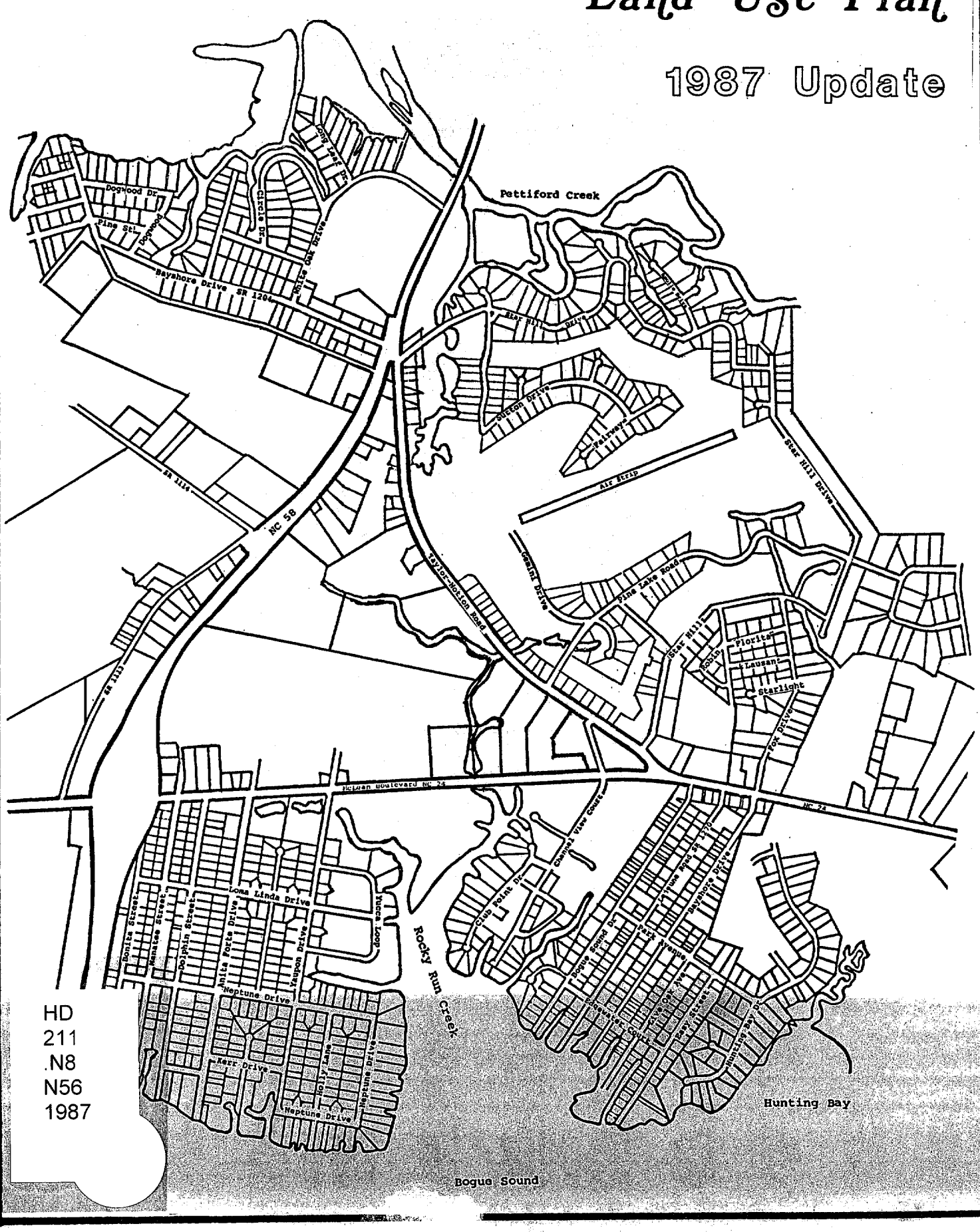
Cape Carteret

NORTH CAROLINA

Land Use Plan

1987 Update



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--- 1987 LAND USE PLAN UPDATE ---

TOWN OF CAPE CARTERET

NORTH CAROLINA

Adopted by the Town Board of Commissioners

on

April 28, 1987

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on

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T O W N O F C A P E C A R T E R E T

N O R T H C A R O L I N A

OFFICIALS

1987

Richard L. Bland, Mayor

James M. Corbin, Commissioner of Environment

Fred Jennings, Commissioner of Streets

Carlton G. Johnson, Jr., Commissioner of Administration

Merton Lee Niles, Commissioner of Public Safety

Alfred S. Norton, Commissioner of Finance
(Deceased January 29, 1987)

Howard V. Spencer, Commissioner of Finance
(Appointed February 27, 1987)

Alfred W. Anderson, Chairman, Planning Board

George Hanner, Chairman, Board of Adjustment

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INTRODUCTION

This Land Use Plan Update for the Town of Cape Carteret was prepared in accordance with the guidelines of the Coastal Area Management Act of North Carolina. Initial work began in October 1985 and was completed in August 1986. Text review began in September 1986 and ended in March 1987.

PLANNING PROGRESS SINCE 1981

The Land Use Plan Update completed in 1981 has been used as a working guide by commissioners and three mayors serving during the 1981-87 period. Although one mayor rarely used the plan during his tenure, he later used it extensively when serving as a commissioner to help determine his position on policy issues. Another mayor indicated that the 1981 Plan was used extensively, indicating that he took it with him on town business trips and always had it handy during town work sessions and town meetings. It served as the Town development policy document for him. Several commissioners questioned reported that they also referred to the document often.

All previous mayors and commissioners questioned, as well as the present mayor, indicated that the 1987 Plan will be used even more extensively inasmuch as citizens are participating more actively in town affairs and are demanding "better government".

The 1987 Plan is more extensive than the 1981 document in a number of respects. Noteworthy are the analyses of abutting residential developments and the extraterritorial jurisdictional area (ETJ) added in 1985. In 1981, the community analysis was conducted only for land within the town limits, and resultant plans did not apply to surrounding developing areas. Other aspects of note in the 1987 Plan are the more extensive and more specific policy statements, and the inclusion of goal, objective and strategy statements. Included in the 1987 Plan also is a hurricane/ storm plan. Further, two new classes have been added to the Land Classification Map (Transition Residential and Transition Mixed Use).

MEASURING 1981 LAND USE PLAN UPDATE IMPLEMENTATION

In 1981, Cape Carteret updated its 1976 Land Use Plan. The 1981 document contains policy statements relating to resource protection, physical constraints to development, resource production and management, and economic and community development.

The following text contains an assessment of the application of those 1981 policies and the subsequent actions taken. For the purposes of this assessment of application and implementation, an evaluation is made of the extent to which those policies were adhered to since their formulation and adoption in 1981.

ASSESSMENT OF 1981 RESOURCE PROTECTION POLICIES AND ACTIONS

Estuarine System Policies

The Town has given high priority to the protection of the estuarine area, in part by appointing an Environmental Commissioner to oversee regulation and permitting activities and to ensure that the Town, County CAMA Officer, and the State adhere to local and state policies.

Through building inspection, the Town has enforced construction guidelines in AECs by ensuring that all new construction be located at least seven feet above the mean high water level. Additionally, all principal buildings and most others have been setback 25 feet or more from estuarine shorelines.

Constraints to Development

The Town is to be commended for its diligence in ensuring that all new dwellings are properly sited, constructed, and have functioning septic systems. The Commissioners and members of the Planning Board have worked closely with the County Health Department and with property owners in siting, even to the point of requiring the resiting of mobile homes to avoid well pollution of neighboring properties. Greater distances than the minimum have been the rule.

The Town Commissioners, Planning Board, and Board of Adjustment have rigorously maintained density requirements of the zoning ordinance. In some cases, multi-family housing development has been halted because it did not meet the density requirement. Two condominiums that did not meet minimum requirements were built prior to 1981. Since the 1981 Plan was adopted, however, all new development has conformed to code requirements.

Other Hazardous or Fragile Land Areas

Administration of policies of the Town and State, particularly those of the Federal Flood Insurance Program, is the responsibility of the County Building Inspector, as delegated by the Town. The Environmental Commissioner has been diligent in monitoring development to ensure that regulations are enforced.

Hurricane and Flood Evacuation Policies

The outlook of the Town Board regarding hurricane and flood evacuation has changed since 1981, when it was on record that the Town did "...not feel that hurricane and flood evacuation is a relevant issue for the Town." The White Oak Elementary School has been used on at least three occasions as a hurricane refuge, and the people of Cape Carteret have at times assembled at the Star Hill Club House which stands on high ground. An added feature of the 1987 Land Use Plan Update is the inclusion of a plan for Hurricane/Tornado/Storm mitigation and recovery.

ASSESSMENT OF 1981 RESOURCE PRODUCTION AND MANAGEMENT POLICIES AND ACTIONS

Recreational Resources

The Town has maintained its leased parks, cleaning them at least once a week. One has not been protected from incompatible uses where commercial fishing boats tie-up on a 24-hour basis. Although there are no statistics on use, there is evidence that the parks receive considerable use.

Most of the land in the community was designed and developed before the 1981 Plan Update was completed, and there was no provision for recreation areas for the Town. Since then one subdivision (Hunting Bay), abutting the Town limits, has set aside lands for recreational purposes. Ordinance rewriting currently underway includes recreation land setasides.

Since the adoption of the 1981 Plan Update, no efforts have been undertaken to acquire public recreational areas in Cape Carteret. However, some movement in that direction is now under consideration. As a result of the 1981 Plan Update, community recreation activities are now being conducted at White Oak Elementary School.

Fishing Resources

Fishing resources were not addressed in the 1981 Land Use Plan Update because they were not considered to be a relevant issue for the Town.

Off-Road Vehicles

Off-road vehicle control was not addressed in the 1981 Land Use Plan Update because it was not considered to be a relevant issue for the Town.

Agriculture, Forestry, and Mining

Agriculture, forestry, and mining were not addressed in the 1981 Land Use Update Plan because they were not considered to be relevant issues for the Town.

ASSESSMENT OF 1981 ECONOMIC AND COMMUNITY DEVELOPMENT POLICIES AND ACTIONS

The Town chose the "controlled growth" approach alternative in 1981, rather than the "no growth" or "unlimited growth" options for future development guidance. Town ordinances have generally been upheld when density requirements have been challenged. Appeals for exceptions were successful only in those cases where the Town Attorney advised that they were warranted.

Since 1981, the Town has enforced its "single-family homes" policy as well as its "no industry" policy. The zoning ordinance has been the principal instrument for administering these policies.

Town land use regulations and CAMA permitting procedures have been used to prevent development that would have a high probability of injuring the estuarine system.

Zoning for residential development in the Extraterritorial Area (ETJ) was adopted to promote rural settings. This zoning policy has been implemented with little difficulty since residents understand and endorse the purposes of the R-30 zoning district.

Property rights of the citizens of Cape Carteret are of foremost interest to the Town as it pushes for widening NC 24 from two to four lanes from Swansboro to Morehead City.

Services Policy

The 1981 Land Use Plan Update recorded Town policy with respect to a water or sewer system as follows: "[it] does not feel that a water system or sewer system is necessary for development and will continue to use the individual well and septic tank systems." Since then, the Town has expressed a change in direction on this question. Franchises have now been granted to the West Carteret Water Corporation to operate in the Town. The Town now awaits a bond referendum on countywide water and sewer services.

Police, fire, and rescue services have been expanded since the writing of the 1981 Land Use Plan Update.

Solid waste collection services have been augmented and continue to perform admirably, including holiday collections. This holiday collection service will soon be changed, however, to the day preceding holidays.

Costs for services and taxes, permits, and fees have been studied by the Town to ensure that those receiving the benefit of services are underwriting the principal costs of those services.

Land use regulations have been adopted to provide for the development of basic services and basic commercial shopping. These are expressed in the provisions of the zoning ordinance.

Channel Maintenance Policy

The Corps of Engineers maintains the inland waterway to the south of Cape Carteret.

Energy Facility Siting and Development Policies

Energy facility siting and development was not addressed in the 1981 Land Use Plan Update since it was not considered to be a relevant issue for the Town. More recently, interest has arisen in screening the Carteret-Craven Electrical Cooperative substation between Taylor Notion Road and NC 24. The Cooperative has also placed wiring underground at the ends of the airstrip in Star Hill.

Beach and Waterfront Access Policies

The Town has maintained its two leased parks in good condition and has kept its ramps in safe, usable condition. It will continue to lease these properties until there is a suitable opportunity for acquisition.

Commitment to Federal and State Programs Policy

The Town has supported all applicable policies.

CONTINUING PUBLIC PARTICIPATION POLICIES

Meetings of the Planning Board are now held on a regular monthly basis; announcements and agendas are posted on the Town bulletin board; and the newspaper is provided information about upcoming meetings. Citizens and the press are encouraged to attend meetings of the Planning Board, Board of Adjustment, and the Town Board of Commissioners.

There has been increased citizen participation in the past five years, with greater town government accountability. The Town's planning consultant held monthly two-hour information office appointments for the residents of the area during the 1987 planning period.

Public awareness has become an important complement to the conduct of Town business. There appears to be a heightened citizen interest in and awareness of Town affairs. The Town looks to the residents and property owners of the community to serve as the "public". All residents are encouraged to participate in Town government, but the community's permanent residents are the Town's primary constituency.

Newspapers are the primary vehicle of reporting Town business and keeping residents informed of activities. Workshops, Town meetings, and public hearings are also employed effectively to keep citizens abreast of Town activities. In addition, survey questionnaires have been conducted to gather citizen views and recommendations on a wide variety of issues concerning the future of Cape Carteret. Draft copies of plans, policies, and proposed ordinance changes are made available at Town Hall for public review and comment. Announcements and informative presentations are also made to church and civic gatherings.

Changes in ordinances have been made in the following areas:

1. Zoning: changing areas from "Commercial" to "Residential" to conform to existing land use;

2. Mobile Homes: requiring them to meet HUD regulations before being moved to Cape Carteret; and

3. TV Dish Antennas: regulating them in residential and commercial areas.

LOOKING TO THE FUTURE

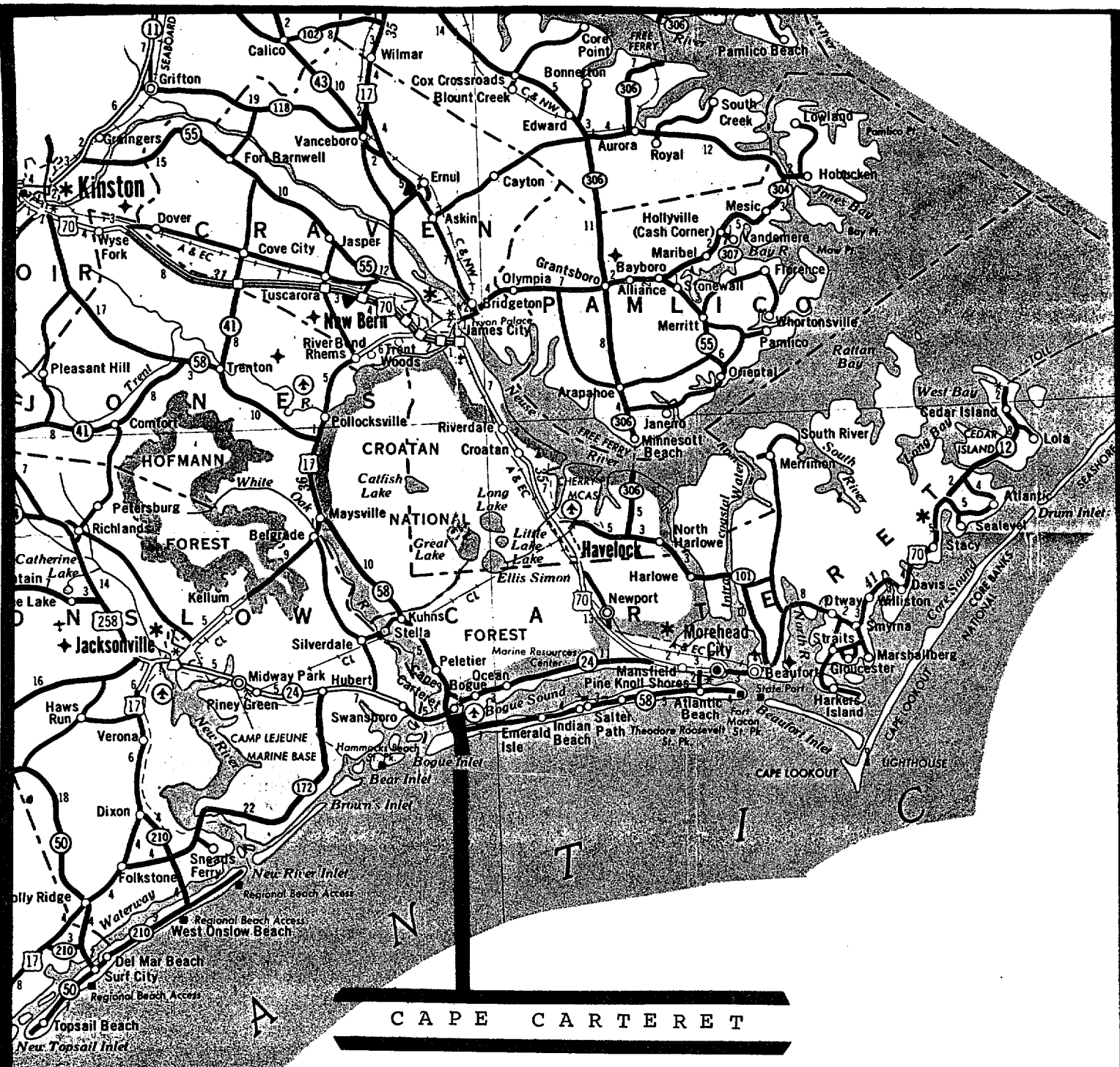
Cape Carteret lies at the threshold of a major decision, namely: whether to maintain its residential character or to increase its commercial character. At the heart of this decision lies the extraordinary amount of land that has been zoned for business purposes. About 192 acres (13+ percent of the 1,500 acres lying within the town limits and ETJ) is zoned for business use. This land, if developed commercially, would change the character of Cape Carteret drastically.

Four areas are recommended for annexation--Hunting Bay, Fox Forest, Quail Woods, and the existing ETJ. And five are suggested for inclusion within an extended extraterritorial jurisdictional area. Action for inclusion of these areas is critical, if the town is to maintain control of its destiny.

Public recreation is another issue. Two parcels, leased by the Town from a private individual and used as public parks, remain in jeopardy. Two others lying in the existing ETJ, and another in Hunting Bay through annexation, could become the first publicly owned recreation areas.

Modifying town codes to serve as implementing tools for the 1987 Land Use Plan Update is a crucial factor in realizing the policies, goals, objectives, and dreams set forth therein. Both zoning and subdivision regulations must be revamped substantially, and better means to enforce the provisions of the building code must be defined.

Cape Carteret's future is literally at a crossroads (NC 24 and 58), and figuratively so, in that what occurs in the next year or two will form the character of the community--its attractiveness and liveability--for many years to come.



REGIONAL SETTING

The preparation of this map for Cape Carteret was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Resources Management Act of 1972, as amended, which is administered by the Office of Coastal Resources Management, National Oceanic and Atmospheric Administration.

COMMUNITY PROFILE

In projecting growth, conditions, and needs, it is important to take stock of the community in terms of population, economy, and physical setting, while taking into consideration historic information, existing conditions, and prospects for the future.

POPULATION

The Town was incorporated in 1957, with the first decennial census in 1960 showing a population of 52 people. Since then growth has been dramatic. The State of North Carolina estimated the 1984 population to be 1,155. This represents a 2,000+ percent increase since 1960.

Increases in population in recent years can be attributed to the quality of life in the area, the influx of retirees, and the general growth experienced by the coastal regions of the state. It is estimated that growth will continue at least at the current rate, projecting a population of nearly 1,500 by 1990 and 2,500 by the year 2,000.

POPULATION

Year	Inhabitants	Percent Increase
1960	52	—
1970	616	1,000+
1980	944	53.2
1984*	1,155	22.4
1990**	1,472	27.4
1995**	2,000	35.9
2000**	2,500	25.0

Sources: U.S. Census, *N.C. Department of Administration projections, and **Planning South, Inc. projections. Population projections were made by simple straight-line percent-of-increase methods, with the 1970 and 1980 U.S. Census and the N.C. Department of Administration counts and estimates as bases.

Old Cape Carteret was the first section to be incorporated. This is the land occupying the southeastern quadrant of the intersection of NC 24 and 58. Star Hill and Bayshore Park are now incorporated also with at least seven additional abutting unincorporated developments considered to be a part of the Cape Carteret Plan Area. Please refer to the map titled Development Areas on page 13.

The extraterritorial jurisdictional area (ETJ) with some 25 residents; Hunting Bay with an estimated population of 40; Fox Forest with about 50 people; Quail Wood with 20 residents; the northwest community including approximately 100 residents; the SR 1113 and SR 1114 communities with some 30 residents; and the southwest quadrant (NC 24 and 58) mobile home park

with about 75 residents--together sum up to an estimated 340 additional permanent residents in the immediate Cape Carteret community, bringing the current population of the planning area to approximately 1,500.

It is estimated that between 75-80 percent of the homes within the town limits, ETJ, Hunting Bay, Fox Forest, Quail Wood, and SR 1113 and 1114 communities are occupied by permanent residents. The northwest community and the southwest quadrant beyond the town limits are primarily seasonal residency areas.

ECONOMY

Cape Carteret is a residential community which has attracted retirees since the 1960s. The standard of living is heavily dependent upon development in surrounding areas. Until recently, the local economy only provided minimum essential services. Added to these now are two banking facilities, a drugstore, two fast-food restaurants, an automobile muffler shop, and a family steak house. These newer facilities are added conveniences to the immediate area residents, but their patronage relies heavily on tourists.

Major shopping and service facilities are located in Morehead City, Jacksonville, New Bern, and Kinston. During fiscal year 1985-86, there were 44 licensed businesses in Cape Carteret. In addition to those mentioned above, other major commercial establishments include a supermarket, variety store, convenience/gasoline store, and auto parts/sporting goods store.

Information gleaned from questionnaires administered in the 1986 community survey shows that of the 120 residents participating in the survey, 84 or 70 percent were retired, and 7 respondents or 6 percent worked only part-time. Only six residents reported that they worked in Cape Carteret, and 11 said that they worked in Carteret County but outside the town.

MUNICIPAL PHYSICAL PLANT

The Town Hall is located to the east of NC 58 on the south side of McLean Boulevard (NC 24). The building consists of an office/meeting area and maintenance garage. The police department has one private office. Daily operations are overseen by the Town Clerk whose office is separated from the main meeting room by a glass partition. Because of the openness there is a question about the security of the clerk's files and other Town documents. A check-out system is necessary to protect the files.

A problem with the physical plant is that the clerk's office is not isolated from the main meeting area. When meetings are held, police radio transmissions and telephone conversations can be heard. This sometimes interrupts proceedings. Also, persons seeking to conduct business with the Town must walk through the meeting area to get to the clerk's office. Some visitors to Town Hall become discouraged by meetings in progress and therefore do not enter to conduct their business.

Attached to the west side of the Town Hall is the new municipal ABC (Alcoholic Board of Control) store which was opened in July 1986. This space is leased by the ABC Board from the Town.

POLICE PROTECTION

The Town is served by a police chief and three full-time and three part-time law enforcement officers. Offices are located in the Town Hall where three patrol cars are stationed. Purchased used from the N.C. Highway Patrol, each vehicle has in excess of 80,000 miles. The protection service area is delineated by the town limits. The department shares radio communications with the Carteret County Sheriff and the State Highway Patrol.

FIRE AND RESCUE

Cape Carteret Volunteer Fire Department is located on the west side of Dolphin Street behind Town Hall. A large meeting room with kitchen facilities is used for fund-raising events, meetings, and training activities. The Rescue Squad shares these same physical facilities.

Fire Department		Rescue Squad	
Personnel:	1 Chief	Personnel:	1 Assistant Chief
	1 Assistant Chief		22 EMTs (Emergency Medical Technicians)
	1 Assistant Chief (Rescue)		
	1 Training Officer		
	30 Firemen		
Apparatus:	1 750 GPM Pumper	Equipment:	2 Ambulances
	1 1,000 GPM Pumper		
	1 Small Bush Truck		
	1 3,000 GPM Tanker		
	1 10,000 gal. Storage Tank		

RECREATION

There is no formal parks and recreation unit in the administrative structure of town government. Parks are leased from the private sector for $1.00 per year. Improvements, maintenance, and policing are provided by the Town. Recreational programs with Town and volunteer organization and leadership are conducted at the Town Hall, Fire Department, and White Oak Elementary School.

Although there is extensive use of the parks at Bayshore Drive and Dolphin Street, it is undocumented. The largest portion of land dedicated to recreational purposes is in the Star Hill neighborhood where a golf course is intertwined with residential development. This private enterprise, with a swimming pool, is open for public use. The golf course is a major open greenspace resource for Cape Carteret.

A standard that has been used in land use planning over the years for public parks and recreation lands allocation has been a 10 percent set-aside of total acreage of a community. Cape Carteret has considerably less than 1 percent of its acreage devoted to public parks and recreation use, and all of it has been leased rather than purchased. This Land Use Plan Update recognizes the need for publicly owned and sponsored parklands and

programs. Please refer to page 16. Supporting policies expressed herein (Page 65) and goals, objectives, and strategies on the topic (Page 89) are targeted to improve the Town's recreational facilities.

