	8	31%
TOTAL	26	100%

8. If you are not in favor of the Town providing public beach and sound accesses, please state you reason.

9. The State of North Carolina has some monies available in the form of grant money, and can be applied for. Do you think the Town should match these funds to provide beach accesses?

a. Yes	19	73%
b. No	7	27%
TOTAL	26	100%

C. GROWTH AND DEVELOPMENT

10. Are you satisfied with the present zoning in the Town of Atlantic Beach, which allows nine (9)-two (2) bedroom units per acre? Do you feel this density limit should be.....?

a. Increased	3	12%
b. Stay the same	11	44%
c. Decreased	11	44%
TOTAL	25	100%

11. How do you feel about the amount of land zoned for allowing mobile homes?

a. Too little	4	19%
b. Adequate	12	46%
c. Too much	10	38%
TOTAL	26	100%

D. PUBLIC SERVICES

12. Are you currently satisfied with the level of and delivery of services offered by the Town of Atlantic Beach? Do you desire other services?

a. Yes	17	65%
b. No	9	35%
TOTAL	26	100%

ATLANTIC BEACH
Citizen Survey

CATEGORY: "Other"

TOTAL RESPONSES: 19

A. INTRODUCTORY QUESTIONS

3. Which of the following best describes your relationship to the Town?

a. Active Voter		
b. Ineligible to vote in Town elections	<u>15</u>	<u>94%</u>
c. Eligible to vote, but not active in Town elections.	<u>1</u>	<u>6%</u>
TOTAL	<u>16</u>	<u>100%</u>

4. Which of the following best describes your principal relationship to the Town:

a. Developer, or builder	<u>0</u>	<u>-</u>
b. Commercial business owner	<u>4</u>	<u>17%</u>
c. Town resident	<u>2</u>	<u>7%</u>
d. Sports fisherman or boater	<u>4</u>	<u>17%</u>
e. Beach user	<u>5</u>	<u>21%</u>
f. Retiree	<u>4</u>	<u>17%</u>
g. Housewife	<u>0</u>	<u>-</u>
h. Other	<u>5</u>	<u>21%</u>
TOTAL	<u>24</u>	<u>100%</u>

5. In which general area of the Town of Atlantic Beach are you especially interested?

a. Beach	<u>6</u>	<u>22%</u>
b. Sound	<u>6</u>	<u>22%</u>
c. Maritime forest	<u>1</u>	<u>4%</u>
d. Commercial business district	<u>6</u>	<u>22%</u>
e. Residential area	<u>7</u>	<u>26%</u>
f. Other	<u>1</u>	<u>4%</u>
TOTAL	<u>27</u>	<u>100%</u>

B. ACCESS TO OCEAN BEACH AND BOGUE SOUND

6. Are you in favor of the Town making public beach and sound accesses available?

a. Yes	<u>15</u>	<u>79%</u>
b. No	<u>4</u>	<u>21%</u>
TOTAL	<u>19</u>	<u>100%</u>

7. Are you in favor of providing public beach and sound accesses: Do you think the Town should finance these?

a. Yes	<u>2</u>	<u>100%</u>
b. No	<u>---</u>	<u>---</u>
TOTAL	<u>2</u>	<u>100%</u>

8. If you are not in favor of the Town providing public beach and sound accesses, please state you reason.

9. The State of North Carolina has some monies available in the form of grant money, and can be applied for. Do you think the Town should match these funds to provide beach accesses?

a. Yes	<u>2</u>	<u>100%</u>
b. No	<u>---</u>	<u>---</u>
TOTAL	<u>2</u>	<u>100%</u>

C. GROWTH AND DEVELOPMENT

10. Are you satisfied with the present zoning in the Town of Atlantic Beach, which allows nine (9)-two (2) bedroom units per acre? Do you feel this density limit should be.....?

a. Increased	<u>1</u>	<u>50%</u>
b. Stay the same	<u>1</u>	<u>50%</u>
c. Decreased	<u>---</u>	<u>---</u>
TOTAL	<u>2</u>	<u>100%</u>

11. How do you feel about the amount of land zoned for allowing mobile homes?

a. Too little	<u>---</u>	<u>---</u>
b. Adequate	<u>1</u>	<u>100%</u>
c. Too much	<u>---</u>	<u>---</u>
TOTAL	<u>1</u>	<u>100%</u>

D. PUBLIC SERVICES

12. Are you currently satisfied with the level of and delivery of services offered by the Town of Atlantic Beach? Do you desire other services?

a. Yes	<u>1</u>	<u>100%</u>
b. No	<u>---</u>	<u>---</u>
TOTAL	<u>1</u>	<u>100%</u>

ATLANTIC BEACH
Citizen Survey

CATEGORY: Occasional Seasonal Visitor

TOTAL RESPONSES: 2

A. INTRODUCTORY QUESTIONS

3. Which of the following best describes your relationship to the Town?

a. Active Voter	_____	_____
b. Ineligible to vote in Town elections	1	50%
c. Eligible to vote, but not active in Town elections.	1	50%
TOTAL	2	100%

4. Which of the following best describes your principal relationship to the Town:

a. Developer, or builder	_____	_____
b. Commercial business owner	_____	_____
c. Town resident	_____	_____
d. Sports fisherman or boater	_____	_____
e. Beach user	1	50%
f. Retiree	1	50%
g. Housewife	_____	_____
h. Other	_____	_____
TOTAL	2	100%

5. In which general area of the Town of Atlantic Beach are you especially interested?

a. Beach	_____	_____
b. Sound	_____	_____
c. Maritime forest	_____	_____
d. Commercial business district	_____	_____
e. Residential area	_____	_____
f. Other	1	100%
TOTAL	1	100%

B. ACCESS TO OCEAN BEACH AND BOGUE SOUND

6. Are you in favor of the Town making public beach and sound accesses available?

a. Yes	2	100%
b. No	---	---
TOTAL	2	100%

7. Are you in favor of providing public beach and sound accesses: Do you think the Town should finance these?

a. Yes	<u>12</u>	<u>75%</u>
b. No	<u>4</u>	<u>25%</u>
TOTAL	<u>16</u>	<u>100%</u>

8. If you are not in favor of the Town providing public beach and sound accesses, please state you reason.

9. The State of North Carolina has some monies available in the form of grant money, and can be applied for. Do you think the Town should match these funds to provide beach accesses?

a. Yes	<u>14</u>	<u>82%</u>
b. No	<u>3</u>	<u>18%</u>
TOTAL	<u>17</u>	<u>100%</u>

C. GROWTH AND DEVELOPMENT

10. Are you satisfied with the present zoning in the Town of Atlantic Beach, which allows nine (9)-two (2) bedroom units per acre? Do you feel this density limit should be.....?

a. Increased	<u>1</u>	<u>8%</u>
b. Stay the same	<u>9</u>	<u>56%</u>
c. Decreased	<u>6</u>	<u>38%</u>
TOTAL	<u>16</u>	<u>100%</u>

11. How do you feel about the amount of land zoned for allowing mobile homes?

a. Too little	<u>2</u>	<u>11%</u>
b. Adequate	<u>10</u>	<u>56%</u>
c. Too much	<u>6</u>	<u>33%</u>
TOTAL	<u>18</u>	<u>100%</u>

D. PUBLIC SERVICES

12. Are you currently satisfied with the level of and delivery of services offered by the Town of Atlantic Beach? Do you desire other services?

a. Yes	<u>16</u>	<u>94%</u>
b. No	<u>1</u>	<u>6%</u>
TOTAL	<u>17</u>	<u>100%</u>