AIRSTRIP

Through the heart of the Star Hill Country Club golf course lies a 2,400 foot airstrip for private use. This facility currently poses little apparent danger to dwellings, residents, and golfers. To the southwest, the immediate approach and takeoff zone is free of urban-type development in the extraterritorial area. To the northwest lands have been subdivided for residential use at Mercury Court, a cul-de-sac connecting to Star Hill Drive. One lot here abuts the airstrip. There are no provisions in the Town zoning ordinance for airstrips. The ordinance is scheduled for rewrite in 1987, and consideration will be given to reviewing this matter.

BOGUE MARINE CORPS AIRFIELD

Bogue Field, located outside the town limits to the west of Hunting Bay, is a Marine Corps auxiliary airfield which is used for training aviators to make approaches over water areas. It imposes no constraints to development. Landing patterns from the south are over Bogue Banks and Sound. From the north, they are over the Croatan National Forest.

PUBLIC WORKS

Street maintenance, parks upkeep, and drainage are the responsibility of the Public Works Commissioner. Equipment is stored and maintained in the garage at Town Hall on McLean Boulevard. The Town employs one full-time and one part-time employee. Equipment includes: a front-end loader, two pick-up trucks, a bush hog mower, and a mosquito spray pump.

TOURISM

Vacationers are attracted to Cape Carteret because of its proximity to the ocean, Bogue Sound, and the 27-hole Star Hill Golf Course. A second course is being developed within five miles to the north. Other attractions are restaurants, banks, a variety store, drugstore, and supermarket. The town is the first stopping off place on NC 58 coming from Bogue Banks--an advantageous location for vacation and fishing services and supplies oriented businesses. The key to success of these businesses is attractiveness and quality and quantity of goods and services.

EXISTING LAND USE OF THE PLANNING AREA

Cape Carteret historically has been a major intersection community (NC 24 and 58), but it is now becoming a residential town, as it incrementally adds new subdivisions to the east and southeast. Physical barriers to development include Pettiford Creek and marshlands to the north and Bogue Sound to the south. To the west a human-made barrier, NC 58 right-of-way varying in width from 200 to 800 feet, bounds the community. Development in the residential and commercial areas has been controlled by the bulk ownership of three major property owners, one of which owns over 60 percent of the remaining undeveloped land inside the town limits.

EXISTING LAND USE INSIDE THE TOWN LIMITS

Residential

Development within the corporate limits is divided into three sections: Old Cape Carteret, Bayshore Park, and Star Hill. Star Hill developed in two parts -- Star Hill proper and Country Club Point.

There are 233 acres used for single-family residential purposes in Cape Carteret. This represents 34 percent of the developed land or 17 percent of the total land within the town limits. It should be noted that only two tracts are occupied by multi-family dwellings. Both of these have one structure each consisting of four dwelling units.

Old Cape Carteret. Developed in the 1940s and '50s on a grid system of streets, this is the original section of the town. There is little variation in the street grid with one cul-de-sac and a loop street. In Old Cape Carteret there are single-family dwellings only, with several commercial establishments on NC 24, two churches, the Town Hall, and a leased park on Bogue Sound.

There is a developmental problem with the lot sizes in this section; several have less square footage than the minimum required by the Zoning Ordinance. Hence, before development can take place, lots must be combined to meet a minimum of 20,000 square feet as required in the R-20 District. Where there are no abutting vacant lots available to make up the square footage shortage, proceedings must be instituted through the Board of Adjustment to gain approval for use. The Zoning Ordinance was first adopted in 1974, some 17 years after incorporation and some 30 years after the land was originally platted.

Bayshore. This area has mixed uses of conventional and mobile home residences. About one-third of the residences are mobile homes. The residential streets are laid out on a grid system, except for the newer Channel View area where they lie in a curvilinear pattern. Commercial development is situated along NC 24. At the end of Bayshore Drive is a public park with water access and a boat dock. This facility is leased from the private sector on a ten-year basis.

Manufactured homes are limited to the Bayshore section where there are 98 mobile homes occupying 34 acres of land or 2 percent of the total acreage of Cape Carteret. A number of these are situated on very small lots of

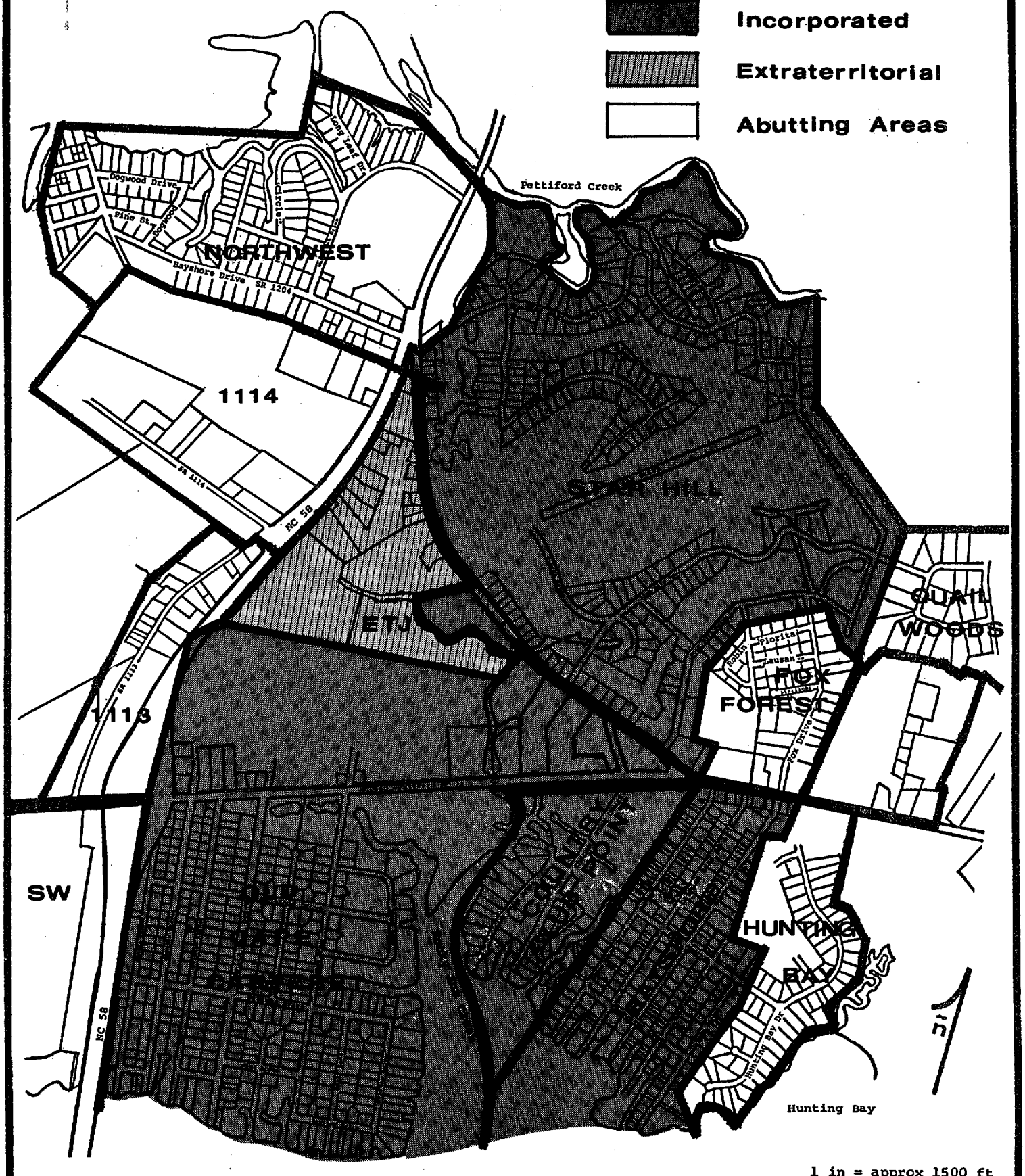
Cape Carteret
Planning Area

DEVELOPMENT AREAS

Incorporated

Extraterritorial

Abutting Areas



The preparation of this map for Cape Carteret was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Resources Management Act of 1972, as amended, which is administered by the Office of Coastal Resources Management, National Oceanic and Atmospheric Administration.

7,500 square feet (50 feet X 150 feet), thereby increasing the probability of septic tank problems, although there have been no reports to date. Mobile home owners are encouraged to upgrade their residential sites with newer homes, either conventional or manufactured. Planning Board members assist, where necessary, to redraw plats to improve and upgrade the value and appearance of residential properties.

A major conflicting use problem in Bayshore can be seen at the old ferry slip at the foot of Lejeune Road. The docks here are used by the commercial fishing industry on a 24-hour basis, year round. This non-residential, non-recreational use is in direct conflict with the Zoning Ordinance. An average of 25 commercial boats tie-up at the town park on Bayshore Drive and at the ferry slip on Lejeune Road. None of the boats is locally owned or licensed to operate within the municipality's limits. Reportedly, there is non-local traffic generated by this commercial activity which uses residential streets in Bayshore at the rate of 75-100 trucks per day. The areas abutting the town recreational docks and the old ferry slip are strewn with trash and debris from commercial fishing operations. Engine parts, oil cans and filters, beverage containers, and other discarded materials can be found along the bulkhead, shore, and in the water. Oil floating on the water can also be observed. Because there are no public toilet facilities, the surrounding vegetated area is used by fishermen and others.

Until recently, the town used the park facility for dumping of broken blacktop road surface materials. Remnants of this can still be seen at water's edge, with leaching of petroleum products into the water. Police protection is also a concern of the residents in Bayshore because of the 24-hour commercial fishing activity at the park and old ferry slip.

Star Hill. This development envelopes a private golf course. The street pattern is curvilinear, providing many lots with direct access to fairways. About one-half of the residential lots are occupied. A number of lots have frontage on Pettiford Creek and the marsh. Country Club Point, a subdivision linked to Star Hill, south of NC 24, lies between Old Cape Carteret and Bayshore Park. Except for two 4-unit condominiums located on the golf course, all homes are single-family units. The golf course storage area on Taylor Notion Road presents a less than pleasing image of the nature of the adjacent neighborhood. Abandoned unsightly golf course maintenance equipment is in open view to the public. Running generally in a northeast-southwest direction, there is a 2,400-foot aircraft landing strip in the midst of the golf course.

Commercial

Commercial land uses in Cape Carteret are essentially associated with NC 24. The largest concentration of businesses is located directly to the east of the intersection of NC 58, fronting on both sides of NC 24 There are 13 acres in commercial use within 94 acres zoned B-10 Commercial. Uses include banks, realty offices, an ABC store, restaurants, a variety store, supermarket, drugstore, muffler shop, and convenience/gasoline stores.

The aforementioned land is essentially treeless and relatively unattractive. Although the two restaurants, Town Hall, realty firm, and banks have attended to quality settings with landscaping and shrubbery, the remainder is devoid of any aesthetic treatment. The character of this

commercial area, particularly to the north of NC 24 in the vicinity of the variety, drug, and grocery stores, underrepresents the overall attractiveness of the town. The land behind these establishments is barren and vacant with no substantive vegetation.

Another large area which is zoned for commercial uses lies vacant, except for an electrical power substation, tool rental facility, bookstore, and realty office. Bounded generally by Taylor Notion-Road, NC 24, and the White Oak School property on the west, this triangular area encompasses about 48 acres. Recently, 24 acres were rezoned here to accommodate offices, condominiums, and apartments.

On the south side of NC 24, running to the eastern town limits, are about five acres of commercially zoned land which are about one-third developed with business establishments.

Commercial development in the town has the ideal potential for being clustered. The advantages of this are: (1) highway congestion from turning traffic can be kept to a minimum, (2) convenient one-stop shopping is promoted, generating more shop traffic and providing more incentives to buy [e.g., the variety, drug, and grocery complex], and (3) the attractiveness of the community is enhanced, all of which translate into economic bonuses for the community. Some businesses have individual driveways on NC 24, but ideally, many have shared parking lots with access to side streets. The community still has great opportunity to avoid unattractive and congested commercial strip development.

The amount of land that has been zoned for commercial use compared with that in current use is both disproportional and alarming: **There are 147 acres zoned for business inside the town limits, but only 15 acres are currently in use commercially. This large excess of commercially zoned land should be of great concern to Cape Carteret since the character of the community potentially stands to change drastically as it is developed commercially. Nearly 11 percent of the town's land is zoned B-10.**

Abutting the town limits to the north along NC 58 is **45 acres within the ETJ area which are zoned for commercial use.** Adding this acreage to that inside the town limits brings the total to 192 acres, boosting the amount to **13 percent of the total 1,503 acres in the combined town and ETJ areas. Less than 3 percent or 45 acres would be more than sufficient to meet the needs of the town and tourist industry well into the 21st century. Depending upon the nature and setting of a given community, only 2-4 percent would be expected to be zoned for business use.**

It should be noted that the excessive amount of land zoned for "Commercial," lying in wait of business development that may never come to the community, hinders the general overall development of Cape Carteret. As housing development uses up its allocation of land that is zoned "Residential," it will have to occur beyond the corporate limits and extraterritorial area because much vacant land is already earmarked for business usage by the Zoning Ordinance.

Institutional

There are only 32 acres, representing 2 percent of all the land within the town limits, used for institutional purposes. These uses include two churches, Town Hall, the fire and rescue station, and the elementary school which is in need of additional playground space.

Utilities

The power substation of the Carteret-Craven Electrical Cooperative is located on 4 acres of land between Taylor-Notion Road and NC 24. The facility is located near the eastern entrance to Cape Carteret. It should be screened to provide a more attractive setting. This lack of screening violates the town code. The utility road running from McLean Boulevard (NC 24) to Taylor Notion Road is not a public road, but it is used for private truck trailer storage and as a shortcut. It should be improved and dedicated to the town or closed to traffic and unsightly trailer storage.

Public Recreation

Two parcels of land are leased by the Town from the private sector; both are situated on Bogue Sound -- one in Old Cape Carteret at the foot of Manatee and Dolphin Streets, and the other in Bayshore at the foot of Bayshore Drive. Boating and swimming facilities are available.

The owners of these facilities stipulate that the two parks be made available for use by town residents only, but the Bayshore site is used with permission of the owners for 24-hour non-resident commercial fishing boat docking and servicing operations. There is much littering and debris at the dock and along Lejeune Road. Human excrement, discarded engine parts, and other cast-off equipment can be found in the surrounding shrubbery. This park area generally is an eyesore for the community, and there is obvious water pollution occurring from fishing operations and debris dumping once conducted by the Town.

Private Recreation

The Star Hill Golf Course is located in the residential development with the same name. The surrounding subdivided homesites and golf links are compatible, with the curvilinear street system molding itself into the course's fairway system.

Airstrip

In the midst of the Star Hill area is a private airstrip which crosses the golf course. Several planes are kept here. Running generally northeasterly-southwesterly in direction, the grass strip is about 2,400 feet. Airport zoning is not included in the town code and is not deemed necessary at this time, but it will be considered in ordinance rewriting during 1987.

Streets and Highways

Some 194 acres, or 14 percent of the total land in Cape Carteret, are used for streets and highways. Most streets are in good condition with some flooding occurring during exceptionally wet weather. Contoured ditching is needed to help rectify this situation.

STREETS AND ROADS

State Roads	15,400 Feet	(2.9 Miles)	54 Acres
Town Streets	97,440 Feet	(18.5 Miles)	140 Acres
Total	112,840 Feet	(21.4 Miles)	190 Acres

AVERAGE DAILY (24 HOUR) HIGHWAY COUNTS*

NC 58 [South] - 6,000 NC 24 [East of Taylor-Notion Rd.] - 7,500
NC 58 [North] - 4,000 NC 24 [West of NC 58] - 11.000

*Source: N.C. Department of Transportation, September 1985. Seasonal counts were not available by June 1986.

— INSIDE THE TOWN LIMITS LAND USE ANALYSIS —

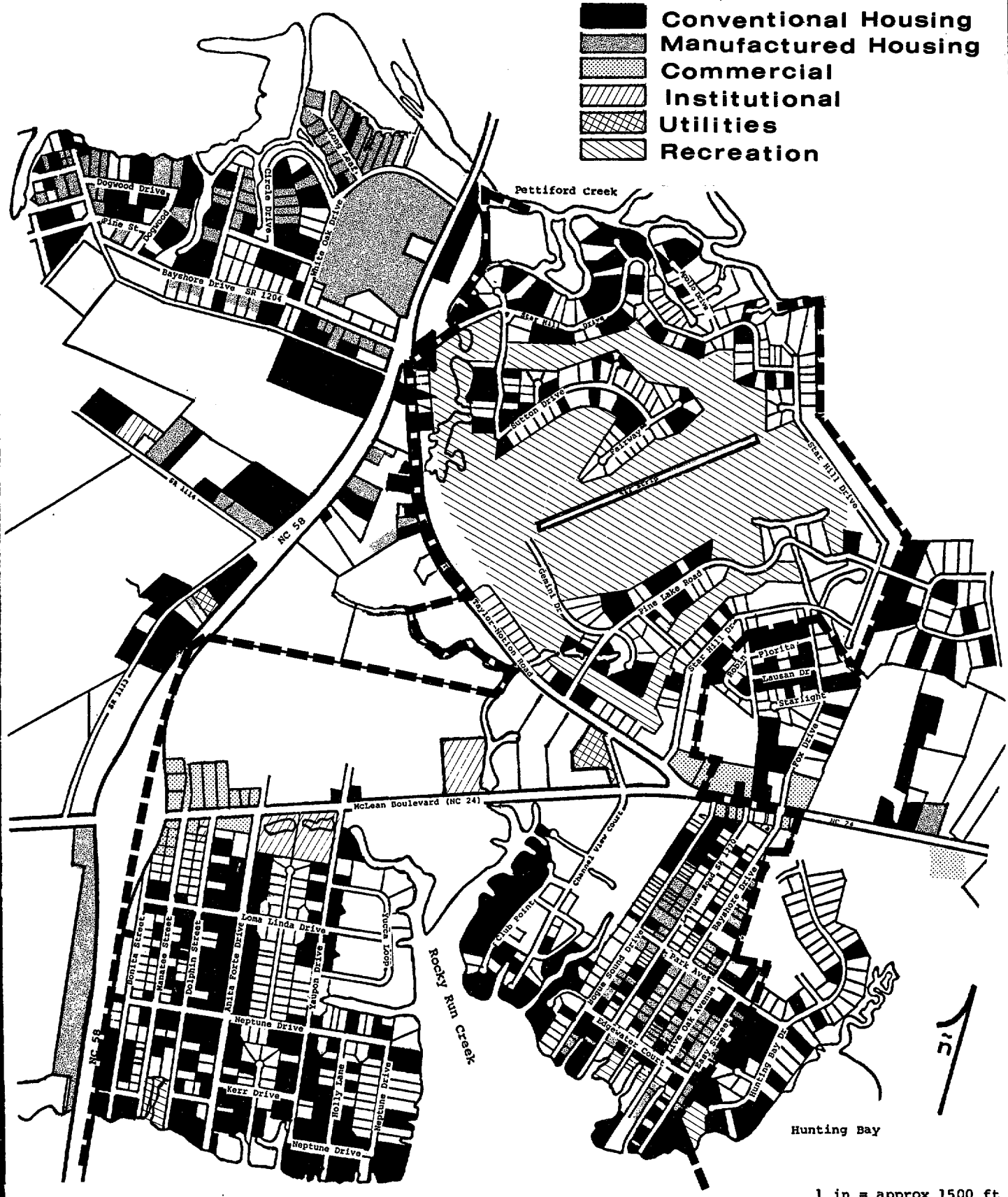
	Acres	Percent		
Single-Family	233a	17%		
Multi-Family	2	--		
Mobile Home	34	2	Total Parcels	1,043
Commercial	15	1	Occupied Parcels	513
Institutional	32	3	Vacant Parcels	530
Public Recreation	4	--		
Private Recreation	150	11	Conventional Homes	390
Airstrip	10	--	Mobile Homes	98
Streets and Highways	194	14	Condominiums (8 units)	2
Utilities	4	--	Commercial Buildings	13
Vacant	722	52	Institutional Structures	5
Total	1,400a	100%	Total Principal Structures	508

EXISTING LAND USE IN THE EXTRATERRITORIAL AREA (ETJ)

There are 103 acres in Cape Carteret's ETJ. This is a triangular pocket area bounded generally by the town limits (Taylor-Notion Road) on the east, NC 58 on the west, and the east-west town limits on the south. Within this jurisdictional area, there are eight conventional homes, five mobile homes, a cemetery, an antique shop, two parcels owned by the U.S. Forestry Service, and a realtor's office associated with a home.

Cape Carteret
Planning Area

1986 EXISTING LAND USE



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Most of the land is vacant. Zoning consists of two districts -- generally speaking: B-10 to the west and R-30 to the north and west. Extraterritorial jurisdiction was adopted in June 1985. Therefore, there are some nonconforming uses -- five mobile homes. The ETJ land zoned commercial fronts on NC 58 with two access points.

	Acres	Percent
Single-Family	9a	9%
Mobile Home	5	5
Commercial	1	1
Vacant	88	85
Total	103a	100%

Total Parcels	22
Occupied Parcels	9
Vacant Parcels	13
Conventional Homes	8
Mobile Homes	5
Commercial Buildings	1
Total Principal Structures	14*

*There are 13 residences located on nine parcels, one of which is shared with a commercial establishment.

EXISTING LAND USE IN SURROUNDING AREAS

There are six development areas that abut the town limits and one that lies across NC 58 from the ETJ. Five of these should be considered for annexation, and two for ETJ application. All areas are basically residential in nature, but two have strong potential for commercial development in the not too distant future. Annexation would bring not only homes and streets to the town, but in some cases, as in Hunting Bay, a recreational area with a boat ramp.

Hunting Bay

Sharing virtually the entire southeastern town limit line, Hunting Bay has access only through the use of Cape Carteret's streets -- Park Avenue and a new street, Hunting Bay Drive. The development is exclusively single-family residential, laid-out in a curvilinear pattern. Currently, there are 21 homes situated on 65 lots (recorded to date) in this subdivision, with an apparent potential for up to 100 lots. A 3-acre lot has been set aside for private recreation and boat ramp access on Bogue Sound, at the end of Hunting Bay Drive. This facility is for resident use and should become public if Hunting Bay is annexed to Cape Carteret.

	Acres	Percent
Single-Family	16a	20%
Recreational	3	4
Streets (1.2 Miles)	9	11
Vacant	52	65
Total	80a	100%

Total Parcels	65
Occupied Parcels	21
Vacant Parcels	44
Conventional Homes	21
Total Principal Structures	21

Fox Forest

This development is surrounded on three sides (north, west, and south) by the eastern town limits. Of the 65 platted parcels, 28 are currently being used for single-family residences and 3 for business establishments on NC 24. The home sites are laid-out on a modified grid system of streets.

	Acres	Percent
Single-Family	21a	28%
Commercial	7	9
Streets (1.3 Miles)	9	12
Total	75a	100%

Total Parcels	65
Occupied Parcels	30
Vacant Parcels	35
Conventional Homes	28
Commercial Establishments	3
Total Principal Structures	31*

*There are 28 residences situated on 28 parcels, one of which is shared with a commercial establishment.

Quail Woods

The Quail Woods subdivision abuts Cape Carteret on the east, with access only via town streets -- Pine Lake Road and Star Hill Drive. There are 25 platted lots, of which ten have homes on them. This exclusively single-family development has been laid-out in a curvilinear street pattern.

	Acres	Percent
Single-Family	14a	23%
Streets (.5 Miles)	4	7
Vacant	42	70
Total	60s	100%

Total Parcels	25
Occupied Parcels	10
Vacant Parcels	15
Conventional Homes	10
Total Principal Structures	10

Northwest Community

The Northwest Community is comprised of several subdivisions, a mobile home park, and two commercial establishments. It is generally delineated by Pettiford Creek and marshlands on the north and west, the Cape Carteret town limits on the east, and River Road on the south. There are 63 conventional homes, 56 mobile homes, and a mobile home village with 12 units.

	Acres	Percent
Single-Family	33a	25%
Mobile Home	40	31
Commercial	2	1
Streets (2.7 Miles)	19	15
Vacant	36	28
Total	130a	100%

Total Parcels	166
Occupied Parcels	124
Vacant Parcels	42
Conventional Homes	63
Mobile Homes	56
Mobile Home Park (One Parcel)	12*
Commercial	2
Total Principal Structures	133**

*Twelve Units

**There are 131 residences situated on 122 parcels of land.

SR 1114 Community

Located directly across from the town's existing ETJ, this community consists of five conventional homes, ten mobile homes (eight in a park setting), and a Veterans of Foreign Wars building. All have frontage on SR 1114.

	Acres	Percent
Single-Family	6a	5%
Mobile Home	8	7
Institutional	2	1
State Road (.5 Mile)	4	3
Vacant	102	84
Total	122a	100%

Total Parcels	12
Occupied Parcels	8
Vacant Parcels	4
Conventional Homes	5
Mobile Homes	10
Institutional	1
Total Principal Structures	16*

*There are 15 residences on 8 parcels.

SR 1113 Community

Located in the northwest quadrant of the intersection of NC 24 and 58, along NC 58 and SR 1113, this community has 17 conventional homes, a mobile home, and a telephone switching installation. SR 1113 forms a parallel shortcut from NC 58 to NC 24 West, and vice versa. All developed properties have direct access to NC 1113, with 11 backing on NC 58. Vacant land in the southern portion abuts the town limits at the NC 24-58 intersection and is being considered for commercial development.

	Acres	Percent
Single-Family	17a	23%
Mobile Home	1	1
Institutional	2	3
State Road (.7 Mile)	6	8
Vacant	49	65
Total	75a	100%

Total Parcels	26
Occupied Parcels	19
Vacant Parcels	7
Conventional Homes	17
Mobile Homes	1
Utility	1
Total Principal Structures	19

Southwest Quadrant (NC 24-58)

Consisting of about 95 acres, the Southwest Quadrant is located at the intersection of NC 24-58. Here there are a 16-acre, 86-unit mobile home village and vacant lands abutting the town limits along NC 58 on its east and abutting NC 24 on its north side.

	Acres	Percent
Mobile Home	16a	17%
Vacant	79	83
Total	95a	100%

Total Parcels	5
Occupied Parcels	1
Vacant Parcels	4
Mobile Home Park (No. of Units)	86
Total Principal Structures	87*

*There are 86 mobile homes and one office.

DEVELOPMENT TRENDS AND MAJOR PHYSICAL PROBLEMS

SMALL LOTS

In Old Cape Carteret and Bayshore, there are numerous small lots which were platted before the zoning ordinance was adopted in 1974 and subdivision regulations were adopted in 1975. After this time, many lots were considered to be substandard in size. This has created problems, particularly where there are no abutting vacant lots that can be combined to make standard size lots.

Resolution of this issue is difficult. Applicants for building permits currently must approach the Board of Adjustment for relief. The problem will continue until either replatting can be accomplished or, more realistically, public water and eventually sewer services can be brought in to serve the area. Alleviation of minimum septic system requirements could then be brought about, but the minimum lot size provisions of the zoning ordinance would also have to be modified or allowance for special exceptions or conditional uses of the properties would have to be incorporated. Another alternative, after water and sewer are available, is the possibility for zero-lot-line provisions which can be incorporated into the zoning ordinance to facilitate the use of lots found to be too small for use under present conditions.

PUBLIC WATER SYSTEM

About two-thirds of the residences (800 people) in Cape Carteret are served by deep wells of 150 feet or more; conversely, up to one-third of the town's homes (400 people) are served by shallow wells. This constraint of increasing magnitude will have to be faced by the Town as it continues to grow.

The West Carteret Water Corporation is currently seeking 2,000 memberships to subscribe to community public water to attain a Farmers Home Administration loan to finance a system. Water will be supplied from a number of deep wells in the Croatan National Forest in northeast Cape Carteret. Each well will be capable of supplying 300 gpm from the Castle Hayne Aquifer. The water will be treated for iron content and hardness and stored in three one-half million gallon elevated tanks.

Plans are to phase the development of the system to eventually entail 60,000 feet of 12-inch lines, 40,000 feet of 8-inch lines, and 150,000 feet of 6-inch lines. In Cape Carteret, NC 24 will have 12-inch mains, NC 58 and Taylor-Notion Road will have 8-inch mains, and residential areas will be served by 6-inch mains. The system is based on standards which allow for the use of up to 400 gallons per household/per day, or 3,500-4,000 gallons per month for the average family.

The Town Board will need to issue a franchise to the water corporation and supply its own fire hydrants at 400 feet intervals to improve the Town's fire insurance rating. The Corporation will install hydrants at one-mile intervals and at intersections or clusters of residences.

A county-wide water and sewer report was released in June 1986. Prepared by the firm of McDavid Associates, Inc., the report addresses the economic feasibility of recommended solutions to the Town's water and sewer needs. The projected number of water users, with estimated costs and revenues, follows:

	Projected Users	Estimated Cost	Annual Budget	Annual Revenues
Water System	1,675	$3,327,000	$350,125	$383,550

Construction could be financed through a county-wide bond referendum. The sale of bonds would provide the initial capital for the water and sewer system, and subscribers would be billed sufficiently to repay the debt and operate and maintain the system. Under the plan, neither would non-participating property owners be required to make any payments relating to the system nor would ad valorem taxes be used to finance any improvements to the system.

The minimum charge for the first 2,000 gallons used in a month is projected to be $9.75. As an incentive to subscribe to the system initially, low tap-on fees would be assessed. After the system becomes operational, impact fees of $200 are recommended for subscribers who sign-up subsequent to the initial subscription period. This proposed schedule of fees and charges is based on a projected 90 percent sign-up success.

A 12-inch main is proposed for NC 24 to NC 58, from which 8-inch mains are proposed to the west and to the north along NC 58. Some 39 miles of 6-inch and smaller lines are recommended for remaining roads. Lines smaller than 6 inches would be used for dead end streets of less than 1,000 feet. A 500,000 gallon elevated storage tank is proposed in the vicinity of NC 24 and 58. Two 500 gpm wells are proposed: one at the elevated tank site and the other about one mile to the east of NC 24.

A county-wide referendum on the water/sewer system was defeated on February 24, 1987. The Cape Carteret area vote, however, supported the issue.

SEWERAGE

As growth in the community continues, a logical major capital improvement would be the development of a public sewage collection and treatment system. With the installation of a public water system, the case for a public sewage system can be argued even more strongly, for at least three reasons: (1) economic development potential would be enhanced significantly with a treated public water supply; (2) new housing could be clustered more readily, making way for condominium and apartment construction where large septic systems and package treatment plants normally would have to be used; and (3) water tables may tend to rise because more water will come from sources outside the town and less from existing private wells. Therefore, less water will be withdrawn from the ground locally but the same amount or more will be introduced through septic systems.

The county-wide sewer system proposed by McDavid Associates, Inc. encompasses the Cape Carteret area. The following number of users, costs, and annual budgeted revenues are projected:

	Projected Users	Estimated Cost	Annual Budget	Annual Revenues
Sewer System	1,675	$5,881,950	$617,899	$652,878

The sewage treatment and collection system could be financed by a county-wide bond referendum; the sale of bonds would provide construction capital to Cape Carteret. Similar to the proposal for the county-sanctioned water system, subscribers would be billed in amounts sufficient to service the bond debt and to operate and maintain the system. Non-subscribing property owners would not be assessed any fees or charges, and revenue from ad valorem taxes would not be used to finance improvements to the system.

The proposed site for the Cape Carteret sewage treatment plant is in the Croatan Forest, between Newport, Morehead City, and Cape Carteret. The plant and land application operation is one of two suggested for the system. This land disposal method will reduce the threat to sound waters and marsh lands which often occurs when treatment plants discharge effluents into streams.

The sewer system improvements are proposed along the same routes indicated in the proposed county-wide water system discussed above (McDavid Associates, Inc.). Gradual increases in size from the extremities of the system from 2 inches to 12 inches (low pressure) would follow NC 24, and flow east from NC 58 to a regional land spray irrigation system located east of Cape Carteret. Along NC 58 and NC 24 to the west of NC 58, 8-inch low pressure lines are proposed. Fifty miles of low pressure sewer lines are proposed for this area. A total plant capacity of 502,500 gallons per day is recommended for the Cape Carteret area.

The county-wide referendum was defeated on February 24, 1987, although the Cape Carteret area supported the measure.

LAND USE CAPABILITY

Only a few nonconforming land uses have been identified in field studies. One is located at the foot of Lejeune Road and Bayshore Drive, where commercial fishing boats dock in a residential neighborhood at a town park and the old ferry slip.

Other unattractive uses are billboards at NC 58 and Taylor-Notion Road. Although they are prohibited by the town's zoning ordinance, they will come down after the current time frame for removal is complete. Those on NC 24 are protected by Federal Aid Highway regulation, and those on NC 58 may be removed by July 1990 under the town's five-year amortization authority in the Zoning Ordinance enacted for the ETJ.

SEPARATION OF CONFLICTING USES

In a number of cases, residential uses occur side-by-side with commercial uses. There has been no apparent planning effort to protect these normally conflicting uses from encroachment upon each other. No visual and physical buffers or transitional uses, such as institutional and office uses, are being used between residences and business establishments.

MOBILE HOME ISSUES

In a number of instances, mobile homes have not been placed on lots with regard to abutting residences. Although mobile home residents use water and deposit sewage into the ground at rates comparable to conventional home dwellers, mobile homes are located, in many instances, on lots one-half the size or less than those of conventional homes in the same neighborhood.

PARKS AND RECREATION

The quantity of land set aside for parks and recreation in Cape Carteret is insufficient, and there are no provisions in town ordinances to address this need. Public recreation facilities are leased. The U.S. Forest Service lands in the ETJ area between NC 58 and Taylor Notion Road have potential for use as town parks.

WELL AND SEPTIC TANK SEPARATION

Formerly, too little emphasis was placed on the separation of wells from septic systems on abutting lots and vice versa. Although proper separation of water sources and disposal systems has been adhered to, neighboring sources and systems have been affected in some cases. More attention is now being given to this concern by the Carteret County Environmental Health Division.

STREETS

The town's street system also serves as a growth constraint. During the summer season, both NC 24 and 58 carry heavy traffic. Access from residential neighborhoods to business areas can be a problem, and congestion on NC 24 arising from the volume of traffic, turning traffic, and traffic backed-up at NC 58 adds to delays. Although a third lane for turning has been added to NC 24 and the traffic signal at NC 58 has been modified to accommodate turning traffic, congestion continues as a serious problem.

Except for Fox Forest, where streets lie in a modified grid pattern, all new residential development has been laid-out in curvilinear street patterns. Whereas grid systems such as those found in Old Cape Carteret and Bayshore encourage through traffic, curvilinear systems tend to discourage through traffic.

Business areas, with a larger number of curb cuts than actually needed, contribute to congestion on NC 24. A number of curb cuts could be elimi-

nated with little or no inconvenience to patrons while increasing accessibility and enhancing traffic flow.

AREAS OF ENVIRONMENTAL CONCERN (AECs)

AECs are special areas identified and set aside for rigorous protection because of their natural, physical, and commercial value to the state and its communities. AECs are defined for these purposes in terms of the estuarine system which includes coastal wetlands, estuarine waters, public trust areas and estuarine shoreline. These are described in the following sections.

In Cape Carteret there are two major areas of environmental concern. These are the coastal wetlands of Pettiford Creek and the marsh to the north and the estuarine waters and shoreline of Bogue Sound, Deer Creek/Rocky Run Creek, Hunting Island Creek, and Hunting Bay to the south. These serve as natural constraints to growth and development and have been designated as AECs by CAMA. The Town Board of Commissioners protects these designated areas within the municipality's jurisdiction through zoning to insure that development will not present any endangerment to the preservation of natural resources.

Any development in an AEC requires a CAMA permit.

The Estuarine System

The estuarine system in the Cape Carteret area consists of four types of categories including wetlands, waters, public trust areas, and shorelines.

Coastal Wetlands. These are defined as any salt marsh or other marsh subject to regular or occasional flooding by tides, including wind tides (whether or not the tide waters reach the marshland areas through natural or artificial watercourses), but not including hurricane or tropical storm tides. In Cape Carteret coastal wetlands occur on the south at Bogue Sound and on the north at Pettiford Creek and Marsh.

These wetlands may contain some but not necessarily all of the following marsh plant species:

Cord Grass (Spartina alterniflora)
Black Needlerush (Juncus roemerianus)
Glasswort (Salicornia spp.)
Salt Grass (Distichlis spicata)
Sea Lavender (Limonium spp.)
Bulrush (Scirpus spp.)
Saw Grass (Cladium jamaicense)
Cat-tail (Typa spp.)
Salt Meadow Grass (Spartina patens)
Salt Reed Grass (Spartina Cynosuroides)

The significance of coastal wetlands is that they are unique in productivity. Supporting this production of the estuarine system is the presence of detritus (decayed plant material) and nutrients that are exported from the coastal marshlands. The amount of exportation and the degree of importance appears to be variable from marsh to marsh, depending primarily upon its frequency of inundation and the inherent characteristics of the various plant species. Without the marsh, the high productivity levels and complex food chains typically found in the estuaries could not be maintained.

Coastal wetlands are sometimes called "the nursery of the deep." Estuarine dependent species of fish and shellfish such as menhaden, shrimp, flounder, oysters, and crabs currently make up about 90 percent of the total value of North Carolina's commercial catch. The marshlands, therefore, support an enormous amount of commercial and recreational businesses along the coast.

The roots, rhizomes, stems, and seeds found in coastal wetlands act as good quality waterfowl and wildlife feeding and nesting materials. In addition, wetlands serve as the first line of defense in retarding estuarine shoreline erosion. The plant stems and leaves tend to dissipate wave action, while the vast wetlands serve as barriers against flood damage and control erosion between the estuary and the uplands.

Marshlands also act as nutrient and sediment traps by slowing the water which flows over them and causing suspended organic and inorganic particles to settle out. In this manner, the nutrient storehouse is maintained, and sediment harmful to marine organisms is removed. Also, pollutants and excessive nutrients are absorbed by the marsh plants, thus acting as an inexpensive water treatment system.

Estuarine Waters. These are defined as all the waters of the Atlantic Ocean and the bays, sounds, rivers, and tributaries thereto, seaward of the dividing line between coastal fishing waters and inland fishing waters. In Cape Carteret, estuarine waters are Bogue Sound on the south and Pettiford Creek on the north.

The significance of estuarine waters is that they are a dominant component and bonding element of the entire estuarine system, integrating aquatic influences from both the land and the sea. Estuaries are among the most productive natural environments in North Carolina. They support the valuable commercial and sports fisheries of the coastal area which are composed of estuarine dependent species such as menhaden, flounder. shrimp, crabs and oysters. These species must spend all or some part of their life cycle within the estuarine waters to mature and reproduce. Of the ten leading species in the commercial catch, all but one are dependent on the estuary.

This high productively associated with the estuary results from its unique circulation patterns caused by tidal energy, fresh water flow, and shallow depth; nutrient trapping mechanisms; and protection to the many organisms. The circulation of estuarine waters transports nutrients, propels plankton, spreads seed stages of fish and shellfish, flushes wastes from animal and plant life, cleanses the system of pollutants, controls salinity, shifts sediments, and mixes the water to create a multitude of habitats. Some important features of the estuary include mud and sand flats, eel grass beds, salt marshes, submerged vegetation flats, clam and oyster beds, and important nursery areas.

Secondary benefits include the stimulation of the coastal economy from spin-off operations required to service commercial and sports fisheries, waterfowl hunting, marinas, boatyards, repairs and supplies, processing operations, and tourist-related industries. In addition, there is considerable non-monetary value associated with aesthetics, recreation and education.

Public Trust Areas. These are described as: (1) all the waters of the Atlantic Ocean and the lands thereunder from the mean high water mark to the seaward limit of state jurisdiction; (2) all natural bodies of water subject to measurable lunar tides and lands thereunder to the mean high water mark; (3) all navigable natural bodies of water and land thereunder to the mean high water level or mean water level as the case may be, except privately-owned lakes to which the public has no right of access; (4) all water in artificially created bodies of water containing significant public fishing resources or other public resources which are accessible to the public by navigation from bodies of water in which the public has rights of navigation; and (5) all waters in artificially created bodies of water in which the public has acquired rights by prescription, custom, usage, dedication, or any other means. In determining whether the public has acquired rights in artificially created bodies of water, the following factors shall be considered:

(1) the use of the body of water by the public,
(2) the length of time the public has used the area,
(3) the value of public resources in the body of water,
(4) whether the public resources in the body of water are mobile to the extent that they can move into natural bodies of water,
(5) whether the creation of the artificial body of water required permission from the state, and
(6) the value of the body of water to the public for navigation from one public area to another public area.

Public Trust Areas within Cape Carteret are Bogue Sound to the south and Pettiford Creek to the north. The significance of the trust areas is that the public has rights to them, including navigation and recreation. In addition, these public areas support valuable commercial and sports fisheries, have aesthetic value, and are important resources for economic development.

Estuarine Shorelines. As AECs, estuarine shorelines, although characterized as dry land, are considered a component of the estuarine system because of the close association with the adjacent estuarine waters. Estuarine shorelines are those non-ocean shorelines which are especially vulnerable to erosion, flooding, or other adverse effects of wind and water and are intimately connected to the estuary. The southern shores of Old Cape Carteret, Bayshore, and Hunting Bay, and the northern portions of the Star Hill community that lie on the edge of Pettiford Creek and marsh, are designated as estuarine shorelines.

The extent of the estuarine shoreline area extends from the mean high water level or normal water level along the estuaries, sounds, bays, and brackish waters as adopt by the Wildlife Resources Commission of the N.C. Department of Natural Resources and Community Development, for a distance of 75 feet landward.

Any development that occurs within estuarine shoreline areas influences the quality of estuarine life and is subject to the damaging processes of shorefront erosion and flooding.

CURRENT PLANS AND REGULATIONS

LOCAL CONTROLS

Building Inspection

Three elements of the State Building Code are enforced in Cape Carteret by the county inspections department. The county is responsible for issuing permits, collecting fees, and inspecting construction to ensure strict compliance with all code requirements. In the past, there have been problems where permits have been issued in violation of town zoning. Consideration is being given to the Town hiring its own building inspector. This should help to rectify past problems.

Zoning

Zoning was adopted in 1974, some 20 years after incorporation of the Town. The ordinance is no longer adequate to guide growth because of the changing needs of the community. Three major issues need to be resolved as Cape Carteret embarks upon rewriting its development codes. The first relates to commercial uses. The zoning ordinance now has an all inclusive use list in its one business district. For instance, there is a need for office and institutional uses in mutually exclusive areas.

The second relates to the excessive amount of land zoned for commercial use in the town and extraterritorial area. This acreage should be reduced drastically.

The third issue requiring attention relates to an increasing need for multi-family areas in the Town. Currently, there are two 4-unit condominiums in Star Hill, but the ordinance does not accommodate this type of use or apartments. Some retirees and younger families desire this kind of living setting, which appears to be acceptable to Cape Carteret in the future. The zoning ordinance should be amended to accommodate PUD (planned unit development) use combinations and to provide for special uses which ease planned use development.

The Zoning Ordinance is being reworked in 1987.

Subdivision Regulations

Subdivision regulations were adopted in 1985. They have had little application since that time because the community has not exercised its extraterritorial rights until very recently in 1985. Abutting developments have been laid out according to county regulations. If the Town expands its limited ETJ area to include more expansive lands which abut the community, particularly along NC 58, it will have the ability to guide growth in the future according to its needs and desires. The subdivision regulations should be modified to accommodate PUD (planned unit development) design and to require that developers set aside a percentage of their land for community parks and recreational use.

Health Regulations

The Carteret County Health Department regulates installation of wells and septic systems. Inspections and code enforcement are also administered by the county.

Shoreline Access Study

Needs and desires of the citizenry are expressed in the Cape Carteret Shoreline Access Study, prepared in 1980 with funding from CAMA. If standards specified in this study were applied for the year 2,000, 8.83 acres would be needed for public access to Bogue Sound. According to that report, the town had 5.03 acres dedicated to access use in 1980.

Flood Insurance

A Flood Insurance Ordinance was adopted in October 1983. Enforcement is the responsibility of the County Building Inspector, as delegated by the Town.

CAMA

An ordinance controlling development of Areas of Environmental Concern (AECs) was adopted in December 1977. Enforcement is the responsibility of the CAMA Officer, an employee of Carteret County. A Town Commissioner serves as the local environmental officer.

Transportation

Cape Carteret has no thoroughfare plan, but the NC Department of Transportation's Division of Highways is working toward a plan for the Town for the orderly development of the street system. Work began in April 1986 and will take 18-24 months to complete. A continuing concern of the people is the traffic on McLean Boulevard (NC 24) where it is becoming more difficult to access from residential streets during each succeeding summer season. Separation of thru traffic from local traffic needing to turn into local establishments is an issue of increasing concern. Service roads should be a part of the thoroughfare planning document. A second priority should be designing turning lanes at the NC 24-58 intersection.

Water and Sewer

In cooperation with two entities, the West Carteret Water Corporation and Carteret County, the Town is currently studying water needs. A franchise has been given to the West Carteret Water Corporation, but a bond referendum has to be held before any further action is taken. See page 22. The Town is exploring the need for sewer services under the leadership of the Town's Public Works Commissioner and Carteret County. See page 23.

Land Use Plan

Cape Carteret is currently using its 1981 Land Use Plan Update as a guide to the future. Upon adoption of this 1987 Land Use Plan Update, the policies, goals, objectives, and strategies contained herein will be used as the official guide for developing proper supporting Town ordinances and amending applicable existing regulations, as needed.

STATE AND FEDERAL REGULATIONS

The listing that follows provides short statements about regulations of licensing and permitting procedures by agency and license or permit reference source. The reader should refer to the North Carolina Environmental Permit Directory, published in 1985 by the Division of Planning and Assessment of the Department of Natural Resources and Community Development, for more specific descriptions of state and federal regulations which are applicable to Cape Carteret. The respective agencies should be consulted for more detailed information and direction.

State Licenses and Permits:

Department of Natural Resources and Community Development (NRCD), Division of Environmental Management:

- Permits to discharge to surface waters or operate waste water treatment plants or discharge permits; NPDES Permits (G.S. 143-215).
- Permits for septic tanks with a capacity over 3,000 gallons/day (G.S. 143-215.3).
- Permits for withdrawal of surface or ground waters in capacity use areas (G.S. 143-215.15).
- Permits for air pollution abatement facilities and sources (G.S. 143-215.108).
- Permits for construction of complex sources; e.g., parking lots, subdivisions, stadiums, etc. (G.S. 143-215.109).
- Permits for construction of a well over 100,000 gallons/day (G.S. 87-88).

Department of Natural Resources and Community Development, Division of Coastal Management:

- Permits to dredge and/or fill in estuarine waters, tidelands, etc. (G.S. 113-299).
- Permits to undertake development in Areas of Environmental Concern (G.S. 113A-229). Note: Minor development permits are issued by the local government.

Department of Natural Resources and Community Development, Division of Land Resources:

- Permits to alter or construct a dam (G.S. 143-215.66).
- Permits to mine (G.S. 74-51).
- Permits to drill an exploratory oil or gas well (G.S. 113-381).
- Permits to conduct geographical exploration (G.S. 113-321).

- Sedimentation erosion control plans for any land disturbing activity of over one contiguous acre (G.S. 113A-54).

Department of Natural Resources and Community Development, Secretary of NRCD:

- Permits to construct an oil refinery.

Department of Administration:

- Easements to fill where lands are proposed to be raised above the normal high water mark of navigable waters by filling (G.S. 146.6(c)).

Department of Human Resources:

- Approval to operate a solid waste disposal site or facility (G.S. 130-166.16).

- Approval for construction of any public water supply facility that furnishes water to 15 or more year round residences or 25 or more year round residents (G.S. 130-160.1).

Federal Licenses and Permits:

Army Corps of Engineers, Department of Defense:

- Permits required under Sections 9 and 10 of the Rivers and Harbors Act of 1899; permits to construct in navigable waters.

- Permits required under Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972.

- Permits required under Section 404 of the Federal Water Pollution Control Act of 1972; permits to undertake dredging and/or filling activities.

Coast Guard, Department of Transportation:

- Permits for bridges, causeways, pipelines over navigable waters; required under the General Bridge Act of 1946 and the Rivers and Harbors Act of 1899.

- Deep water port permits.

Geological Survey, Bureau of Land Management; Department of Interior:

- Permits required for offshore drilling.

- Approvals of OCS pipeline corridor rights-of-way.

Nuclear Regulatory Commission:

- Licenses for siting, construction and operation of nuclear power plants; required under the Atomic Energy Act of 1954 and Title II of the Energy Reorganization Act of 1974.

Federal Energy Regulatory Commission:

- Permits for construction, operation and maintenance of interstate pipeline facilities; required under the Natural Gas Act of 1938.
- Orders of interconnection of electric transmission facilities under Section 202(b) of the Federal Power Act.
- Permission required for abandonment of natural gas pipeline and associated facilities; required under Section 7c(b) of the Natural Gas Act of 1938.
- Licenses for nonfederal hydroelectric projects and associated transmission lines; required under Sections 4 and 15 of the Federal Power Act.

CONSTRAINTS TO DEVELOPMENT

LAND SUITABILITY

Land development in coastal North Carolina must take into consideration the possible constraints that arise from land use potential, fragile areas, and areas with resource value. Development in these areas may cause undesirable consequences and prove to be very costly.

PHYSICAL LIMITATIONS TO DEVELOPMENT

Hazard Areas

Development occurring where there are physical limitations can bring about some extremely expensive consequences. In some cases, they can be almost impossible to overcome and cause irreversible damage. Hazard areas must be honored with serious care and precautions to prevent serious damage to construction. In Cape Carteret there are two major types of hazard areas.

Airstrip

When rewriting the zoning ordinance in 1987, consideration should be given to determining the need for airport zoning. The building inspector should be required to alert potential builders, as realtors should advise prospective buyers, about runway location and landing approach areas of the airstrip in Star Hill. See the commentary on page 11.

Excessive Erosion Areas

These include sections along Bogue Sound that have a high probability of excessive erosion. These areas are delineated by a 30-year recession line, showing the extent of expected erosion. Excessive erosion areas are designated as Areas of Environmental Concern, as described on pages 26ff. See the map on the following page.

Flood Hazard Areas

These are situated adjacent to Bogue Sound and Pettiford Creek within the 100-year flood line. Improper development in these areas may imprudently endanger life and property. The flood hazard area map prepared by the Department of Housing and Urban Development is on file in the Cape Carteret Town Hall. Please note that maps have not been prepared by HUD for the areas that lie outside Cape Carteret's town limits.

Publicly Owned Forests

In the ETJ, there are two parcels of land owned by the US Forest Service, with stands of pine trees that should be considered as community resources because of their recreational potential as municipal parks and because they provide valuable greenspace in a growing community.

Cape Carteret
Planning Area

COMPOSITE HAZARDS

1 in = approx 1500 ft

The preparation of this map for Cape Carteret was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Resources Management Act of 1972, as amended, which is administered by the Office of Coastal Resources Management, National Oceanic and Atmospheric Administration.

Archaeologically Sensitive Areas

As noted on the map on page 58, there are 15 archaeological sites in the Cape Carteret Planning Area. To date, no structures of archaeological or historical significance have been identified. Poorly planned development could destroy artifacts. As a precaution the building inspector should consult with the N.C. Division of Archives and History prior to issuing permits in the general vicinity of archaeological sites.

Soil Limitations

According to the Swansboro Area 201 Plan for water and sewer, and a more recent study done for Cape Carteret by Coastal Consultants, Inc., most of the soil types in Cape Carteret are generally considered unsuitable for septic tanks. Furthermore, the limitation of greatest concern is the poor filtering capacity of some of the various soils. The potential for groundwater pollution is high.

Fortunately for the town, most of its geographic situation is within the bounds of the Lakeland-Baymeade-Dragston Association, where the Baymeade series is found. This series has a hazard rating for septic tanks of moderate, which is capable of sustaining anticipated growth in the near future.

Cape Carteret is bordered on the north and south by estuarine waters, thus posing natural limitations to development . Although the Town could continue to develop without a sewer system, it is desirable to have a central system to prevent unnecessary effects that septic tank pollution could eventually have on estuarine waters and wells. **The desirability of Cape Carteret as a good place to live and vacation is directly linked to the water quality and cleanliness of Bogue Sound.**

The following soil units are found with limitations indicated for on-lot sewage disposal systems.

Arapahoe Series. These soils are found in low flat areas of the Coastal Plan, mainly on the Pamlico Terrace. They are very poorly drained, with slow runoff and have moderately rapid permeability. The water table is at or near the surface 4 to 8 months of the year. Hazard rating for septic tanks--severe due to ponding and occasional flooding.

Baymeade Series. Baymeade soils occur on broad, gently sloping surfaces of the lower Coastal Plain, generally above 20 feet. Slope ranges from 1 to 6 percent. The soils are well-drained, have slow runoff and moderately rapid permeability. The water table is generally at a depth of 4 to 5 feet, but wetness occurs during rainy seasons from December through April. Hazard rating for septic tanks--moderate due to periodic wetness.

Carteret Series. Carteret soils are on nearly level tidal marshes bordering the Outer Banks. Elevations are about 1 foot below to 3 feet above mean sea level. These soils are flooded frequently by daily high tide. The water is at or near the surface most of the time. The soils are very poorly drained and permeability is rapid to very rapid. Hazard rating for septic tanks--severe due to flooding, ponding, and poor filtering capacity, with potential for polluting groundwater.

Chipley Soils. The Chipley Soils are moderately well-drained, rapidly permeable soils with slow runoff. They are found on nearly level to sloping landscapes. These soils have seasonal water tables between depths of 20 and 40 inches for 2 to 4 months during most years. Hazard for septic tanks--severe due to wetness and poor filtering capacity, with potential for polluting groundwater.

Kureb Series. The Kureb soils are on broad, gently sloping surfaces of the Lower Coastal Plain. Gradients are 3 to 10 percent and may range to 20 percent on side slopes along streams and edges of bays. They are excessively drained, with slow runoff and rapid permeability. Depth to seasonal high water table is more than 6 feet during most of the year. Hazard for septic tanks--severe due to poor filtering capacity. High potential for groundwater pollution.

Leon Series. The soils are sandy to depths of 72 inches or more. The water table is generally at or near the surface. The permeability is rapid to very rapid. Hazard for septic tanks--severe due to wetness and cemented pan.

Muckalee Series. The Muckalee soils occur on the flood plains of streams on the Coastal Plain. Stream channels are generally shallow and the streams often meander. The soils flood frequently for brief periods. Slopes are less than two percent. The soils are poorly drained, with very slow runoff and moderate permeability. Depth to water table is generally at or near the surface to 1 foot below. Hazard for septic tanks--severe due to flooding and ponding.

Seabrook Series. Seabrook Series soils are on nearly level uplands of the Lower Coastal Plain. The soils are moderately well-drained, runoff is slow, and permeability is rapid. The water table is within 48 inches for more than 60 cumulative days most years. Hazard for septic tanks--severe due to wetness and poor filtering capacity, with potential for groundwater pollution.

Wando Series. The Wando Soils are on nearly level to gently sloping uplands of the lower marine terraces. Slope gradients are 0 to 6 percent. They are excessively drained, with slow runoff, rapid infiltration and rapid permeability. The water table is generally greater than 6 feet for most of the year. Hazard for septic tanks--severe due to poor filtering capacity, with potential for groundwater pollution.

Water Supply Areas

As in all other areas of Carteret County, the Castle Hayne Aquifer is the main supply of water for Cape Carteret. The use of land throughout Eastern North Carolina and the amount of use of the Castle Hayne Aquifer is important. The water supply has to be managed jointly by all areas of Eastern North Carolina to maintain its reliability and to protect its quality.

Two main water-bearing units furnish water to wells in the planning area. The units available for water are the surface sands and the underlying tertiary limestone. The surface sand yields water freely to well points, supplying water for domestic users.

The groundwater table is generally at or within 6 to 15 feet of the surface in most areas. The specified capacity of wells drilled into the tertiary limestone varies from 18 to 125 gpm per foot of drawdown. The water from the surface sands is soft and contains enough carbon dioxide to render it too corrosive for some users. The water from the tertiary limestone is a hard, calcium bicarbonate water requiring treatment prior to use.

Respondents to "A Survey--Questions Concerning Cape Carteret" indicated that 7 percent have 12-20 foot wells, 16 percent have 21-99 foot wells, and 67 percent have 100+ foot wells. Although most of the people who responded have deep wells that tap the Castle Hayne Aquifer, two-thirds said that they do desire a public water system.

FRAGILE AREAS - AREAS OF ENVIRONMENTAL CONCERN (AECs)

Fragile areas may be damaged or destroyed by inappropriate or poorly planned development. There are four areas listed as fragile in Cape Carteret.

Coastal Wetlands

Coastal wetlands are any marsh (fresh, brackish, or salt) subject to regular or occasional flooding from tidal action, including wind tides, whether or not the tide waters reach marshland or artificial watercourses, but not including hurricane or tropical storm tides. Coastal wetlands are nutrient rich; they serve as nurseries for young fish and as habitats for shellfish. The tidal flushing generally associated with these areas serves as a cleanser of the water which enters fresh from upstream and becomes brackish from regular and occasional tidal flushing.

Estuarine Waters

Estuarine waters are all North Carolina waters of the Atlantic Ocean and of bays, sounds, rivers, and tributaries seaward of the dividing line between coastal fishing waters and inland fishing waters identified by the NC Wildlife Resources Commission and NC Department of Natural Resources and Community Development. Estuarine waters serve as a protective habitat for young fish.

Estuarine Shorelines

Along all estuarine waters is an estuarine shoreline with a 75-foot setback. Since this designated area is linked to the water of the estuarine system, it too is fragile.

Areas Subject to Public Rights

Public Rights Areas considered to be AECs are waterways and lands under water or flooded by tidal or navigable waters to which the public may have rights of access or public trust rights, and which the State has or may be authorized to preserve, conserve, or protect.

COMMUNITY CAPACITY

Growth, development, redevelopment and maintaining the quality of life, as well as the public health and safety of the seasonal and permanent residents of Cape Carteret, are circumscribed by the physical and financial resources the Town has at its disposal. Many communities permit growth to outstrip their capacities to serve the citizenry and protect valuable and vital natural resources that make them desirable place to live. Cape Carteret must guard against this risk to sustain its liveability and reputation as a desirable, attractive and dynamic coastal community.

WATER AND SEWER

The absence of public water and sewer systems is a constraint to accommodating growth and new development which are underway. With water and sewer systems, more areas will be served with greater assurance that clean water will continue to be available and the environment will be protected.

Actions are being studied to institute water distribution through the West Carteret Water Corporation. Studies have been conducted also by McDavid Associates, Inc. for the County to determine the feasibility of both public water and sewer systems. One of these systems will probably be implemented in the county starting in 1987. Please refer to discussion on pages 22-24 (Development Trends and Major Physical Problems), page 40 (Population Projections), and page 41 (Capabilities of the Land to Support Projected Growth).

PRIMARY ROADS

There are two state primary roads in Cape Carteret---Highways 24 and 58. These are being modified continually to handle traffic volumes. NC 24 has been three-laned to accommodate turning traffic and to facilitate left-hand turns onto NC 58. A left-hand turn light has been installed also. Please refer to the traffic counts provided on page 17.

WHITE OAK SCHOOL

The White Oak School, located in Cape Carteret, is nearing capacity. Without proper emphasis on relieving this problem and those of neighboring schools which serve the environs of Cape Carteret, development could be constrained.

The White Oak School (K-8) currently has an enrollment of 818 pupils, a capacity of approximately 832, and is served by 32 classroom and 9 non-classroom teachers. White Oak serves not only residents of Cape Carteret but also other students in the western part of the County. The remainder of the school children in Cape Carteret attend other county schools.

POLICE, FIRE, AND RESCUE SERVICES

Police, fire, and rescue services are essential to the people of Cape Carteret and neighboring areas. Police protection is limited to areas within the Town limits, while fire and rescue services are also provided to surrounding areas. Currently these services are adequate to protect the people and their property. In order to continue to render adequate services, the town government must continually reevaluate needs and plan for expansion and improvements, according to demand. Please refer to the analyses of police protection and fire and rescue services on page 10.

The Fire Underwriters Bureau has given Cape Carteret a rating of 9A, indicating that the Town has a good volunteer fire department which is able to serve not only the town but surrounding areas. As projected growth occurs, modifications to the service area and apparatus additions will need to be made. The Fire Department has kept abreast of projected needs and has a perpetual equipment replacement program. Since the last plan for the community was prepared in 1981, a new building has been constructed and several pieces of fire and rescue apparatus have been replaced or added. State, county, and municipal police authorities cooperate with the fire department to the fullest extent.

POPULATION PROJECTIONS

Growth and development in Cape Carteret in recent years have become more rapid and more consequential. Policy-administration and decision-making in response to demand are of increasing importance to the future of Cape Carteret.

Decisions, in the areas of annexation, extraterritorial jurisdiction extension, multi-family construction, office and institutional floor space demands, and commercial development are interrelated and have a profound affect on the future of Cape Carteret. Each decision shapes the community and gives it direction. Therefore, it is important that the Town move forward within the context of the 1987 Land Use Plan Update. The Town's policies should help maintain a semblance of orderliness in growth and to preserve community character desired by the citizenry.

In accordance with findings and trends expressed in the community profile, existing land use analysis, and policy statements of this land use plan, the following population projections have been estimated up until 2000.*

1960	1970	1975	1980	1984*	1990*	1995*	2000*
52	616	790	935	1155	1472	2000	2500

*Population projections were made by simple straight-line percent-of-increase methods, with the 1970 and 1980 U.S. Census and the N.C. Department of Administration counts and estimates serving as bases.

LAND USE PROJECTIONS AND THE WISHES OF THE PEOPLE

Results of "A Survey--Questions Concerning Cape Carteret" show that Cape Carteret should continue to develop as a basically permanent-resident community. (See page 44ff.) Citizens have also expressed this desire at public meetings, and subsequent policy statements of the Town Board of Commissioners reflect these wishes.

Both the Planning Board and Town Commissioners recognize that current growth trends are desirable and can be expected to continue. Expectations of growth are also based on the fact that much of the undeveloped land in the area was sold between 10 and 15 years ago to individuals intending to retire in Cape Carteret. At this rate, the platted lots within the current town limits will be approximately 66 percent developed in 15 years. To protect the Town's character, substantial portions of the large amounts of land that has been zoned for commercial use and now lying vacant should be rezoned to residential. It is estimated that 33 percent of the platted parcels abutting the town limits will be developed by 1990 and that about 66 percent will be developed by 2000.

CAPABILITIES OF THE LAND TO SUPPORT PROJECTED GROWTH

The capabilities of the land to support projected growth was a major consideration in the determination of the projected growth patterns. This consideration is especially important because of Cape Carteret's adjacent productive wetlands and estuarine waters.

Field surveys and analyses indicate that over 50 percent of the in-town platted parcels are in use, supporting the idea that estimated land development needs can be accommodated. Cape Carteret cannot develop into the 1990s, however, without public water and sewer systems.

Anticipated Demands for Land

It is projected that by 1990, there will be a need for 144 new housing units. From 1990 to 2000, an additional 470 units will be required to accommodate residential growth. The majority of this development will occur in the Star Hill, Hunting Bay, Fox Forest, and Quail Woods single-family subdivisions, and to the west of NC 58 in conventional and manufactured residential settings, as well as in the multi-family developments. Cape Carteret is not expected to incur significant seasonal population growth.

ECONOMY

Additional demands for business or commercial land should prove to be moderately low. It should be noted that in the survey, the citizenry specifically indicated that existing essential shopping facilities are unattractive and poor in offerings and that additional services are needed.

There are approximately 15 acres of commercial land in use in the town. Use will increase proportionately with population growth. Therefore, in ten years about ten additional acres of commercial development may be

needed. This demand is not expected to place significant demands on the land and water of the area. This assumption is supported by the belief that during the ten-year period, new commercial uses are expected to use only a very small portion of the land already zoned for business. It should be noted that a surprisingly inordinate amount of land--147 acres within the Town limits and 45 acres in the extraterritorial area--is zoned for business purposes.

The projected development of land in Cape Carteret, in part, will be contingent upon the overall economic stability of Carteret County. One of the most important elements of the economy of the county is the availability of significant civil service job opportunities at Cherry Point Marine Air Station at Havelock and Camp Lejeune at Jacksonville. These opportunities will continue to be of particular importance to Cape Carteret.

In addition, the future of the tourist industry throughout the county, and particularly on Bogue Banks, is important to business development in Cape Carteret. Moreover, the proper and sensible development of the county and region as a tourist attraction will enhance the desirability of Cape Carteret as a desirable place to live.

COMMUNITY FACILITIES DEMAND

A population forecast for 1472 people by 1990 certainly indicates that additional demands will be placed on the Town for increased services.

Estuarine Access and Recreation Areas

A major shortcoming in community facilities provisions in Cape Carteret is the dearth of public places where people can have access to Bogue Sound. There is a need for public boating and fishing access with accommodating facilities, including children's play equipment, picnic tables and benches. Currently, land is leased by the Town for recreational purposes with the owner's proviso that only town residents may use the sites.

As the Town faces the future, it will need to confront the realization that it offers woefully deficient public recreation resources for its citizens and that it provides inadequate access to Bogue Sound. Cape Carteret will need to acquire lands to provide suitable facilities and access.

Public Water and Sewer Service

A number of studies have been conducted on water and sewer needs. The Town Commissioners have been studying the need for these and have taken steps to provide them for the citizenry in the future. Please refer to the commentaries on pages 22-24 and 39.

COMMUNITY SERVICES DEMAND

By 1990 an increase of 317 people is expected. This growth will require expanded police, fire, and rescue services. Please note how these services are being improved on a continuing basis in the sections titled: Police Protection, Fire and Rescue" on page 10.

Solid waste disposal services are financed by a combination of user fees and taxes and are contracted through the private sector. Solid waste is taken to the County Landfill, where other municipalities also dispose of collected solid material. The Town's contractor pays the landfill fees. There are no specific plans for updating these services at this time, other than that pick-up will be made prior to holidays rather than on holidays.

Recreation facilities are deficient, but this is recognized and discussed under "Community Profile: Recreation" on pages 10-11 and 16.

PUBLIC PARTICIPATION

In February 1986, 454 questionnaires were sent to owners of property in Cape Carteret. A very good 30 percent return was reported. The favorable response gives the Town's decision-makers a representative expression of what property owners see as community needs.

As compared to the survey conducted for the 1981 Land Use Plan Update, more concerns were expressed in the 1986 findings on: water and sewer needs, flooding problems, visual quality of the commercial development, and strip commercial development along NC 24.

The qualities and attributes people like about Cape Carteret remained relatively unchanged. These are: quietness and peacefulness, friendly people, location, and climate. Dislikes include: accelerated unplanned growth, Town Board policies, an unattractive shopping area, summer traffic, and poor shopping opportunities and facilities.

The type of future growth desired was basically unchanged, with an increased tolerance for duplexes, apartments, and condominiums. Although there is now more acceptance for these types of dwellings, there is still substantial opposition to them. Aging people become more accepting of alternatives to detached single-family structures as they become less able or inclined to maintain properties or less ambulatory.

About 70 people attended a public meeting at the fire station to review the findings of the survey on March 25, 1986. As a follow-up to the public meeting, a joint work session of the Town Commissioners and Planning Board was held on Tuesday, April 1, 1986. The public was invited to this workshop where questionnaire results were studied and alternative policies were discussed. Consensus was reached in several areas. The Mayor and Commissioners also participated in several subsequent Planning Board sessions.

On the first Tuesday of each month from noon until 2:00 pm, the planning consultant was scheduled to hear public comments and suggestions. In eight of these public sessions, 17 citizens and others with interests in Cape Carteret met with the planner. All meetings of the Planning Board were well-publicized. Notices for public review of all drafts were published in local newspapers, announced in Town Board of Commissioner's meetings, and posted on the Town's two bulletin boards. In addition, a planning board member was available to answer questions about planning progress and to hear citizen comments at Town Board meetings.

News articles were published about planning activities after several of the meetings, and in some cases, prior to planning sessions. Articles were published in "The Carteret County News-Times", "The Jacksonville Daily News", and "The Tideland News (The Best Mullet Wrapper in Eastern North Carolina)." All official notices of meetings were published in "The Carteret County News-Times".

The public review of the final draft of this text was closed as of 4:00 pm on Friday, August 15, 1986.

A SURVEY -- QUESTIONS CONCERNING CAPE CARTERET

THANK YOU FOR YOUR GOOD CITIZENSHIP. YOUR PARTICIPATION IS VALUABLE TO THE COMMUNITY.

We are gathering information for the Land Use Planning now in progress as required every five years by the N.C. Coastal Area Management Act. WE NEED YOUR HELP! Please fill in this questionnaire and return it to Town Hall, First Citizens Bank, or First American Savings and Loan no later than TUESDAY, MARCH 4, 1986. NO NAME OR SIGNATURE IS DESIRED. THANK YOU!

1. I am a Permanent( ) or Seasonal( ) Resident of Cape Carteret. [Please check one.]

2. I live in Bayshore Park( ), Old Cape Carteret Area( ), the Star Hill Complex( ), or other( ). [Please check one.]

[If you are a Seasonal Resident, please skip questions 3-7.]

3. I own( ) or rent( ) my place of residence. [Please check one.]

4. I work part-time( ) or full-time( ). I am retired( ).

5. I work in _____. [Please name the town or county.]

6. Number of people living in my home( ) = Adults( ) + Children( ).

7. My family income is approximately:

( ) Under $10,000	( ) $15,000-19,999	( ) $30,000-49,999
( ) $10,000-14,999	( ) $20,000-29,999	( ) $50,000+

8. What do you like most about Cape Carteret? _____

9. What do you dislike about Cape Carteret, if anything? _____

10. Is the Town: growing too slowly( ), growing at the right pace( ), growing too fast( ), or has it grown enough( )? [Please check one.]

11. What type of growth should be encouraged or discouraged? [Please check one each.]

ENCOURAGE		DISCOURAGE
___	Permanent Residential	___
___	Seasonal Residential	___
___	Single Family Dwellings	___
___	Duplexes	___
___	Apartments	___
___	Condominiums	___
___	Mobile Homes	___
___	Shopping Facilities	___
___	Motels	___
___	Industry	___

COMMENTS: _____

12. Please rate Town services and facilities: (1) is best and (5) is worst.

Town Management	1 2 3 4 5	Recreational Facilities	1 2 3 4 5
Planning	1 2 3 4 5	Storm Drainage	1 2 3 4 5
Zoning Protection	1 2 3 4 5	Street Maintenance	1 2 3 4 5
Building Inspection	1 2 3 4 5	Street Paving	1 2 3 4 5
Fire Protection	1 2 3 4 5	Street Lighting	1 2 3 4 5
Police Protection	1 2 3 4 5	Traffic Control	1 2 3 4 5
Rescue Service	1 2 3 4 5	Parking	1 2 3 4 5
Garbage/Trash Service	1 2 3 4 5	Well Water Quality	1 2 3 4 5
Public Sound Access	1 2 3 4 5	Well Water Quantity	1 2 3 4 5
Sound Access Parking	1 2 3 4 5	Town Cleanliness	1 2 3 4 5

13. What should Cape Carteret do to improve your neighborhood? _____

14. What can you as an individual or family do to improve Cape Carteret? _____

15. As population increases, more public services and facilities could be needed in Cape Carteret. How do you believe that these should be financed? [Indicate your preference by marking a, b, c, or d by each of the services listed below.]

a. Individual property assessment
b. User fees - those who would benefit would pay
c. Taxation - all would pay through the general tax fund
d. Bond financing - money would be borrowed and paid back

( ) Water	( ) Street Maintenance	( ) Fire Protection
( ) Sewer	( ) Street Paving	( ) Police Protection
( ) Sanitation	( ) Street Lighting	( ) Building Inspection
( ) Planning	( ) Administration	( ) Recreation/Sound Access

16. I have a shallow well - 12-20 feet( ). My well is over 20 feet deep but less than 100 feet( ). I have a deep well - 100+( ). I do not know the depth of my well. [If you have two wells, check the box that provides water to your kitchen and bath.]

[PLEASE TURN THE FORM OVER AND COMPLETE THE OTHER SIDE]

T O W N O F C A P E C A R T E R E T
204 NC Highway 24 East
Cape Carteret
Swansboro, NC 28584

IF YOU LIVE OUT OF TOWN!

PLEASE MAIL TO THIS ADDRESS.

THANK YOU!

Questionnaire on community planning

Page Two Questions concerning Cape Carteret

17. Do you want a public water system? Yes( ) No( ) Comments: _____

18. Do you want a public sewer system? Yes( ) No( ) Comments: _____

19. What do you think about the condition of Cape Carteret's streets? They are: Good( ) Fair( ) Poor( ) In need of improvement( ). [Please check one.]

20. Does Cape Carteret have adequate recreational facilities and programs? Yes( ) No( ) Comments: _____

21. Do you desire strict enforcement of all town ordinances and N.C. Statutes? Yes( ) No( ) Comments: _____

22. Taking into consideration inflation and the desire to hold taxes down, what services and facilities, if any, would you have reduced or eliminated? Please list them here: _____

23. Do you believe that Cape Carteret is prepared for emergency evacuation? Yes( ) No( ) Comments: _____

24. Do you and/or your family leave Cape Carteret when hurricanes approach? Yes( ) No( ) Sometimes( ).

25. Would new commercial development next to you concern you? Yes( ) No( )

26. Do you feel that the existing zoning ordinance is sufficient to protect your property interests? Yes( ) No( ) Don't Know( )

27. Should the Planning Board have an active role in protecting the environment? Yes( ) No( ) No Opinion( )

28. Would you be willing to pay higher taxes in support of the suggestions you have made in this questionnaire? Yes( ) No( )

THANK YOU FOR YOUR COOPERATION AND GOOD CITIZENSHIP!

Results will be posted at Town Hall in the near future. You are cordially invited to attend all Town Board and Planning Board meetings.

PLEASE DEPOSIT THIS FORM AT TOWN HALL, FIRST CITIZENS BANK, OR AT AMERICAN SAVINGS AND LOAN ASSOCIATION. AGAIN, THANK YOU!

DEADLINE - MARCH 4, 1986

- - PLEASE RECORD YOUR FURTHER COMMENTS HERE - -

YOU AND YOUR FAMILY ARE CORDIALLY INVITED TO HEAR ABOUT THE RESULTS OF THE QUESTIONNAIRE AT A TOWN MEETING TO BE ANNOUNCED IN THE NEAR FUTURE.

- - NO NAME OR SIGNATURE IS DESIRED - -

CAPE CARTERET QUESTIONNAIRE ANALYSIS --- 1986

March 25, 1986

Q# SUBJECT S=137 returned of 454 sent out, 100 of which were sent out of town.

1. Residency S=130 Permanent 113 (87%) Seasonal 15 (12%) Other 2 (1%)

2. Residence Location S=117 Bayshore 22 (19%) Old Cape Carteret 44 (38%) Star Hill 47 (40%) Other 4 (3%)

3. Tenure S=112 Own 112 Rent 0

4. Employment S=120 Part-time 7 (6%) Full-time 29 (24%) Retired 84 (70%)

5. Place of Employment S=35 Cape Carteret 6 Carteret County 6 Onslow County 5 Morehead City 3 Havelock/Cherry Point 4 Emerald Isle 2 Other 9

6. People in Home S=125 Total 230 Adults 220 (96%) Children 10 (4%) Ave./Household 1.8

7. Family Income S=92 Under $10,000 [1-1%] $10,000-14,999 [13-14%] $15,000-19,999 [9-10%] $20,000-29,999 [32-35%] $30,000-49,999 [25-27%] $50,000+ [12-13%] [i.e., 25% earn under $20,000, and 75% earn between $20,000 to $50,000.]

8. Like Most about Cape Carteret — 197 Entries

Rank	Tally	Item
1.	50	Quiet/Peaceful
2.	23	Friendly People
3.	18	Location
4.	17	Climate
5.	10	Small Town
6.	9	Slow Pace/Relaxed
6.	9	Uncrowded
6.	9	Water Access/Recreation
7.	6	Safe/Secure
8.	5	Beauty/Trees
8.	5	Rural Feeling
8.	5	Sound/Beaches/Ocean
9.	3	Little Amount of Traffic
9.	3	Boating Docks
9.	3	Fishing
10.	22	Other

9. Dislike about Cape Carteret — 104 Entries

Rank	Tally	Item
1.	10	Accelerated Unplanned Growth
2.	8	Town Board Politics/Bickering
3.	7	Ugly Shopping Area
3.	7	Summer Traffic
4.	6	Poor Shopping/Stores
5.	5	Loose Dogs and Cats
5.	5	Unkempt Yards
6.	4	Lack of Personal Services
6.	4	Billboards/Signs
6.	4	Lack of water and sewer
6.	4	Litter
6.	4	Ordinance Enforcement
7.	3	Developers are in Control
7.	3	Mobile Homes
7.	3	Drainage
8.	2	Garbage Cans
8.	2	No Parking on the Ocean
8.	2	No Water for Fire Protection
8.	2	Zoning Unenforced
9.	19	Other

10. Growth S=131 Too Slowly 13 (10%) Right Pace 72 (55%) Too Fast 22 (22%) Enough 24 (18%)

PSI 3-19-86

Q# SUBJECT

11. Type of Growth S=125	Encourage	Discourage
- Permanent Residential	122 - 98%	3 - 2%
- Seasonal Residential	36 - 37%	61 - 63%
- Single Family	118 - 98%	2 - 2%
- Duplexes	23 - 23%	79 - 79%
- Apartments	15 - 15%	84 - 85%
- Condominiums	26 - 24%	81 - 76%
- Mobile Homes	19 - 19%	79 - 81%
- Shopping Facilities	92 - 78%	26 - 22%
- Motels	21 - 20%	81 - 80%
- Industry	23 - 20%	82 - 80%

COMMENTS:

Lack of water and sewer limits the type of growth to low density. Condos and apartments are needed for the elderly who can no longer maintain their yards and houses. Elderly people will need places to eat cooked meals. Apartments and condos should be no more than two stories. We should remain mostly a retirement community. Let Morehead keep the industry, pollution, and crime. Seasonal and permanent and convential and mobile homes are all right if they are kept up. Let us discourage seasonal residency because they do not bring that much revenue but do create security problems. We need single family homes that are affordable for young families. There should be an ordinance to control junk in yards. Do not allow duplexes, they invite more business. Duplexes and Mobile homes could lead to ghettos. Without control of multiple-family housing our facilities could be overburdened. We do not need "rabbit warren" apartments. We need multi-family units in low density clusters. We do not need more business and more rentals. No more higher density areas please. Designate areas with zoning for multi-family units. Apartments and condominiums will require water and sewer. Small 4-6 unit condos only. A mix of single and garden type apartments are needed for the elderly. No mobile homes on 50-foot lots. Stop using the grandfather clause to locate mobile homes on substandard size lots. Mobile homes should be on permanent foundations with underpinning. Young people can afford mobile homes. No more commercial. Cape Carteret does not have enough acreage for more sprawling shopping centers. Not along NC 24. We need a drug store and Food Lion. Laundry/dry cleaning and an automobile repair center are needed. We need more stores to encourage competitive prices. Motels are ok if properly located. Legislate to prevent motels. Prevent industry. We already have Cherry Point and Camp le Jeune which are light industry.

12. Town Services and Facilities	1 A	2 B	3 C	4 D	5 F
- Town Management	20	39	36	17	9
- Town Planning	16	38	37	16	6
- Zoning Protection	19	23	33	20	23
- Building Inspection	16	16	25	23	33
- Fire Protection	64	47	22	5	4
- Police Protection	48	44	26	1	4
- Rescue Service	62	36	16	4	2
- Garbage/Trash Service	43	36	27	8	6
- Sound Access	27	27	31	15	18
- Sound Parking	25	24	26	20	23
- Recreational Facilities	14	13	31	27	31
- Storm Drainage	8	14	33	31	31
- Street Maintenance	30	46	40	8	3
- Street Paving	26	47	35	13	2
- Street Lights	39	46	30	13	8
- Traffic Control	14	38	36	17	9
- Parking	32	32	33	11	6
- Well Water Quality	32	31	17	16	22
- Well Water Quantity	49	35	18	6	6
- Town Cleanliness	41	56	18	5	4

13. What should Cape Carteret do to improve your neighborhood? — 136 Entries

Rank	Tally	
1.	24	Clean up vacant lots
2.	15	Nothing/Stay out/Leave it alone
3.	8	Improve street lighting
4.	7	Enforce dog and cat law
4.	7	Street drainage
5.	6	Clean up litter
6.	5	Install water and sewer
6.	5	Clean up trash at Piggly Wiggly
6.	5	Enforce zoning and limit variances
7.	4	Hire a building inspector
8.	3	Develop children's play areas
8.	3	Install water lines
8.	3	Disallow parked trucks and cars in yards
9.	2	Prohibit billboards and signs
9.	2	Ban mobile homes
9.	2	Maintain streets better
9.	2	Remove junk cars
9.	2	Close dangerious ferry slip
9.	2	Install fire hydrants
9.	2	Enforce all ordinances
10.	27	Other

14. What can you do to improve Cape Carteret? — 118 Entries

Rank	Tally	
1.	33	Maintain yards and houses
2.	19	Become more involved as a citizen
3.	9	Volunteer to serve in the community
3.	9	Attend Town meetings
4.	7	Respect, observe, and enforce ordinances
5.	6	Elect good mayor and commissioners
6.	5	Support elected and appointed officials
6.	5	Be a good neighbor/citizen
7.	4	Cooperate with Community Watch
8.	3	Make and keep commissioners aware
8.	3	Report violations
9.	2	Encourage water and sewer systems
9.	2	Be willing to pay more taxes
9.	2	Clean up property
10.	9	Other

15. Financing Services and Facilities — S=112

	Assmt a.	User b.	Taxes c.	Bonds d.
- Water	15	58	13	26
- Sewer	16	49	14	32
- Sanitation	9	52	34	16
- Planning	11	11	74	8
- Street Maintenance	13	11	79	6
- Street Paving	12	10	77	6
- Street Lights	9	12	80	5
- Administration	6	7	83	8
- Fire Protection	13	7	82	8
- Police Protection	10	10	79	8
- Building Inspection	5	45	42	13
- Recreation/Sound Access	6	44	38	16

16. Well Depth — S=126

12-20 ft	20-99 ft	100+ ft	Don't Know
9 - 7%	20 - 16%	84 - 67%	13 - 10%

17. Public Water System — S=124 Yes 82 No 42 COMMENTS: Water is good. With rate based on amount used, not on size of house. Yes, but with no restriction of use of wells. In the future. If 201 plan is enacted, public water will be a necessity. Not now a necessity. It is ten years away. If financed by user fees only. Nice if not too costly. Too high costs involved. Good, pure water is needed. I see a difference in my well water since 1978. My well is 197' deep and paid for. The quality of well water in this area is very poor. Individual well water is very expensive. My water is excellent. I have a good supply but do not oppose a system. We came here to get away from costly utilities. Yes. for fire protection.

18. Public Sewer System S=124 Yes 77 62% No 47 38% COMMENTS: The town's and county's most pressing need. A future necessity. Would like to see a cost per dwelling analysis. Ground is saturated with septic system. More building increases load. Don't want, but may need. Get water first. Already have two septic systems that work fine, why pay more? As soon as possible. Want more information on cost. By bond issue. Only if septic systems become unusable. Plus zoning. Will become mandatory. No, but make sure that private septic systems work. Taxes would be increased considerably - no! Only if the cost is within reason. Sewer would allow a denser concentration of population. I have concern for maintenance of current systems. When? Not really committed at this point. Have no problems. The sooner the better.

19. Street Condition S=131 Good 72 55% Fair 50 39% Poor 2 1% Need Improvement 7 5%

20. Recreational Facilities and Programs S=119 Yes 56 47% No 63 53%

COMMENTS: Need tennis courts, ball park, city park, and playground. Most of it is associated with Star Hill. What facilities? We are retired and don't need many. Let people do their own thing. Don't try to over organize. Yes, for the elderly. No, for the young. Please build a small beach at the end of Dolphin a very nice area for water enjoyment. Need a public playground and building facility. Children should not have to play in the street. A place for teenage kids under supervision. Better enforcement at the boat ramp is needed. Not enough children to justify more. What is there here other than what nature provides? We need a community center. All county senior citizen programs miss us. We came here to get away from costly facilities. Service clubs do a good job. A seawall needed at Bayshore Park. Library and youth center. Use White Oak School as a facility. Badly needed. Indoor swimming pool. Living here is recreation enough. Purchase existing parks and create one at the end of Anita Forte.

21. Town Ordinance Enforcement S=115 Yes 98 85% No 17 15%

COMMENTS: When transgressions become unmanageable - enforce. Use reasonable human judgement. Some are too restrictive if strictly enforced. Makes for a clean, neat and pretty town. This is the most important thing the town can do to preserve our quality of life. Generally, yes. They should be reviewed for appropriateness. Yes, that's what we have them for. Yes, it's about time. Better speed control enforcement. They don't all make sense. Be serious, enforce zoning especially where commercial fishing violates the code. We should make it repeatedly clear that firearms are not permitted to be fired in the town limits; this is disregarded. Yes, but we don't agree with all the laws. Will assure safety and less demand for police,fire, and rescue services. Keep commercial trucks out of residential areas.

22. Services and Facilities Elimination Suggestions — 39 Entries

Rank	Tally	Comments
1.	5	Increase taxes
2.	4	Cut down Police Department size
2.	4	Cut garbage collection to once per week
2.	4	Sell large police cars and buy compacts
3.	3	Let Highway Patrol take care of Highways 24 and 58.
3.	3	We are already at the minimum
4.	2	Sell police radar
4.	2	Keep things the same
5.	12	Other

23. Emergency Evacuation Readiness S=102 Yes 79 no 23

COMMENTS: You can get trapped at White Oak River. Don't know. Yes, demonstrated in Fall 1985. Not sure. Yes, up NC 58. We do well but need more practice. Need some organization. White Oak School is not a good location because of mixture of ages: no rest and no sleep. Yes, so long as beach evacuation does not interfere. Not for nuclear or chamical spills. No, if everyone wanted to go to the evacuation center. If we have a plan, tell us about it. There are bridge restrictions: need to be widened. School facilities are inadequate. We need to identify facilities elsewhere. Should make the system better known to citizens. Individuals have responsibility. Counties should work out a common plan. Limited highway access. Police, firemen and rescue are very dedicated.

24.	Do you leave during hurricanes?	S=133	Yes 51 - 38%	No 44 - 33%	Sometimes 38 - 29%
25.	Commercial Development Next Door: Would it concern you?	S=128	Yes 121 - 95%	No 7 - 5%	
26.	Zoning Sufficient?	S=129	Yes 61 - 47%	No 23 - 18%	Don"t Know 45 - 35%
27.	Environmental Role for the Planning Board?	S=127	Yes 108 - 85%	No 7 - 6%	No Opinion 12 - 9%
28.	Willing to Pay Higher Taxes to Accomplish above Suggestions	S=125	Yes 100 - 80%	No 25 - 20%	

FURTHER COMMENTS:

I recommend that the exterior of all buildings must be completed and enclosed within 12 months from the date that the permit is granted and that the building must be removed and the ground be put back to its original condition.

Looking to having a mini post office some day with our own zip code.

I would like Cape Carteret to grow and be a good retirement community.

Planning Board is doing a good job.

Perhaps there should be an ordinance regulating the amount of clearing that may be done on a lot, i.e., lot on Fairway Lane.

I would like to see an ordinance to make future mobile homes that come in put in the same direction as others to make the town look better.

Cape Carteret should have paid firemen on duty 24 hours, or the police and fire departments as one unit.

We would appreciate the result of the questionnaire.

I would be willing to pay more taxes to enforce the mandate of the town as concerns a possible lawsuit by our past police chief.

Cape Carteret should annex Hunting Bay plus the rental shack and all other adjoining property.

All septic tanks over ten years old should be checked by the town and health department.

Highway 24 should be zoned business to encourage small businesses (service & clean) to come to the area.

Trashy looking businesses should be made to clean up their areas.

Please watch very closely that commercial development does not happen in or too close to our property, we are the owners of the same.

The ramp at Bayshore Park is being used by many nonresidents. If this is strictly enforced and the individual pier problem was solved, a lot of us would be more in favor of a tax increase

Need to annex several areas - Hunting Bay, ETJ area, Fox Forest, Quail Acres, etc. Need to extend ETJ one mile beyond all annexed areas. Need sewer system. Need town building inspection program. Need to acquire town parks, not lease them. Need more public access to Bogue Sound. Need ordinance prohibiting underground storage of petroleum products and other toxic materials.

We need better water access facilities. Many retire here for this water access to the sound and ocean.

Run ------- ------ out of town. He does his best to increase town expenses and harass our commissioners.

Our low tax rate hinders improvements now needed. The present tax rate is a sham and a disgrace to the people.

A library - now. An increase in taxes would help a library program get started.

We need to raise the low tax base at once so that we can spend some money for needed programs.

It is regrettable that some people get all enthused about wanting things, i.e., extended phoning to Morehead, etc., water and sewer, without first studying carefully the original and continued costs. Initial costs are not realistic when you have to borrow and pay high interes rates year after year. I doubt that the ABC Store will actually cost what was mentioned; more than likely it will be at least 1/3 more.

The drainage is very poor!

It breaks our hearts to see the filth and trash and junky buildings in the yards of some homes

Environmental protection could be accomplished if the county were to zone unincorporated areas providing some control of the disorderly and unsightly development that is taking place. Cape Carteret could do its part by extending its extraterritorial jurisdiction and annexing areas that have already developed.

We mainly lack the enforcement of ordinances. Our police should report violations that they observe, and the proper enforcement person should act.

We believe what Cape Carteret now is about right. We do need sanitary sewers and street runoff control to protect our waters now.

Publish results with editorial comments (objective).

Eliminate billboards, large business signs, and stop giving variances to developers, etc. Make developers, by law, finish a building once it is started - no more like across the street from town hall.

Cape Carteret is small and should think small. As a residential community, we should not attempt to duplicate services and facilities found in larger towns and cities.

The town(s) must convince the county that it is time to plan for water and sewer now and develop the means for funding. Water and sewer for a town our size are not proper projects.

Several town issues have been settled on an emotional rather than a factual basis. We don't think that special interests should prevail. Many issues should be brought to a vote, particularly large expenditure issues. Certainly all citizens cannot be in on all decisions, we have representative government for that. We do need a better balance of citizen envolvement.

Since we pay more taxes than 90% of the people in Cape Carteret, I think that the south end of Liveoak Drive should be paved by the city. All we get is a street light for our taxes.

We should have ocean access and a free parking area or an area where a season ticket could be purchased.

Strictly enforce litter laws! Eliminate strip and spot zoning. Install left-turn lights at the intersection of NC 24 and 58. Keep commercial enterprises in the Piggly Wiggly area.

Present method of electing commissioners as all at-large is poor. Any organized clique can dominate government. Town should be divided into districts with representatives from each. Elections and government are not really non-partisan.

When do we get our own post office in Cape Carteret?

I hope that our area does not turn out like other over-populated, traffic-jammed areas. I am fleeing Long Island to get away from high taxes brought about by high priced police and too many recreational facilities and by political leaches.

Discontinue dumping and burning in Bayshore Park area. Hawl to the county landfill. Enforce ordinances that apply to authorized persons only being allowed to use boat ramps and facilities. Salter Path fishermen use the ramps as much as those authorized to do so.

I would like for the Town to acquire the boat basins and ramps on the sound that we now lease on a year-by-year basis. They could be paid for by general funds and user fees.

The garbage should be a part of the town tax. With drainage problems widespread, a ditching plan should be developed for rights-of-way and placed into law so that people could ditch and tie into the overall drainage system.

The additional tax gotten from new development in town should be sufficient to meet our needs.

I think your zoning is ok, but the Commission has no guts to enforce it. It almost seems to depend on who you are.

Another unsightly mess is now locating where you closed down an unsightly used refrigerator repair shop. I understand that you have issued another permit to the same person to operate another business there. Absolutely nothing has been gained by the removal of the previous operator. This outrage should be taken to the courts with the Town Board and the operator as defendants. This writer would generously contribute to such a fund if asked. Damn it gentlemen, legislate to disallow this.

There can be one answer to Question #21; that is a resounding, YES. Any person assuming office, either elected or appointed, is required to take an oath of office which states that he/she does solemly swear to support the Constitution of the United States and the statutes of the State of North Carolina, and that he/she will observe the provisions of the charter and ordinances of the Town of Cape Carteret, so help them God. No where does the oath authorize them to selectively choose which ordinances are to be enforced and upon which citizens.

POLICY STATEMENTS

The development of the following policy statements by the Town of Cape Carteret is derived from several sources, namely: the 1980 Land Use Plan, A Survey--Questions Concerning Cape Carteret, current town policies, and community profile studies on land use, population and economy, and community capacity and need.

The Board of Commissioners of the Town of Cape Carteret adopts the following policies to be applicable for the next ten years unless otherwise repealed. The policies are classified into three areas: Resource Protection, Resource Production and Management, and Economic and Community Development. Following is a Hurricane/Tornado/Storm Plan with policy statements and related policy.

SPECIAL NOTE: These policy statements and the Hurricane/Tornado/Storm Plan for Cape Carteret are supported by implementation recommendations given in 13 Goal Statements with accompanying objectives and strategies beginning on page 79. Following these is a description of the 1987 Land Classification Plan for the town beginning on page 90.

RESOURCE PROTECTION

Cape Carteret will support and enforce, through its local CAMA Officer, all policies and regulations in Areas of Environmental Concern (AECs). In accordance with those state policies set forth in Subchapter 7H of CAMA regulations, Cape Carteret adopts the following local policies regarding AECs and other sensitive areas and resources within its corporate limits.

Estuarine System

The estuarine system including Bogue Sound, Pettiford Creek/Marsh and Rocky Run Creek consists of brackish waters valuable to marine life regeneration and production. The system is an irreplaceable economic and biological resource. Cape Carteret will promote the conservation and management of coastal wetlands, estuarine waters, public trust areas, and shorelines, giving high priority to safeguarding and perpetuating their biological, social, economic and aesthetic values.

The town will evaluate permitted uses to determine their dependence on water for development. Examples of such uses include docks, boat ramps, bulkheads, and drainage ditches, provided they meet the standards of the town code and the development and licensing stipulations of the Coastal Area Management Act. Uses which depend on water access for development, such as residences, commercial establishments, and roads, are allowed in AECs if standards are met and regulations are followed.

Coastal Wetlands. Land uses in coastal wetlands are restricted to those which will not significantly affect the delicate balance of this natural resource. Highest priority will be given to activities which will guarantee wetlands conservation. The following table shows comparable uses which normally would be allowed or prohibited in wetlands by CAMA. Please refer to pages 25ff.

Coastal Wetlands

Permitted Uses	Prohibited Uses
Docks Boat Ramps Piers	Residences/Mobile Homes
Utility Easements	Apartments/Condominiums
Culverts	Commercial Establishments

Estuarine Waters. Estuarine waters are of prime importance to the fishing industry as well as to recreation. Activities are restricted to those which will not significantly affect the natural function or condition of the estuarine waters.

Cape Carteret supports projects which increase the productivity of this area. Such projects may include oyster reseeding and dredging operations for increasing the flushing action of tidal movements.

Permitted uses include: piers, docks, and navigation channels.

Public Trust Areas. Where the public has established rights to land and water, Cape Carteret shall protect them through conservation and management policies. Activities which interfere with the public right in a public trust area are not permitted.

Estuarine Shoreline. The estuarine shoreline is defined as the area 75 feet landward of the estuarine waters. The association of this land and the estuarine waters are of profound importance. Cape Carteret recognizes this importance and supports restrictions in this area to ensure that no damage occurs within the shoreline area or the adjacent estuarine waters.

Residential, commercial, and recreational development will be permitted provided that:

- Natural barriers to erosion will not be weakened or eliminated.

- Development will not interfere with the present public access.

  Note: Access may change if property changes hands and if it is rezoned at the request of the owner.

- Development will not interfere with natural drainage.

- Development will not create pollution.

- Standards of North Carolina Sedimentation Pollution Act of 1973 will be upheld.

Potable Water Supply: Siting of Wells and Septic Tanks.

It is the policy of Cape Carteret to use the expertise of the Carteret County Environmental Health Division and Central Permit Office to regulate the siting of wells (shallow and deep) and placement of septic systems. Please refer to Water Supply Areas on page 37.

Stormwater Runoff and Sedimentation. It is the policy of Cape Carteret to do what it can to assure that excessive runoff of surface water from storms will not be injurious to life and property, creeks, marshes, and estuarine waters. The Town will explore the need for adoption of the State Sedimentation Code, by reference with local modifications, to increase protection from the reception of excessive sediment from surface runoff.

Constraints to Development

Since Cape Carteret does not have a water and sewer system, estuarine water and well pollution is a prime concern. There is some evidence of estuarine system pollution from septic tanks. It is likely to recur at an increasing rate under existing and projected growth rates, as higher density development pressures are presented. Near Bogue Field (U.S. Marine Corps Airfield) and Hunting Bay, waters are closed to clamming at times. Cape Carteret will ensure that all dwellings constructed have properly installed and functioning septic systems, and the town will maintain densities no higher than those that are allowed under the zoning ordinance in all residential districts for single-family dwellings.

Flood Hazard Areas

Cape Carteret's flood hazard areas are situated mainly along the shoreline of Bogue Sound. These are delineated as V-zones on Federal Flood Insurance Program maps. See the Composite Hazards map on page 35. It is the policy of Carteret County to require new building construction to conform to Federal standards of the flood line (V zone) as stated in the insurance program. The County and Town enforce this policy.

Industrial Impacts of Resources

There is no industry or mining in the planning area, and there is no provision for industrial development in the zoning ordinance. It is the policy of the town, as set forth in Section 9-5065 of the Town Code to prohibit industrial development.

Package Treatment Plants

There is one large, privately-owned package sewage treatment plant in Cape Carteret to process effluent from the establishments located in the commercial area in the northeast quadrant of the NC 24-58 intersection. It is the policy of the town to allow use of package systems where they are deemed necessary to protect the environment, streams and the sound after meeting county and state standards and requirements. Further, it is the policy of the town to require the use of package treatment plants for all future multiple residential and commercial establishments.

Marinas and Floating Homes

There are no commercial marinas or floating homes in Cape Carteret. It is the policy of the town to exclude them from the corporate limits and ETJ.

Development of Sound Islands

There are no sound islands within the planning area of Cape Carteret.

RESOURCE PRODUCTION AND MANAGEMENT

The natural resources of Cape Carteret are a vital part of its economy. Protection of these resources is a primary concern. The following policy statements deal with the production and management of these resources.

Public Sound Access

It is the policy of Cape Carteret to protect and ensure optimum access to and recreational opportunities at beach and launching areas, consistent with public rights, constitutionally protected rights of private property owners, and the need to protect natural resources from overuse.

It is the policy of Cape Carteret to acquire lands for recreational use through the provisions of its subdivision regulations and to seek out and secure the use of other suitable areas, assessing the possibilities of purchasing recreational access areas now leased by the town from the private sector.

Commercial and Recreational Fisheries

It is the policy of Cape Carteret to provide access to the sound and recreational fisheries for property owners and residents.

There are no commercial fisheries abutting the immediate vicinity of Cape Carteret, but recreational fisheries exist in Bogue Sound. Although some areas are posted to prohibit the taking of shellfish, in Rocky Run Creek, and Hunting Bay, other fish may be taken for recreation and consumption.

Access is provided at the town-leased parks at Dolphin and Manatee Streets and the old ferry slip on Bayshore Drive. Here boats may be launched and fishing is allowed, but it is the intent of the lessors that only Cape Carteret property owners and residents be permitted to use these facilities. At the Bayshore Drive facility, however, the owners do permit some 25 commercial fishing boats operated by non-residents to tie-up on a 24-hour basis. This contradiction of intent not only thwarts the owners' "property owners and residents only" policy, but it is in direct conflict with the Cape Carteret Zoning Ordinance's residential district designation.

Cultural and Historical Resources

It is the policy of the town to protect significant historical and archaeological resources as they may be identified on the map on the following page. Wherever there is question of protection, the town will seek assistance and determination of the N.C. Division of Archives and History before proceeding to issue permits.

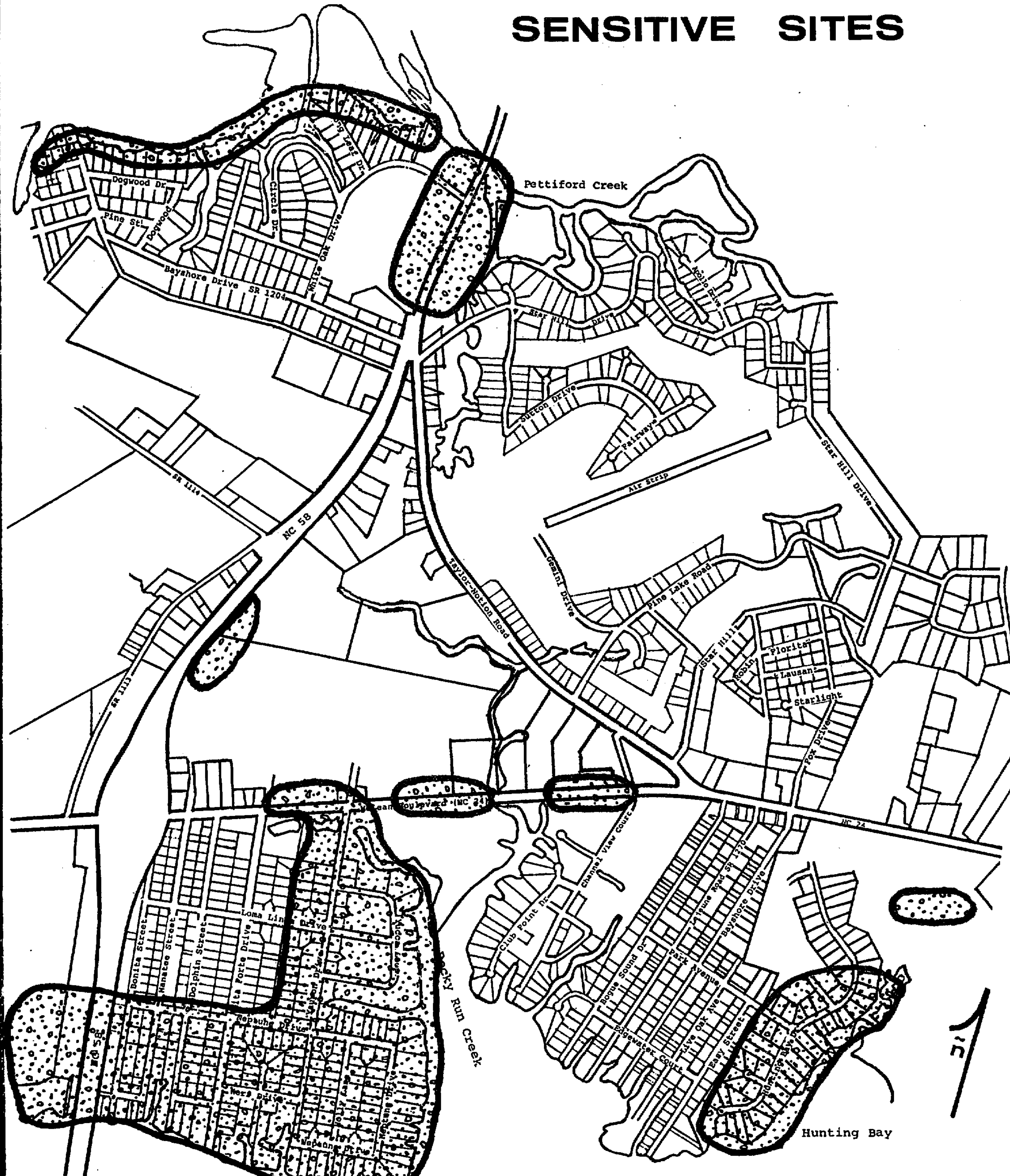
Productive Agricultural Lands

There are productive agricultural lands in the Cape Carteret ETJ, which are protected under the provisions of the R-30 (most restrictive) district of the town's zoning ordinance.

Cape Carteret

Planning Area

ARCHAEOLOGICALLY SENSITIVE SITES



The preparation of this map for Cape Carteret was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Resources Management Act of 1972, as amended, which is administered by the Office of Coastal Resources Management, National Oceanic and Atmospheric Administration.

Commercial Forest Lands

Two parcels of land lying within the property bounds of the U.S. Forestry Service are situated in the ETJ, fronting on NC 58. Both are classified as "Conservation" by the town. See the Land Classification Map on page 93.

Mineral Production Areas

There are no existing and no known potential economic mineral production areas in the planning area.

ECONOMIC AND COMMUNITY DEVELOPMENT

Protection and management of natural resources are of primary importance, but economic and community development are also important. The following are policy statements regarding current and future issues pertaining to economic and community development. Cape Carteret is committed to supporting and enforcing, where applicable, state and Federal programs which pertain to economic and community development.

Growth and Development

Cape Carteret will manage and direct its growth to balance development with municipal services and to protect itself from adverse development by:

- Basing population and growth guidance on the following criteria:

  (a) suitability of the land to accommodate use;
  (b) capacity of the environment;
  (c) compatibility with the goals and objectives of the town;
  (d) density;
  (e) location of use; and
  (f) availability of facilities and services.

- Preparing for a population growth that will continue at about the current rate with a permanent resident population of 2,500 by the year 2000.

- Instituting continuous land use planning and growth direction with effectively enforced zoning, subdivision regulation, and the building codes, amended in accordance with planning, as the key tools for managing population and economic growth in Cape Carteret.

- Guiding new development away from areas of environmental concern (AECs), providing protection for unique natural features, sensitive vegetative areas, rookeries, special habitats, and unstable physical forms, such as bays and shorelines.

- Directing new development in accordance with area soil capacity to accommodate water and sewer needs.

- Guiding new development away from hazardous areas where there is a tendency toward septic tank problems, flooding, and washover.

- Instituting annexation proceedings in a timely manner to incorporate abutting urban development so as to guide growth in accordance with the 1986 Land Use Plan Update and adopted policies, namely: the existing ETJ area, Hunting Bay, Fox Forest, and Quail Woods, as described on pages 17-20 of the Community Profile section of this document and on the Growth Management Map on page 62.

- Beginning proceedings in a timely manner to exercise the town's right, provided by general local enabling legislation (G.S. 160-A) of the State of North Carolina, to extend its extraterritorial jurisdictional area (ETJ) to include: the Northwest, SR 1113, SR 1114 and Southwest Quadrant (NC 24-58) Communities, as described on pages 15-16 of the Community Profile section of this document and on the Growth Management Map on page 62.

- Approving new development within the town's jurisdiction only when and where adequate public facilities and services (fire, rescue, and police protection and future water and sewer) to support it are available.

- Reviewing the Carteret County Emergency Management Hurricane Response Plan and the Cape Carteret Hurricane/Tornado/Storm Plan (See page 67ff.) and their respective policies periodically so as to guide development and new growth in the most appropriate manner in the future and to mitigate future land use conflicts with storm related emergencies.

Redevelopment of Existing Areas

Cape Carteret has no policies other than those expressed in the zoning ordinance that pertain to redevelopment. Stipulations in the ordinance refer primarily to the reconstruction of and addition to nonconforming uses. There is no area identified for redevelopment. Cape Carteret is a "new" community, only having been developed over the past 15 years.

Town Character

It is the intent of Cape Carteret to promote and preserve the quiet, peaceful retirement atmosphere and reputation of the community by limiting the amount of activities that would detract from the town's present character and distinction through effective land use plan implementation, and conscientious building permit, CAMA permit, zoning ordinance, and subdivision regulation administration, and by advertising the town as a quiet retirement community, upholding that tradition.

Housing

It is the policy of Cape Carteret to continue to encourage the development of a variety of housing types to meet the needs and desires of the citizenry and future permanent and seasonal residents within the context of the land use plan and zoning ordinance by:

- Maintaining areas exclusively for conventional single-family dwellings primarily for the growing permanent population.

- Providing an area for mobile homes to accommodate permanent occupancy.

- Monitoring the needs of the community for additional areas for one- to two-story garden-type condominiums and apartments, maintained to accommodate retired and other permanent populations, and evaluating the provisions of the R-10M zoning district to include new setbacks, density, and minimum heated floor space requirement standards.

- Retaining a forty-foot height limitation for residential, commercial, and institutional structures.

- Requiring new residential subdivisions to provide lands for public recreation use with neighborhood orientation.

Appearance and Cleanliness

It is the policy of Cape Carteret to improve and enhance its visual quality and attractiveness, both of which are directly related to liveability and economic viability by:

- Celebrating "Cape Carteret Spruce-Up Week" in the spring of every year.

- Strengthening and enforcing town ordinances relating to vacant and occupied residential and commercial property clean-up, with provisions for the Town to do the job at the owner's expense if not carried out after proper notification.

- Requiring developers and construction companies to clean up during building activities and after jobs are completed by withholding inspection and occupancy permits until cleaning has been completed satisfactorily.

- Continuing to pick-up garbage two times per week.

- Establishing a continuous cleanliness campaign with posters, signs, and additional trash (pitch in) receptacles in municipally controlled areas.

- Creating a Community Appearance Commission with the charge to conduct clean-up campaigns, to receive recommendations from Town boards and citizens, and to institute community activities, relating to beautification, environmental protection and preservation, advocacy for quality development, lot clearing, and environmental education.

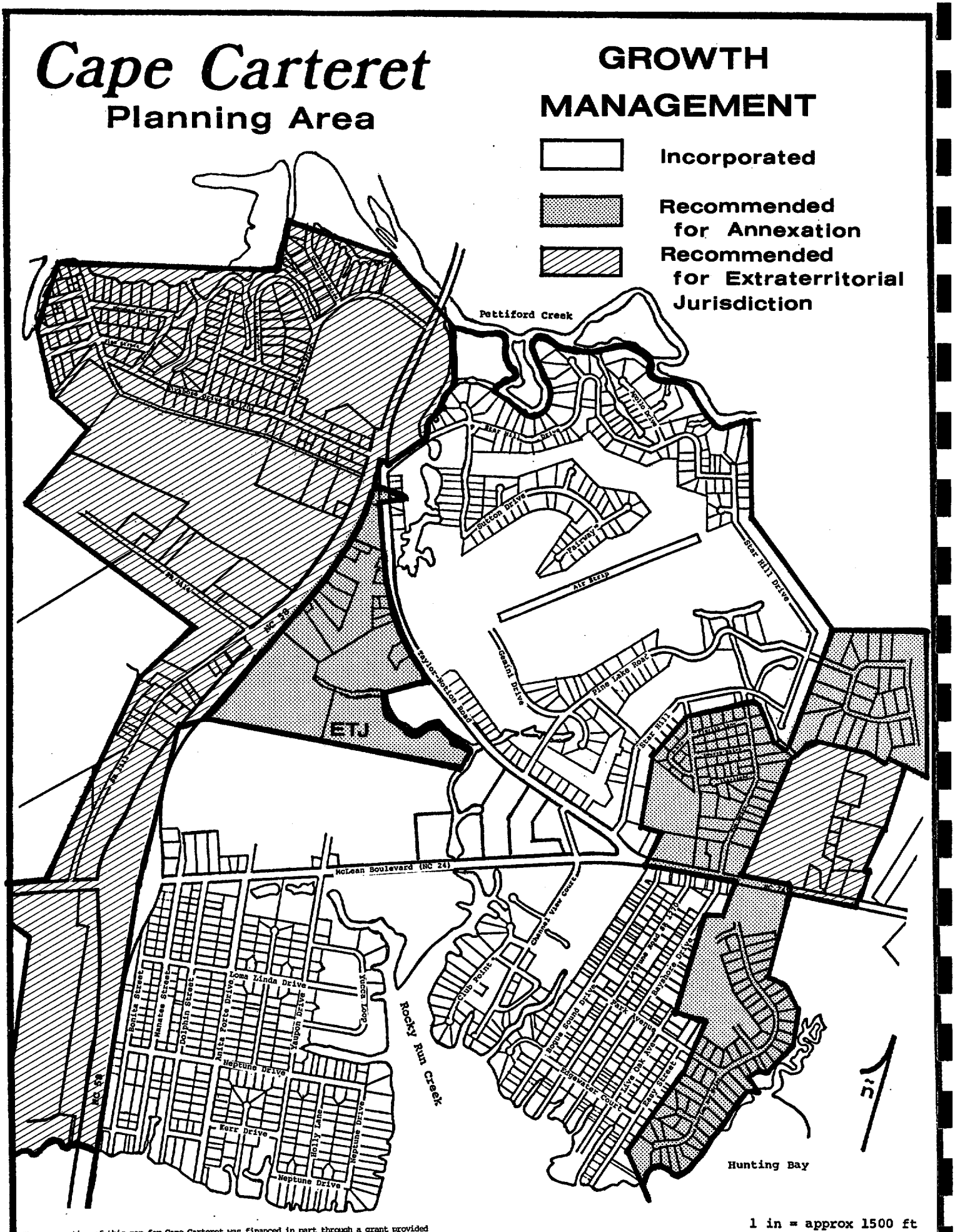
- Enforcing the ban on billboards within the Town's jurisdictional area and using the town's authority to remove existing billboards through amortization proceedings where applicable.

- Controlling erosion of silt, sand, and soil from cleared lots through administration of an erosion control ordinance.

Commercial Development

Permanent and seasonal residents should have access to basic shopping and service facilities. It is the policy of Cape Carteret to enhance and promote quality commercial development by:

Cape Carteret
Planning Area



The preparation of this map for Cape Carteret was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Resources Management Act of 1972, as amended, which is administered by the Office of Coastal Resources Management, National Oceanic and Atmospheric Administration.

- Encouraging community oriented business to cluster in the existing zoned commercial district in the northeast quadrant at the intersection of NC 24 and 58 and limiting the strip development configuration similar to that experienced beyond town limits, by dividing the commercial zoning district (B-10) into several new districts to accommodate specific business types.

- Understanding that major commercial facilities and services are already provided in the general vicinity of Cape Carteret.

- Encouraging the formation of a business association for Cape Carteret.

- Encouraging major tree planting and parking lot redesign of the commercial area in the northeast quadrant of NC 24-58.

Public Works and Services

It is the policy of Cape Carteret to increase its capacity proportionately to provide public works facilities and services to growing permanent and seasonal populations and to existing and developing residential, commercial, and recreational areas by:

- Maintaining the town's capabilities to keep the town free of litter and trash, particularly during the summer months to uphold the cleanliness and image of the community.

- Encouraging private civic and service organizations to sponsor "Cape Carteret Spruce-Up Week" each year to encourage town cleanliness.

- Continuing its water and sewer system studies to determine where and when water and sewerage might be installed incrementally with accompanying treatment facilities, either by the public or private sectors.

- Exploring privatization of public works equipment, facilities, and services in support of the town commission form of government as a means of providing an improved quality of service more economically.

- Developing an integrated plan and program for alleviating drainage problems on a year-by-year basis.

- Instituting a means to maintain and improve residential streets through year-by-year programming based on condition and need, traffic, and ability to pay.

- Preparing a plan for providing street lighting on an incremental basis where population concentrations demand.

Traffic Circulation and Transportation

Accessibility and minimal congestion are hallmarks of a well-planned, attractive community. It is the policy of Cape Carteret to meet the increasing need to move people and goods from place to place conveniently, safely, quickly, and efficiently, particularly during the summer months when traffic congestion is highest by:

- Facilitating off-street parking areas in close proximity to commercial establishments.

- Modifying access to future establishments on NC 24 and Taylor-Notion Road to cut down the number of curb cuts by requiring access roads and encouraging access and egress from the existing perpendicular streets.

- Maintaining public sound access with parking.

- Maintaining residential streets in accordance with annual programming.

- Asking DOT to expand turn signals on US 24 at US 58.

- Developing a plan for bikeways/sidewalks in strategic locations.

Public Safety and Security

All citizens, seasonal residents, and visitors to Cape Carteret should be able to feel safe and secure on the streets, at public and private places and in their homes or lodgings, and they should not have to worry about the safety of their property and possessions. It is the policy of the town to provide the highest level of safety possible in response to growth and development for humans and property within financial constraints by:

- Exploring alternative means of patrolling the town during daylight hours.

- Encouraging continuing neighborhood Community Crime Watch programs.

- Seeking ways to expand the police force during seasonal fluctuations.

- Continuing to patrol all roads, including NC 24, for speeders, and by seeking improved coverage by the State Highway Patrol for NC 24, NC 58, and Taylor-Notion Road.

- Expanding the police force as population growth occurs in accordance with state and national public safety standards.

- Supporting fire protection and rescue services, financially and through conscientious liaison.

Assistance to Channel Maintenance

Cape Carteret is located on Bogue Sound, through which the Intracoastal Waterway passes. This facility is maintained by the U.S. Army Corps of Engineers. The town has no jurisdiction in maintenance dredging and traffic control.

Energy and Communications Facilities Sites

There is one electrical substation located in Cape Carteret at the intersection of Taylor Notion Road and McLean Boulevard (NC 24). This facility is owned and operated by the Carteret-Craven Electrical Cooperative. A telephone switching station of Southern Bell Telephone is

located in the SR 1113 Community outside the town limits. The town policies concerning these facilities relate to the screening of installations for aesthetic purposes inside its jurisdictional area.

Culture and Recreation

There is a direct relationship between the availability of cultural, recreational and leisure outlets and activities and local growth and economy. It is the policy of Cape Carteret to maintain an environment where cultural and recreational activities can flourish for the benefit of permanent residents, the seasonal population, and vacationing visitors by:

- Establishing a Park/School relationship with White Oak School, exploring further ways to acquire joint recreational access to the facilities through the Carteret County Board of Education.

- Encouraging young people's recreational programs at White Oak School.

Tourism and Waterfront Access

It is the policy of Cape Carteret to work with commercial interests to provide business, retail, banking and service facilities for tourists and vacationers. It is the policy of the town to provide water access for its residents and property owners at the ends of Dolphin Street and Bayshore Drive.

Citizen Participation

It is the policy of Cape Carteret to promote responsible citizen participation in order that decision-makers can meet more effectively the needs and desires of the residents and the present and future challenges posed by change and growth by:

- Advertising Town Board and Planning Board meetings.

- Seeking-out a broad cross section of citizens to serve on town committees and boards and to volunteer their services to the community in other capacities.

- Conducting periodic questionnaires.

- Holding town meetings.

- Developing a system for citizens to provide input through elected and appointed officials.

Town Administration

The Town Board, with the help of the Planning Board and Board of Adjustment, will carefully monitor growth and development in the community so that the problems and high expense that accompany the dynamics of inevitable growth do not become overwhelming. It is the policy of Cape Carteret to manage growth by:

- Monitoring staff and development service needs in planning, engineering,

and inspections so that quality development can be maintained and improved as growth increases in speed.

- Enforcing diligently the zoning ordinance and subdivision regulations and all other applicable elements of the town code, as well as supporting state and federal regulations.

- Exploring the hiring of a town building inspector to administer the various codes--zoning, subdivision, building, etc., to serve as staff to the Planning Board and Board of Adjustment.

- Using penalty stipulations provided in the state building code for non-compliance requiring completion of started projects within a given period so that projects will not lie unfinished for years after they were begun.

- Exploring the potential for annexing major developments abutting the town limits (Hunting Bay, Fox Forest, Quail Acres, and the existing ETJ area).

- Exercising extraterritorial jurisdictional rights by extending the area up to one mile to the east, northwest and west of the town corporate limits.

- Asking the county to zone areas and to administer subdivision regulations and building codes beyond the town's jurisdictional authority to control development.

Commitment to State and Federal Programs

It is the policy of Cape Carteret to carry out, to the best of its ability, the state and federal stipulations and regulations applicable to resource protection and production and to economic and community development, as required and as set forth in this land use plan, with the help of the various agencies of the county, state and federal governments.

HURRICANE/TORNADO/STORM PLAN

There are two new effective tools for implementing the updated 1987 Land Use Plan that were not available in 1981. These are storm hazard mitigation and post-disaster recovery plans.

Cape Carteret is a part of a large Carteret County network of Emergency Management Hurricane Response Planning. The Town participates fully in Storm Hazard Mitigation, Evacuation Operations and Procedures, Disaster Relief and Assistance, and Post Disaster Reconstruction Planning. The Mayor is a Primary Member of the County Control Group. He is backed by Town Commissioners who serve as 1st and 2nd Alternates. Others in the community are members of the County Support Group, including the police, fire, and rescue chiefs. The Cape Carteret Control and Support Groups contingents are stationed in the Emergency Operating Center (EOC) at Town Hall during severe storm conditions, which is in direct contact with the County EOC.

Although extensive and inclusive planning for operations has been developed by the County, with Cape Carteret as an integral part, the Town has need for plans of its own, customized to handle local situations. These plans, in particular, have to do with: (1) hurricane/storm hazard mitigation--doing all that is possible in the long-term before threatening weather occurs to avoid possibilities for loss of life and severe damage to property, and (2) post disaster reconstruction in accordance with the 1987 Land Use Plan Update--doing all that is possible in the long-term to insure that recouperative activities meet town policies and objectives stipulations and town code standards, developed in accordance with the plan and adopted to implement the plan.

Although there are four basic phases in dealing with storm hazards--mitigation, preparedness, response, and recovery, the mitigation and recovery phases relate closest to land use planning. These phases present opportunities for lightening the damage of future storms and for "redoing" past land use patterns that may have proven to be undesirable.

Mitigation encompasses activities which can reduce the probability of disaster, minimizing the damage in Cape Carteret caused by storms. Modification of regulations, such as zoning in accordance with the Land Use Plan, which discourage residential and commercial construction in areas that are easily flooded is an example. Mitigation is not only geared to dealing with a specific disaster but for avoiding damages in the long term future.

Preparedness activities occur immediately before disaster strikes. Preparedness is a way Cape Carteret can cope with the unavoidable aspects and immediate threats to its people and property. It is a way that disaster response operations can be more effective. Preparedness planning needs to be extensive and thorough, including evacuation and emergency operations. Mitigation as described above, for instance, is longer term in nature, while preparedness is more immediate which includes hurricane warnings, evacuation, and operating shelters. This kind of planning involves cooperating with Carteret County Emergency Management Hurricane Response Planning (Control and Support Groups) and the State's Division of Emergency Management and operating the Town's Emergency Operating Center.

Response activities follow a disaster. Search and rescue, temporary housing and emergency medical care, temporarily curtailing utility operations, and assessing damages, all are important functions. Assisting the injured and displaced, avoiding secondary damages (broken electrical lines and damaged package sewage treatment plants), and putting Cape Carteret back on the road to recovery as soon as possible are functions of the response element.

Recovery planning for Cape Carteret involves the full range of reconstruction and rehabilitation activities. These are geared to return the town to normal or to better than it was before a storm or disaster. Included are financial assistance, economic recovery planning, reassessment of the town's land development and growth management policies, and the repair, rebuilding and relocation of utilities and damaged structures.

The above four phases can be grouped into two distinct major functions. One is emergency management which is directly linked to preparedness and response, and the other is development management which is associated with mitigation and recovery. The skills required for these two contrasting functions are markedly different. Where those for emergency operations are more tactical in nature, the skills for mitigation and recovery (development management) are more strategic, requiring the setting of long range policies, goals, and objectives; the design of specific policies; and the identification of strategies to achieve them. The development management function is emphasized in the 1987 Land Use Plan Update for Cape Carteret.

STORM HAZARD MITIGATION

Storm Frequency

Cape Carteret has been fortunate not to have experienced a major hurricane since the 1950's. Occasional storms and lesser hurricane landings on Bogue Banks, however, have taken their toll on the beaches. The average annual beach erosion loss over the past ten years has been from two to five feet, but in November and December of 1986 alone, there was a loss of nearly 30 feet during two winter storms at nearby Indian Beach. Experience in recent years has shown that more damage has occurred from winter storms than from hurricanes. There is a six percent chance that a hurricane will strike in any given year. On Bogue Banks, major hurricane landfall has averaged about once in every 17 years.

Components of Hurricane Damage

A critical factor is storm surge in determining damage effects from hurricanes. This is the most dangerous of hurricane forces. Most recorded damage results from surge effects. Cape Carteret is protected from storm surge by the Bogue Banks barrier island, but surge flooding can be a threat in Pettiford Creek and Marsh, Rocky Run Creek, and Hunting Bay. The effect of this flooding could well be felt as far inland as the ETJ area. Ninety percent of hurricanes related deaths are from drowning. In the case of the worst hurricanes (classes 4 and 5) much of the planning area would be flooded, particularly Bayshore, and Old Cape Carteret.

Wind and rain also are important components of a hurricane. Wind force is the prime factor in categorizing a hurricane, but surge and barometric pressure also figure into the scale prominently. See the reference to the Saffir/Simpson Hurricane Scale in the appendix. The speed at which a hurricane is moving determines the rates of rainfall released. Bogue Bank's shoreline could be changed significantly by a severe hurricane, characterized possibly by new inlet cutting as has occurred at Indian Beach in years past.

Hazard Mapping

Cape Carteret's vulnerability can be indicated relatively accurately through hazard mapping. This mapping is derived from two sources: the Federal Insurance Administration's Flood Hazard Boundary Map and the Cape Carteret Land Classification Plan which takes Flood Zones and Areas of Environmental Concern into consideration. These factors have been combined and expressed on the Composite Hazards Map on page 35. The hazards that can be expected in each of the areas on the Composite Map are given below.

HURRICANE FORCES*

	Erosion	Wave Action	Flooding	High Winds
AEC Areas	X	X	X	X
V Flood Zone	X	X	X	X
A Flood Zone			X	X
B Flood Zone			X	X
Remainder of Cape Carteret				X

*McElyea, Brower, and Godschalk, Before the Storm: Managing Development to Reduce Hurricane Damages, Chapel Hill, 1982.

The table above shows only "rule-of-thumb" information, because hurricane impact is influenced by many factors, including, but not limited to:

- ocean floor configuration and slope
- shoreline and sound floor configuration
- tidal pressures and moon phases
- the shapes and locations of inlets
- the direction, angle, and force of the storm

In Class 4 and 5 storms, as indicated earlier, much of Cape Carteret would be inundated, and backwash of a storm surge through Bogue Sound and Pettiford Creek and Marsh would bring high water to much of the community. Areas where this could happen are in the low-lying sections along Rocky Run Creek and to the north and west of Star Hill. In both cases, there is a possibility that high water would extend into the existing ETJ.

The Hazards Map on page 35 should eventually be replaced with a computer simulation model to give a more accurate portrayal of expected damages under certain given conditions. Sophisticated computer models have been developed to depict results from a variety of storm levels and approaches. This could be a joint effort for Cape Carteret, the County, other municipalities in the county, and the State.

Magnitude of Risk

The higher the population and the value of property, the higher the risk from the damaging effects of a storm. As Cape Carteret grows in population and physical size, the assessed valuation of the town will increase.

On the Composite Hazards Map on page 35, it can be seen that some 16 single-family properties in Old Cape Carteret are located in the V Flood Zone. Further, it should be noted that three Bayshore residential properties are in the V Zone. Although not mapped by the Federal Emergency Management Agency because it is located outside the town limits, it can be assumed that up to eight properties in the Hunting Bay subdivision would be subject to comparable flooding.

The A Flood Zone intrudes into Bayshore, taking in some 45 single-family residential properties and about 14 manufactured homes. Old Cape Carteret has 16 single-family properties in the A Flood Zone.

There are no known potentially hazardous materials stored in Cape Carteret's V and A Flood Zones.

Population growth normally is constrained by the availability of land for residential development. It is estimated that about one-half of the town's 1,043 platted residential lots lie vacant, with none located in areas where conventional construction would not be acceptable or where septic tanks would not function well. Hence, it is conceivable, that given even the single constraint of flooding, even without annexation, the town's population could easily double in the next 10-15 years. There are other factors such as water and sewer that figure into the population growth scenario also. These are discussed on page 22-24 and 39.

Total assessed valuation for Cape Carteret has risen from $27,381,007 in June 1982 to $31,002,830 in December 1986. Recent economic recoveries nationwide, and resultant increases in building activities in the town, account for increased valuation. Values will increase even more when reassessment studies are conducted by Carteret County in 1988.

Identification of Hazards

Bogue Sound and its Estuarine Shoreline lie on the southside of Cape Carteret. Here flooding along the shore and up into the Rocky Run Creek and Hunting Bay are distinct hazards. The intrusion of flood waters could be as far north as the existing ETJ, lying between NC 58 and Taylor-Notion Road.

Pettiford Creek and Marsh lie on the northern periphery of Cape Carteret with an irregular border which dips into the Star Hill residential community and golf course property. There are two areas where flooding, and possibly backwash, could be a hazard, if pressures of high waters and swollen rivers were strong enough in their attempt to find least resistant paths back to the sound and ocean. One parallels and lies just east of Taylor-Notion Road in low-lying sections along ponds in the golf course. Another is situated between Star Hill and Apollo Drives where residential properties back onto water.

In its wisdom. Cape Carteret has not located any utility structures in hazard areas. The electrical substation and telephone switching station are situated on high grounds. One community facility is located in the V Flood Zone. This is a leased park at the foot of Dolphin Street in Old Cape Carteret. There is a privately-owned package sewage treatment plant, however, located in the low-lying area associated with the northern extension of Rocky Run Creek to the northeast of the commercial development at the intersection of NC 24-58. Pollution stemming from flooding at this facility could prove to be a problem in extreme situations.

Street flooding could occur along the street ends at Bogue Sound, particularly in the Bayshore community. Here, they are susceptible to earliest flooding during hurricanes and severe thunderstorms because of the area's location in the A Flood Zone. A portion of Star Hill Drive, just east of NC 58, could be expected to be one of the first streets to flood from heavy rains associated with a hurricane because of its low-lying situation between ponds of the golf course.

RECOVERY AND CLEANUP

After a hurricane, Cape Carteret could be faced with the difficulties of returning the town to a livable condition. Residents who wish to return their situations back to normal in a speedy fashion often find themselves in conflict with those who want to avoid the dire consequences of another disaster. The need for reconstruction actually offers a community the rare opportunity to make improvements. But if plans are overly ambitious, require too much study, or take too much time to implement, they may fail to bring about good results because the citizenry might lose interest. After a storm there will be a great deal of confusion and fear about the future. Delays and uncertainties can occur if the Town is unable to instill confidence. Town policies, goals, objectives, and strategies of the 1987 Plan, where still applicable, should be followed faithfully so that the people will know what to expect.

Decisions should be made in a timely manner after a storm. Information should be dispensed quickly, and rules should not be changed without solid, compelling reasoning. A feeling of confidence in town government will speed recovery and assure compliance with emergency regulations. Frequent changes and not sticking to the plan for recovery will magnify the pre-existing confusion and slow the recovery process.

Immediate Cleanup and Removal Activities

Certain actions need to be taken by the Town to restore basic facilities and services immediately.

Access. Help will be made available from the County to clean-up debris. Assistance will be dispatched from the County Operations Center and directed to most needed areas first. It is important that citizens realize that they should not return to their properties or places of residence until it has been announced that it is safe to do so. This could be a matter of days.

The Town will do all within its capacity to open its major streets for access to critical locations in the community. First priority for debris removal and cleanup will be on McLean Boulevard, Taylor-Notion Road, Anita Forte Drive, Lejeune Road, Channel View Court, and the two entrances to Star Hill (Star Hill Drive and Pine Lake Road). These streets will serve as an emergency transportation network for access to most important areas including: Town Hall, the fire and rescue station, White Oak School, churches, restaurants, stores, and filling stations. Downed wiring cleanup and replacement will be conducted before streets are opened to traffic and concurrently by crews and contractors of the Carteret-Craven Electrical Cooperative.

Potable Water. Drinking water should be made available at Town Hall from tank trucks until electricity is restored and private wells are declared to be uncontaminated.

Communications. Telephone and radio service will be restored first to Town Hall (Emergency Operations Center) and the fire and rescue station, then to residential sections.

Relocation of Community Facilities. Currently all Town-run community facilities, except for leased parks, are outside the AEC and V and A Flood Zone areas. This does not mean, however, that severe storm activity will not change the vulnerability of these facilities. In regard to Town Hall and the fire and rescue station, need for relocation may become a reality depending on storm damage and flooding. Land use planning and policy, and land classification, should be adhered to if still applicable when replacement and restoration take place. If the Classification Plan is no longer applicable because of severe destruction, careful consideration should be given to relocation of new or replacement facilities within the context of a new or revised planning process customized to the new residual land form.

Damage Assessment

A Damage Assessment Team, headed by the Commissioner for Public Works, including the County Building Inspector as well as personnel from the County Tax Office and Health Department is already in place. The work of the team will support damage claims and help Cape Carteret in seeking State and Federal financial and technical assistance. It should learn about the following procedures and meet at least annually to rehearse its duties.

- The Team will meet immediately after the storm and take a field survey and prepare a report of the disaster to request immediate assistance.

- A detailed field survey then should follow and be completed within ten days at which time the Governor would request the President to declare the county and community as a disaster area.

- The Team should designate and mark every damaged structure recommending the following action.

  1. To be demolished
  2. To require inspection before reconstruction
  3. To be repaired with a permit
  4. To be repaired without a permit

- Each damaged building will be marked for action on its right hand front corner so that it can be seen readily from the street. Percent of damage, conformity to Town codes, congruence with the Emergency Land Use Plan Overlay as detailed in the following section, and assessed value will all figure into the damage assessment process.

Land Use

Examples in other storm disaster areas have shown that development trends in progress before a storm are greatly accelerated after a storm. It is assumed that Cape Carteret's growth rate will increase after a disastrous storm.

Care must be taken not to underestimate the amount of space that will be required for emergency housing and debris cleanup and collection. Often more than twice the amount of the damaged area is needed for temporary housing, commercial buildings, and debris clearance. The following procedures should be used.

- The Planning Board and Town Commissioners should prepare an Emergency Land Use Zoning Overlay for the Cape Carteret Planning Area before reconstruction begins. The town should be divided into three mutually exclusive districts. As the emergency subsides the overlay classifications can be gradually phased back into normal zoning standards.

  District 1 - Heavily damaged areas requiring complete redevelopment--a 30-45 day moratorium on new construction

  District 2 - Inspected areas that may be restored--repairs to be made as quickly as possible

  District 3 - Undamaged areas which may be reinhabited immediately--zoning density standards to be lifted for up to 12-18 months to allow temporary housing for those displaced by the storm.

- Reconstruction of buildings that were nonconforming prior to the storm will be prohibited under the provisions of the Cape Carteret Zoning Ordinance. Similarly, structures not meeting the standards stipulated in the Building Code, for flood insurance, and structural and flood proofing standards, will not be allowed to continue. Public facilities provided by the Town likewise will be analyzed as to current location and impact and as to where redevelopment recurs.

- The adequacy of the Zoning Ordinance will be assessed to direct redevelopment properly away from hazard areas. It has been shown that development after a storm often occurs at much greater density than before. Since results of the Questionnaire show that Cape Carteret residents are concerned about duplex, apartment, condominium, mobile home, industrial, and motel development, the Zoning Ordinance takes on increased importance in the management of redevelopment of uses at densities which are acceptable to the community.

- All repair and construction contractors shall be registered for privilege licenses.

- Property owners shall be placed on notice that they may need to obtain building permits for reconstruction based upon findings of the Damage Assessment Team.

- The Board of Adjustment shall hear citizen appeals of damage assessments and emergency zoning designations. The Mayor may make appointments to fill Board vacancies. Operating rules shall be the same, but decisions should be made as rapidly as possible.

- Prior arrangements should be made with the Baptist Church Deacons, the Presbyterian Church Session, and the Star Hill Country Club Directors for using their respective physical plants for emergency housing.

- Prior arrangements should be made for depositing debris either at the county landfill or in other locations.

Assistance Coordination

As a result of storms, households can be disrupted by injuries, death, and loss of homes, employment, and personal possessions. These problems require community policy decisions and assistance before reconstruction can begin. A wide variety of public and private sources, including the Red Cross, must be coordinated for an effective assistance effort. The following procedures are identified for implementation.

- A Disaster Aid Coordinator should be appointed before the storm season begins. This person can be a public employee or private citizen who is familiar with potential sources of family assistance.

- Volunteers should be dispersed from one site to various work stations--the school, churches, restaurants, etc.

- Stations should be established in strategic locations where need is the most, for dispensing food, clothes, pastoral counseling, housing, and financial assistance. It should be noted that the White Oak School, although designated as an emergency shelter by the County, does lie in an area that may be susceptible to flooding and may not be available for use as a station.

- Recovered personal belongings should be catalogued and returned to owners where possible.

- Arrangements should be made prior to the hurricane season with the school, churches, country club, and restaurants for use of their facilities during the longer-term recovery period.

- The Disaster Aid Coordinator should work closely with the Damage Assessment Team and the County Emergency Management Hurricane Response Control and Support Groups to keep abreast of conditions in the town and surrounding areas.

It should be noted here that the new Carteret County Disaster Relief and Assistance Plan will be issued to Cape Carteret before the Hurricane Season of 1987. This new document outlines assistance programs for the County and Town. Assistance programs would be set-up as quickly as possible within the context of this new plan after a disaster.

Financial Aid

Financing is a major issue following a disaster. Aid to victims may be tied to requirements of the 1987 Land Use Plan Update, new land use and construction policies, zoning non-conformity provisions, and other Town codes and policies.

Individuals having easy access to funds in the predisaster situation will recover most quickly. Some with good financial backing even may profit from a disaster--improving their homes and businesses through the reconstruction process. Those with limited capital resources, however, will be slow to repair and rebuild.

The following procedures should be adhered to so that difficulties can be averted as much as possible.

- Federal and State aid program assistance applications should be filed as soon as damage assessments are completed.

- A disaster contingency fund should be established with the assistance of Carteret County to cover expenditures on municipal facilities that must be made even after tax revenues are greatly reduced.

- Cape Carteret through the County should request the State to purchase manufactured emergency housing to be stored inland for disaster use.

CAMA Permits

All CAMA (Coastal Area Management Act) regulations should be strictly adhered to so that future storms will not be as devastating to life and property. After a major storm, Cape Carteret with the assistance of the County must implement the CAMA minor permits program which involves the siting of structures in relation to required estuarine shoreline front setbacks. The following procedures should apply.

- CAMA regulations will apply to any new construction.

- Buildings damaged over 50 percent of their structural value and located in an AEC (Area of Environmental Concern) will not be given CAMA permits for reconstruction. It should be noted that AECs will more than likely be moved significantly inland after a storm.

- Coordination in compliance with the Town's Building Code, Zoning Ordinance, and Subdivision Regulations will be assured before CAMA permits are issued.

Federal and State Assistance Sources

Assistance programs normally require a Presidential declaration of an emergency or major disaster. Often the Governor makes the request for this declaration, and the President concurs when it is found that significant damage beyond the capabilities of local and state governments to deal with the situation has occurred. Some assistance programs are available without this declaration, but most all require it.

EVACUATION

It is noted that Carteret County has adopted an evacuation operations and procedures plan which is applicable to Cape Carteret. Because the 1987 Land Use Plan Update is primarily targeted to the long-range implications of storm mitigation and reconstruction, the lengthy and extensive details of the Evacuation Plan are not replicated here. Reference should be made to that document which is available at the Courthouse in Beaufort if the intricacies of the plan need to be referred to. Cape Carteret officials--elected, professional, and volunteer--are intimately involved in the workings of the plan, making the Town an integral participant in the operations and procedures.

Determining evacuation time is one of the major objectives of any storm planning effort. By definition, evacuation time represents the minimum amount of time before projected landfall that local decision-makers must allow for safely completing evacuation under storm conditions. An evacuation plan is especially important for Cape Carteret because both the seasonal and permanent populations in neighboring communities on Bogue Banks have increased at a rapid rate while evacuation routes have not changed either their locations or capacities in recent years. Cape Carteret is situated at an evacuation crossroads and funneling area (NC 24-58) where evacuees converge to head toward the inland country. Depending on the potential intensity of an impending storm, more than the evacuation of the communities on Bogue Banks may be required. Cape Carteret itself may have to be evacuated.

Evacuation planning and implementation are not only the responsible function of Cape Carteret, but they are, out of necessity and common sense, in the interest of other governmental unit also. The Town participates with Carteret County and the N.C. Division of Emergency Management in effecting evacuation. There should be cooperative evaluation of plans among these units, and with Indian Beach and Emerald Isle, to determine adequacy and to assure that they are based on sound analyses. If required evacuation time, for instance, exceed warning time provided by the National Weather Service, Cape Carteret in cooperation with its neighbors and County should consider

new evacuation capacity policies. Ideally, evacuation traffic flow from neighboring communities on Bogue Banks should not prove to be a hindrance to that of Cape Carteret, but there are never any ideal situations in disaster settings.

Storm surge is a critical factor in evacuation planning. The term "storm surge" refers to a dome of water driven by the wind that is up to 50-100 miles wide and moves across a coastline. The National Weather Service's Saffir-Simpson Scale projects a 15 foot storm surge for a Class 5 (worst case) hurricane which would wash over Bogue Banks into Bogue Sound and into Cape Carteret. Surge heights can be amplified to even higher levels if there are a gradual sloping ocean floor, tidal pressures, and bays and inlets. Surge can flood low points in highways and cut-off evacuation routes such as NC 24 and 58 where streams and marshes are crossed. When Hurricane Hazel (Class 4) hit the North Carolina Coast in 1953, a surge of 16 feet was recorded at some locations.

In the event of a Class 5 hurricane, Cape Carteret would be flooded in great part. One escape route is essentially the only feasible choice--NC 58 North towards Maysville and Trenton, but several low-lying areas such as Pettiford Creek and Marsh would have to be crossed. Evacuees would have to clear these areas early. With competing traffic from communities to the east, Bogue Banks communities including Pine Knoll Shores, Salter Path, Indian Beach, and Emerald Isle, and the Cedar Point area east of the White Oak River bridge on NC 24, Cape Carteret residents would need several hours lead time to have relatively unrestricted access to this escape route. Torrential rains associated with a hurricane can flood low-lying areas more than six hours before landfall.

The Carteret County Evacuation Operations and Procedures Plan shows the White Oak School as an emergency shelter. It should be noted, however, that the school lies in a relatively low area next to Rocky Run Creek. This means that this structure probably could not be depended upon as a refuge in a severe storm. Parts of the property lie in the A and B Flood Zones.

Wind and rain are also components of a hurricane's destructive force. The storm category given a hurricane is based on the intensity of its winds, and the speed at which a hurricane is moving determines how much rainfall is released on a given area. Evacuation from Cape Carteret requires travel on NC 58 North. Hurricane force winds and blinding rain can combine to make it nearly impossible to drive on coastal highways. Traffic flows at a snail's pace. Studies in Florida show that gale force winds may precede landfall by six hours. Although the NC 58 bridge to Emerald Isle will be closed to traffic when winds reach 50 miles per hour, this 65 foot high span probably will not be negotiable with winds this stiff at any rate. Cape Carteret may then have added lead-time to evacuate because of this situation. Bogue Banks traffic may be cut-off well before the time for Cape Carteret evacuation, if found to be necessary.

The Cape Carteret street network lends itself to many bottlenecks in an evacuation situation. Traffic must flow onto McLean Boulevard (NC 24) or Taylor-Notion Road from several residential streets. On peak vacation weekends, each intersection with the main thoroughfares has the potential of being a trouble spot because in many cases left-hand turns are required.

Traffic from Bogue Banks and areas east of Cape Carteret will complicate the town's own evacuation process greatly, suggesting that an additional one-hour lead time should be given Cape Carteret residents.

Evacuation travel is based on the length of the evacuation route and the assumed uninterrupted speed of the evacuation vehicles. Assuming an evacuee lives at the eastern end of the town in Bayshore, he or she must travel about one mile to reach NC 58 via Taylor-Notion Road. It is another 16 miles to Maysville, giving a total distance of 17-18 miles. Assuming a very maximum 25 mile per hour speed with severe storm conditions and heavy evacuation traffic, the uninterrupted travel time would be about 45 minutes. An ideal of uninterrupted traffic on an evacuation route, however, should never be assumed. It would be safer to estimate travel time to be 1 1/2 to 2 hours, and even more, to travel the 18 miles.

Florida studies have shown that about 20 percent of the population leaves before there is a notice to evacuate.* Studies also show that evacuees in coastal areas average about 2.5 people per car. On a fall weekend, Cape Carteret has about 1200-1400 people in residence. With one lane reserved for emergency use and travel slowed due to wind, rain, blowing debris, and highway blockage as expected conditions, the Florida studies show that two-lane road capacity is approximately 400-500 vehicles per hour. In this scenario it would take about 1-2 hours to clear Cape Carteret.

It should be noted that Indian Beach and Emerald Isle estimate their peak weekend populations to be between 50,000-60,000. It stands to reason then that Cape Carteret cannot be treated as a single unit. The town has also to cope with traffic from Bogue Banks which will be dumped into the NC 24-58 intersection.

People leave within 3.5 hours after evacuation notice has been given. Since flooding of some areas of Cape Carteret could occur some 5-6 hours before a hurricane, notice to evacuate should be made at least 8-9 hours before a storm arrives. This should be done in a timely manner if the town is to be emptied while Bogue Banks evacuation has already been in progress for several hours.

National Weather Service data have been used by the U.S. Army Corps of Engineers in the production of Sea Lake Overland Surge from Hurricane (SLOSH) maps. Considering the scale of the SLOSH maps, however, they serve better as planning tools at the county and regional levels. Forthcoming evacuation zone maps will be more beneficial for evacuation planning at the local level, according to the Corps of Engineers. The Corps states that SLOSH information could in the future be applied to detailed topographic maps to produce inundation maps at the local land use planning level.

*Hurricane Evacuation Plans for Southwest Florida and the Treasure Coast 1981-82, 1983.

POLICY IMPLEMENTATION: GOALS, OBJECTIVES, AND STRATEGIES

Based upon analyses of data from various sources, citizen participation in the planning process, and the adopted policies as given on pages 54-78, the Planning Board and the Town Commissioners have developed goals, objectives and strategies for the Town of Cape Carteret. Data were derived from the following:

1. Analyses of population, housing, economy, land use, water supply, and sewage disposal, and various identified physical and natural constraints in Cape Carteret,

2. Expressed needs and desires of the citizenry, as reported in the 1986 survey, at the town meeting, and at open Town Commissioners' and Planning Board meetings, and

3. Stated policies of the Town Commissioners.

Goals, Objectives, and Strategies are statements of how the Town intends to implement its Policies. It must be recognized that all goals cannot be met immediately, but priorities can be assigned so that sequential progress can be made.

I. POPULATION GOAL STATEMENT

To maintain and enhance a community atmosphere that fosters stability and promotes both permanent and seasonal residency, with population growing to 1,472 permanent residents by 1990 and 2,500 by 2000. Because of the nature and location of Cape Carteret, seasonal residency is not expected to be a major factor in community growth. See page 59.

Supporting Objectives

A. Encourage a gradual growth within the limitations of land availability, water availability, septic tank suitability, environmental constraints, and Town financial ability.

Strategies

1. Estimate the Town's population annually through the use of property tax statements and determine the ability of the existing infrastructure to meet adequately the needs of the residents.

2. Monitor closely the Town's ability, relative to population increase, to provide quality services.

3. Consider halting the issuance of building permits if population growth exceeds: (a) the Town's ability to provide services, (b) usable land availability, or (c) community capacity.

II. TOWN IMAGE GOAL STATEMENT

To improve the appearance and image of Cape Carteret. See page 61.

Supporting Objectives

A. Establish, by ordinance, an Appearance Commission to work toward the improvement of the Town's physical image.

Strategies

1. Hold a town meeting to present the intent of the Town and to solicit ideas, direction, and support.
2. Ask for volunteers to serve on the Appearance Commission.
3. Appoint an Appearance Commission with staggered terms.
4. With the help of citizens, set goals and objectives for enhancing the quality of development and compatibility in commercial and residential areas, especially along McLean Boulevard (NC 24), Taylor-Notion Road, and NC 58.
5. Prepare a plan for improving commercial sections first and then residential neighborhoods.
6. Work with merchants, neighborhoods, White Oak School, and churches to promote the quality of town appearance and development.
7. Seek assistance from civic organizations, Carteret County, and DOT to improve the appearance of the entrances to Cape Carteret.

B. Begin a concerted effort to remove billboards within the Town's jurisdictional area.

Strategies

1. At the proper time, notify property and sign owners that nonconforming signs will have to be removed in accordance with the provisions of the Town zoning ordinance.
2. Set a deadline for removal.

C. Conduct a spring "Clean Up Cape Carteret" litter clean-up/paint-up/fix-up/landscaping campaign on an annual basis.

Strategies

1. Establish a planning committee to oversee the organization of the effort.
2. Institute a Mayor's Proclamation for the week.

3. Provide a town challenge stipend, to be matched by the private sector, for use in promoting the week and daily activities related to it including the awarding of prizes.

4. Associate the week with an Annual Town Hall meeting, festival, volunteer fire department fund-raising, and fish fry/barbecue.

D. Increase the sensitivity of visitors and residents about community cleanliness.

Strategies

1. Encourage businesses to display signs and pitch-in containers to support a community campaign against litter.

2. Increase policing of problem litter areas by using community service assignees.

III. ENVIRONMENTAL STEWARDSHIP GOAL STATEMENT

To continue to protect and promote the enhancement of those fragile coastal environmental features which are a part of the Town and which provide sustenance for the community's well-being, the state, and the world. Please refer to pages 54-56.

Supporting Objectives

A. Continue to cooperate with the county CAMA officer to ensure the environmental integrity of the planning area.

B. Explore ways to provide adequate access to the Sound at strategic locations with adequate parking, by acquiring areas now leased by the Town.

C. Continue to protect wetlands, estuarine waters, and public trust areas from uses that are not water dependent and from other incompatible uses which would be injurious to the salt marsh.

Strategies

1. Control development, use, and access to Bogue Sound (Intracoastal Waterway), and the Pettiford Creek Salt Marsh through zoning, subdivision regulation, and CAMA permit administration, using supplemental citizen assistance through "stream-watch" type programs to monitor conditions, change, and activities.

2. Monitor access, use, and condition of Pettiford Creek and Salt Marsh, instituting local stream-watch techniques and assistance from citizens.

3. Adhere conscientiously to provisions of zoning, subdivision, and CAMA codes to protect these areas.

4. Modify zoning provisions applicable to all lands next to estuarine shorelines and waters to reduce density and increase setback requirements for new development.

5. Enforce zoning provisions applicable to the area at the foot of Bayshore Drive.

D. Seek ways to promote the restoration of shellfishing in Bogue Sound and marshes and to increase productivity.

Strategies

1. Work toward the institution of sewerage and treatment facilities as demand increases in accordance with current studies and their subsequent recommendations, taking into consideration privatization, Farmers Home Administration and Community Development Block Grants, and loans for financing, as they remain available.

E. Discourage clear-cutting of lots and "scalping" of the land.

Strategies

1. Adopt a Town tree ordinance to protect vegetative cover to be overseen by the proposed community Appearance Commission.

2. Inform land owners about the value of preserving trees, shrubbery, and ground cover.

3. Promote the planting of street trees along McLean Boulevard and the landscaping of the shopping area parking lot through the proposed Appearance Commission.

4. Promote the planting of trees/reforestation behind the NC 24-58 shopping area.

F. Continue to guard against nonfunctional septic tank systems.

Strategies

1. Strictly administer septic tank regulations and health code requirements in cooperation with the County and the zoning ordinance and subdivision regulations to prohibit development in areas where soil is poor, flooding is evident, and erosion is prevalent.

G. Adopt the North Carolina Sedimentation Code by reference, with local modification, as needed, to better protect creeks, marshes, and estuarine waters from excessive sedimentation resulting from building construction, surface runoff, and land modification and use.

IV. HURRICANE/TORNADO/STORM MITIGATION GOAL STATEMENT

To better prepare for storm events in accordance with the 1987 Land Use Plan Update's Hurricane/Tornado/Storm Plan, and in particular the section titled Storm Hazard Mitigation, and the Carteret County Emergency Management Hurricane Response Plan. Please refer to pages 68-71.

Supporting Objectives

A. Provide more security for people and property in Cape Carteret.

Strategies

1. Declare an annual storm awareness week during the early part of the summer season, with instructional meetings and displays.

2. Schedule annual rehearsals for all hired and volunteer participants involved in the mitigation, evacuation, and recovery processes.

B. Amend all Town codes to bring them in line with the policy implementation elements of the 1987 Land Use Plan Update.

Strategies

1. Rewrite applicable sections of the zoning ordinance to make it consistent with measures promoted in the 1987 Plan Update to mitigate storm damage.

2. Modify the zoning ordinance to ensure that post-disaster reconstruction will conform to provisions, policies, goals, objectives, and strategies of the 1987 Plan Update.

3. Review the subdivision regulations and amend them, as necessary, to ensure that they will be applicable to meet the new design and development attitudes and standards set forth in the 1987 Plan Update, in the event the Town should suffer a devastating storm which required substantial redesign and reconstruction work.

C. Faithfully implement the policies delineated in the 1987 Land Use Plan Update.

V. POST DISASTER RECOVERY GOAL STATEMENT

To do all that is within the Town's capacity to restore the community to normalcy after a devastating storm or other emergency, within the context of the 1987 Land Use Plan Update's Hurricane/Tornado/Storm Plan, and in particular the section titled Recovery and Cleanup, and in accordance with the County Emergency Management Hurricane Response Plan. Please refer to pages 71-76.

Supporting Objectives

A. To instill confidence in the citizenry.

Strategies

1. Provide information about the recovery planning process, making it widely available throughout the community.

2. Post bulletins at Town Hall and prepare standard information for dissemination in both written and oral forms.

3. Establish communications facilities operations (public announcements via vehicles in neighborhoods, radio, and telephone).

4. Implement the strategies that have been set forth in the Town's Hurricane/Storm Plan and the County Emergency Management Hurricane Response Plan wherever possible to avoid confusion.

B. In accordance with the Town's Hurricane/Storm Plan, conduct damage assessment surveys as soon as practicable.

Strategies

1. Appoint a damage assessment team to work with county officials and others to ensure local input.

C. Establish an emergency local licensing system for qualified contractors to work in the community.

VI. EVACUATION GOAL STATEMENT

To ensure that evacuation of people from the community is implemented in a timely and orderly manner, following the guidelines established in the Town's Hurricane/Storm Plan, as given in the section titled Evacuation, and in the Carteret County Emergency Management Hurricane Response Plan. Please refer to pages 76-78.

Supporting Objectives

A. Maintain close communications and cooperate with the County, and where appropriate, the N.C. Division of Emergency Management.

B. Closely monitor the bulletins of the National Weather Service.

C. Maintain radio and telephone contact with the officials of the County, State, and where applicable, promote cooperative efforts.

Strategies

1. Review and discuss common evacuation problems and issues with the County on a regular basis.

2. Identify policy measures which would facilitate orderly and expeditious evacuation activities.

3. Evaluate required evacuation schedules to establish cooperative and appropriate evacuation policies to assure adequate time to move inland.

VII. RESIDENTIAL GOAL STATEMENT

To promote housing opportunities for younger growing families, individuals, retirees, and the elderly. Please see pages 60-61.

Supporting Objectives

A. Promote the present residential character of Cape Carteret, particularly to retain its appeal for permanent residency, including employees of local and regional commercial and industrial enterprises and military personnel.

B. Foster the development of single-family conventional residential housing, apartments, and condominiums in accordance with the stipulations set forth in the Cape Carteret Zoning Ordinance and Subdivision Regulations.

Strategies

1. Through modifications of the zoning ordinance in accordance with the policies of the 1987 Land Use Plan Update, provide for single-family type, condominium and apartment residency in appropriate areas for permanent, retirement, and seasonal populations.

2. Limit the siting of mobile and manufactured homes to the areas of Bayshore inside the Town limits and to the Northwest Community, SR 1114 Community, and Southwest Quadrant -- areas to be included within the Town's extraterritorial jurisdiction.

C. Promote the infilling of platted vacant residential lots to foster economy and efficiency in the installation and maintenance of water and sewer systems in the future and in the provision of other municipal services and facilities, such as fire, police, and rescue services, paved streets, and street lighting.

Strategies

1. Identify lots where there are no environmental constraints, such as low-lying, wet and flood areas.

2. Show where septic tank use is most suitable.

3. Meet with realtors and developers to encourage residential development in the most appropriate areas in support of sound community planning and development.

D. Enhance the sanctity of residential neighborhoods by discouraging thru traffic along the traditional grid system of streets.

Strategies

1. Identify streets that could be closed with cul-de-sac applications without hindering residential access.

2. Study flow on cross-town residential streets and discourage thru traffic through the use of "stop" and "yield" signs.

3. Study the Subdivision Regulations to determine how curvilinear street systems can be encouraged.

VIII. COMMERCIAL GOAL STATEMENT

To provide two types of commercial areas to meet the retail sales and service needs of permanent and seasonal residents, tourists, and vacationers. Please refer to pages 61-63.

Supporting Objectives

A. Encourage the concentration of commercial activities into two different areas, namely: (1) in the northeast, northwest, and southwest corners of the NC 24-58 intersection; and (2) in the triangular node bounded by Taylor Notion Road, McLean Boulevard (NC 24) and the White Oak Elementary School.

Strategies

1. Concentrate and compact commercial activities to meet the basic consumer needs of the permanent population into an already zoned business area fronting on the north side of McLean Boulevard (NC 24), bounded by Manatee Street (extended) and Anita Forte Drive (extended), and the Town limits on the north.

2. Focus vacation and resort highway commercial activities in already zoned business areas along the east side of NC 58 from NC 24 to the Town limits, and in the northwest and southwest quadrants of the intersection of NC 24 and 58.

3. Focus office and institutional business uses in the triangle delineated by Taylor Notion Road, McLean Boulevard (NC 24), and the White Oak Elementary School property.

4. Curtail and halt the growth of injurious strip commercial activities along NC 24.

5. Amend the Zoning Ordinance Map in accordance with the 1987 Land Classification Map and text as the guide. Please refer to page (XX) ff.

B. Begin a concerted, continuing effort to improve the appearance and esthetic quality of commercial areas.

Strategies

1. Working closely with the proposed Appearance Commission, meet with business owners and operators to discuss and devise strategies for improving the appearance of their establishments for the mutual benefit of the business and the community.

2. Foster and encourage the formation of a merchants' association, which could help mediate issues which both the citizenry and the merchants must contend with, including:

   a. access, parking, and congestion,
   b. appearance, image, and landscaping, and
   c. neighboring competition and mutual support.

IX. GROWTH MANAGEMENT GOAL STATEMENT

To manage and control the growth of the Town using the tools of extraterritorial jurisdiction and annexation, as authorized by the North Carolina General Statutes (G.S. 160A). Please see pages 59 and 60.

Supporting Objectives

A. Conduct analyses of the Hunting Bay, ETJ, Fox Forest, and Quail Woods areas to identify the ramifications of annexation.

Strategies

1. Contract for feasibility studies to determine the desirability and consequences of annexation initiatives.

2. Convene a town meeting to report findings, costs, relative advantages and disadvantages of annexation proposals.

3. Establish a timetable for annexing the aforementioned four areas during FY 1987-88.

B. Add the SR 1114, SR 1113, Northwest and Southwest Quadrant Communities, and the area fronting on NC 24, just east of Fox Forest, to the ETJ of Cape Carteret, in accordance with the rights provided in the N.C. General Statutes and with the assistance and approval of Carteret County.

Strategies

1. Hold a Town Meeting to inform the citizens of the need for this important action.

X. TRANSPORTATION AND TRAFFIC GOAL STATEMENT

To enhance access to employment, shopping, and personal services; to promote an unencumbered flow of traffic; and to accommodate parking in appropriate locations. Please refer to pages 63 and 64.

Supporting Objectives

A. Separate thru traffic from parking traffic in business areas.

1. Amend the Zoning Ordinance to require all new business development to provide plans to reduce curb-cuts and provide access roads to eliminate traffic confusion on main thoroughfares (NC 24 and 58 and Taylor-Notion Road).

2. Amend the Zoning Ordinance to require existing businesses to provide within two years, access from side streets where possible or to develop access roads as described in #1. above.

XI. PUBLIC PARTICIPATION GOAL STATEMENT

To maintain a permanent, regular means of providing the citizenry with opportunities to express their opinions, ideas, suggestions, and complaints on town operations and affairs to the Town Board of Commissioners and Planning Board. Please refer to page 65.

Supporting Objectives

A. In the spring, hold annual Town Hall meetings in conjunction with spring clean-up/paint-up/landscaping week to hear suggestions from the people and to inform them about the "state of the Town", and to solicit their recommendations for the future improvement of facilities and services.

B. Periodically survey the citizenry to seek further direction from residents.

C. Advertise Town Board of Commissioner and Planning Board meetings on a regular basis, encouraging citizens to participate. Post tentative agendas on the bulletin boards at Town Hall.

XII. PUBLIC SAFETY GOAL STATEMENT

To provide the best fire, police, and rescue services possible within the Town's financial limits. Please refer to page 64.

Supporting Objectives

A. Monitor the needs for additional street lighting while areas are being developed.

B. Patrol more heavily those areas in residential neighborhoods which receive substantial commercial use—namely, the Bayshore Park area.

C. Seek more assistance from the State Highway Patrol to control speeding on NC 24.

XIII. PARKS AND RECREATION GOAL STATEMENT

To provide parks and recreation facilities and services for the citizens, property owners, and visitors to the community within the financial means of the Town. Please refer to pages 57 and 65.

Supporting Objectives

A. After severe storms, identify parcels of land that would be unsuitable for building (unable to meet CAMA, County, and local standards) due to newly identified constraints and potential flooding, and consider their appropriateness for public access to the Sound and estuarine waters or use for other recreational purposes.

B. Begin proceedings to acquire leased parklands.

C. Establish a system for parkland dedication in new subdivisions.

D. Open dialogues and negotiations with local school officials to increase joint school/park use opportunities for the community.

LAND CLASSIFICATION

PURPOSE

CAMA guidelines require that Cape Carteret develop a classification map of land within its jurisdiction which shows up to five classifications and their respective subdivisions. The criteria for these classes are set forth in state guidelines, so that a coordinated, consistent expression of local policy on a large regional scale is available for coastal North Carolina.

A land classification system is a means of implementing goals, objectives, and policies. By delineating land classes on a map, a town specifies areas where certain policies, (local, state, and federal) will apply. The map is simply a tool to guide rather than a strict regulatory mechanism which must be rigidly adhered to.

A land classification system provides a framework to identify the future use of all lands in Cape Carteret. The designation of land classifications enables the Town to graphically illustrate its policy decisions as to where and at what density growth may occur, and where natural and cultural resources to be preserved are located. The map also provides the basis for development regulations and capital improvements programming and budgeting.

A town land classification map also becomes an integral component of a larger regional plan which provides an areawide land use perspective. Regional plans are valuable tools used by the state and federal governments for regional clearinghouse purposes and for the granting or disapproval of permits for various developments in coastal areas. Local agencies using federal or state funds must be certain that those expenditures are not inconsistent with local, state or federal government policies; conversely, projects undertaken by state and federal agencies must also be consistent with local plans.

RELATIONSHIP OF LAND CLASSIFICATION MAP TO POLICY STATEMENTS

The land classification map on page 93 is a graphic representation of the policy statements formulated and adopted by the Cape Carteret Town Board of Commissioners and Planning Board and endorsed by the people of Cape Carteret through the citizen participation process of planning workshops.

This land classification reflects existing development patterns, as well as the desired pattern of development, as expressed by the Town's policy statements. For example, residential development is classified as a category of the Transition Classification which contains areas which have urban facilities and services. These areas are designated in accordance with the Town's policy on compact growth.

The Transition Mixed-Use Classification reflects the Town's policy of guiding commercial development in existing areas zoned primarily for commercial uses. However, this category does not prohibit residential, institutional or recreational development if otherwise permitted by zoning ordinances or Town policy. Since it is Town policy to direct commercial

development within two areas--the northeast quadrant of the intersection of NC 24 and 58 and on NC 24 to the east of Taylor-Notion Road--the Transition Mixed-Use classification is designated for these areas.

Similarly, the Conservation Classification placement corresponds to the Town policy prohibiting development in hazard areas which are subject to flooding, severe erosion, inadequate bearing capacity or septic tank unsuitability. These areas are now found along estuarine shorelines (Bogue Sound) and marshlands (Pettiford Creek).

LAND CLASSES

The land classification system includes five broad categories which can be subdivided into more specific land use designations. The five general land classifications are: Developed, Transition, Community, Rural, and Conservation. Three of these classifications are applicable to Cape Carteret; they are Transition, Community, and Conservation.

Transition

The purpose of the Transition classifications is to provide for future intensive urban development in the planning area within the next ten years on land that are most suitable and will be scheduled for the provision of necessary public utilities, such as, water, sewer, and other essential services.

Transition classifications are the only lands currently under active consideration by Cape Carteret for intensive urban development requiring urban services. Areas within these classifications are where detailed land use planning and public investment planning are on-going. State and federal expenditures on projects associated with urban development (water, sewer, streets. etc.) will be directed to these areas. The Transition class has been divided into two types:

a. Transition/Residential includes or will include those areas with partial municipal facilities and services which are most suited for residential, school, and religious uses.

b. Transition/Mixed-Use includes or will include those areas with partial municipal services which are suited for commercial, office, and institutional uses because of their location adjacent to main traffic arteries.

Community

The purpose of the Community Classification is to allow for suburban living settings amidst rural uses such as farms and forests. Here, large parcels generally prevail with a minimum of public service. In the case of Cape Carteret, these areas could become subject to extraterritorial regulation in that they lie just beyond more urban-type areas. The classification provides for existing and new clusters of low density development not requiring major public services. The land uses in this class may include rural residential subdivisions, churches, schools, general stores, industry, and farming, with lot sizes of generally ten acres or less. Any new

development should be subject to extraterritorial subdivision and zoning regulations of Cape Carteret. All lots must be large enough to accommodate on-site sewage disposal and water supply. Limited public services would generally be state road access, electric power, telephone service, fire and rescue services, and county sheriff's patrol. About 640 people per square mile can be expected as the gross population density for the Community Class.

Conservation

The purpose of the Conservation Class is to provide for effective long-term management of significant limited or irreplaceable areas. This management is needed to protect the natural, cultural, recreational, productive and scenic values of Cape Carteret. These areas should not be identified as transition lands of the future.

The Conservation Class in Cape Carteret has been applied to lands that contain: major wetlands--essentially undeveloped shorelands that are unique, fragile, or hazardous for development or necessary wildlife habitat, or areas that have a high probability for providing necessary habitat conditions. Specifically, this class is applied to the Bogue Sound shore and its associated inlets, the Pettiford Creek and salt marsh areas, and those lands held by the U.S. Forest Service.

The Conservation Class has been applied also to areas currently designated for public parks and recreation at the ends of Dolphin Street and Bayshore Drive or acreages potentially available for parks and recreation use such as the U.S. Forest lands situated in the current ETJ.

CAPE CARTERET LAND CLASSIFICATION PLAN

The projected population for Cape Carteret in 1990 and 2000 was the primary input used in the preparation of the Land Classification Map on page 93. The Transition class allocations are all directly related to the expected population levels. The Community Category is applied to sections of the Cape Carteret Planning Area outside the Town limits that have very low density development at the present (SR 1113 and SR 1114 communities and the area to the east of Fox Forest). The Conservation category is the only class which is not related to population, but is allocated based on completely independent criteria.

In accordance with state guidelines, the priorities for allocation to the Transition category include those areas inside and outside the Town limits which have potential septic tank problems and/or pose potential health threats with respect to contamination of on-site wells or pollution of estuarine waters adjacent to considerable residential development.

Another priority provides for the inclusion of areas where future development is expected and can be clustered through the provision of services. In Cape Carteret these areas are also where lands are located along proposed water and/or sewer service corridors where higher density development can be expected.

Cape Carteret
Planning Area

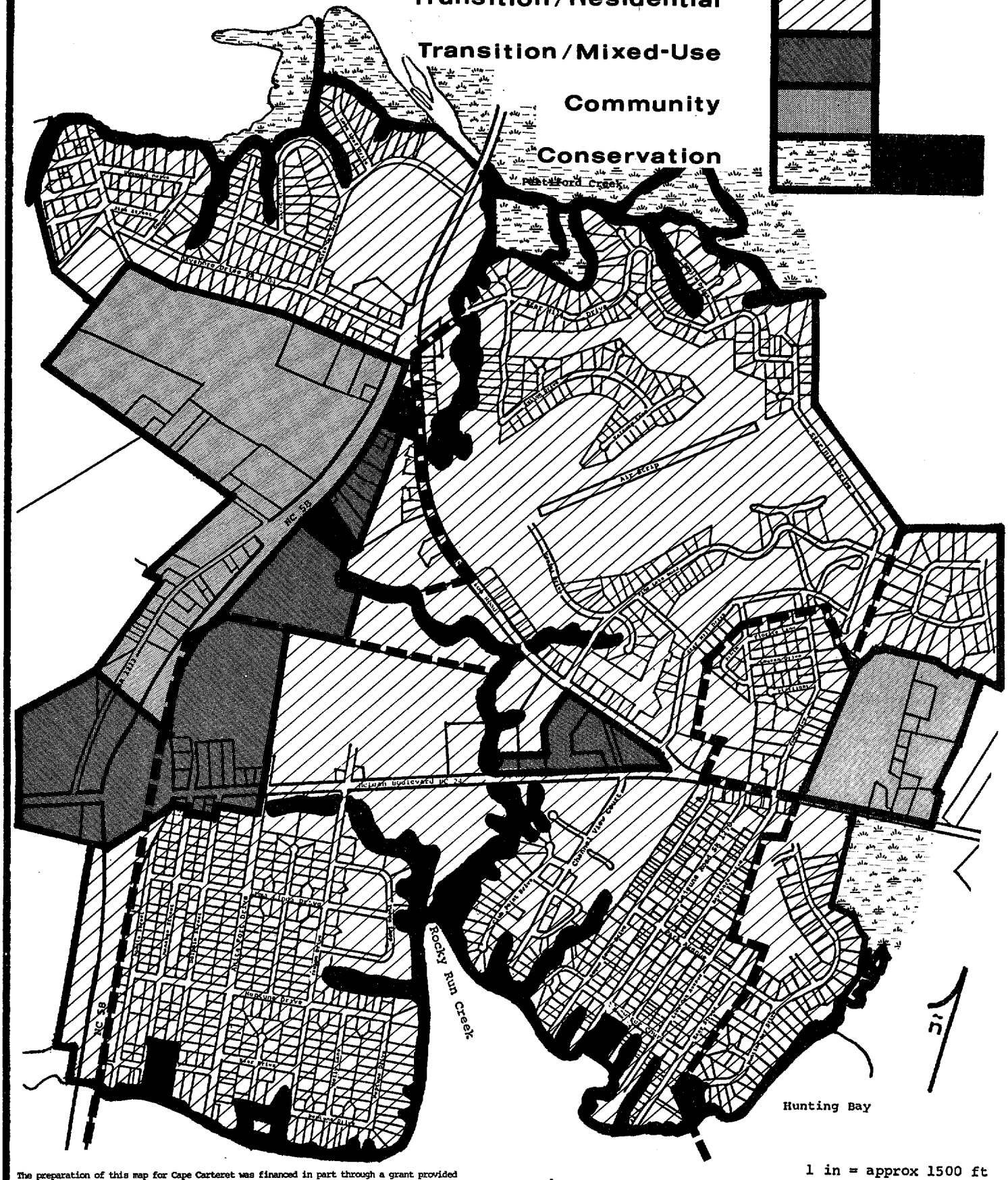
LAND CLASSIFICATION

Transition / Residential

Transition / Mixed-Use

Community

Conservation



1 in = approx 1500 ft

The preparation of this map for Cape Carteret was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Resources Management Act of 1972, as amended, which is administered by the Office of Coastal Resources Management, National Oceanic and Atmospheric Administration.

The Transition/Mixed-Use category has been allocated to those areas meeting the above criteria but, more specifically, it permits multi-family, commercial, and institutional land uses. By contrast, the Transition/Residential Category meets these same criteria but only permits residential development.

CHANGES IN CLASSIFICATION FROM 1981

A number of major changes, primarily in the form of additions, have been made to the Land Classification Map. The 1981 map has two classifications: Transition and Conservation. The 1987 map has four classifications: Transition/Residential, Transition/Mixed-Use, Community, and Conservation.

The primary reason for these additions is that the planning area has been expanded to include several abutting developments outside the Town limits. These developments are: the ETJ area, Hunting Bay, Fox Forest, Quail Woods, the Northwest Community, the SR 1113 and 1114 communities, and the Southwest Quadrant of the NC 24-58 intersection. Four of these areas are recommended for annexation (ETJ, Hunting Bay, Fox Forest, and Quail Woods). The others, plus the rectangular area to the east of Fox Forest designated as Community, are recommended for inclusion in the Town's ETJ.

Change #1

The existing ETJ area has been classified Transition/Residential except for two parcels classified as Transition/Mixed-Use and two parcels owned by the U.S. Forest Service which are classified as Conservation. All four of these parcels front on NC 58.

Change #2

Old Cape Carteret, Bayshore, and Star Hill, all within the municipal limits, and Hunting Bay, Fox Forest, Quail Woods, and the Northwest Community, all outside the town limits, are classified Transition/Residential. In addition, the mobile home park in the Southwest Quadrant, and the large parcel of vacant land north of NC 24, running north to the town limits and lying between the White Oak School property and Anita Forte Drive extended, are classified as Transition/Residential.

Change #3

The land in the northeast quadrant of NC 24 and 58 intersection is classified as Transition/Mixed-Use. This area is bounded on the west by NC 58, on the north by U.S. Forestry Service property classified as Conservation, on the east by Anita Forte Drive extended, and on the south generally by the southern property lines of the Town Hall complex and businesses fronting on the south side of McLean Boulevard (NC 24). The northwest and southwest quadrants of NC 24-58 are classified as Transition/Mixed-Use also.

Change #4

The triangular section of land, bounded by the school property on the west and by Taylor-Notion Road and McLean Boulevard (NC 24), and the strip of land contiguous to this triangle on the west and fronting on NC 24 to a depth of 300 feet, are classified as Transition/Mixed-Use.

Change #5

The SR 1113 and 1114 Communities and the rectangular area east of Fox Forest are classified as Community.

Change #6

In addition to the two leased town parks in Old Cape Carteret and Bayshore, respectively, an additional park area, not within the town limits, has been classified as Conservation. This is the parcel of land set aside in the Hunting Bay development for recreational purposes with access from Hunting Bay Drive. Two areas owned by the U.S. Forest Service in the existing ETJ are also classified as Conservation.

APPENDIX

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Carteret County, Disaster Relief and Assistance Plan: Hurricane Response Plan, Beaufort, July 1, 1985.

Carteret County, Standing Operating Procedure (SOP) for Emergency Operating Center (EOC), Beaufort, January 6, 1986.

THE SAFFIR/SIMPSON HURRICANE SCALE

The Saffir/Simpson Hurricane Scale is used by the National Weather Service to give public safety officials a continuing assessment of the potential for wind and storm surge damage from a hurricane in progress. Scale numbers are made available to public safety officials when a hurricane is within 72 hours of landfall. Scale assessments are revised regularly as new observations are made, and public safety organizations are kept informed of new estimates of the hurricane's disaster potential.

Scale numbers range from 1 to 5. Scale No. 1 begins with hurricanes in which the maximum sustained winds are at least 74 mph, or which will produce a storm surge 4 to 5 feet above normal water level, while Scale No. 5 applies to those in which the maximum sustained winds are 155 mph or more, which have the potential of producing a storm surge more than 18 feet above normal.

The scale was developed by Herbert Saffir, Dade County, Florida, consulting engineer, and Dr. Robert H. Simpson, former National Hurricane Center director, and projects scale assessment categories as follows:

Category No. 1 - Winds of 74 to 95 mph. Damage primarily to shrubbery, trees, foliage, and unanchored mobile homes. No real damage to other structures. Some damage to poorly constructed signs. Storm surge 4 to 5 feet above normal. Low-lying coastal roads inundated, minor pier damage, some small craft in exposed anchorage torn from moorings.

Category No. 2 - Winds of 96 to 110 mph. Considerable damage to shrubbery and tree foliage; some trees blown down. Major damage to exposed mobile homes. Extensive damage to poorly constructed signs. Some damage to roofing materials of buildings; some window and door damage. No major damage to buildings. Storm surge 6 to 8 feet above normal. Coastal roads and low-lying escape routes inland cut by rising water two to four hours before arrival of hurricane center. Considerable damage to piers. Marinas flooded. Small craft in unprotected anchorages torn from moorings. Evacuation of some shoreline residences and low-lying island areas required.

Category No. 3 - Winds of 111 to 130 mph. Foliage torn from trees; large trees blown down. Practically all poorly constructed signs blown down. Some damage to roofing materials of buildings; some window and door damage. Some structural damage to small buildings. Mobile homes destroyed. Storm surge 9 to 12 feet above normal. Serious flooding at coast and

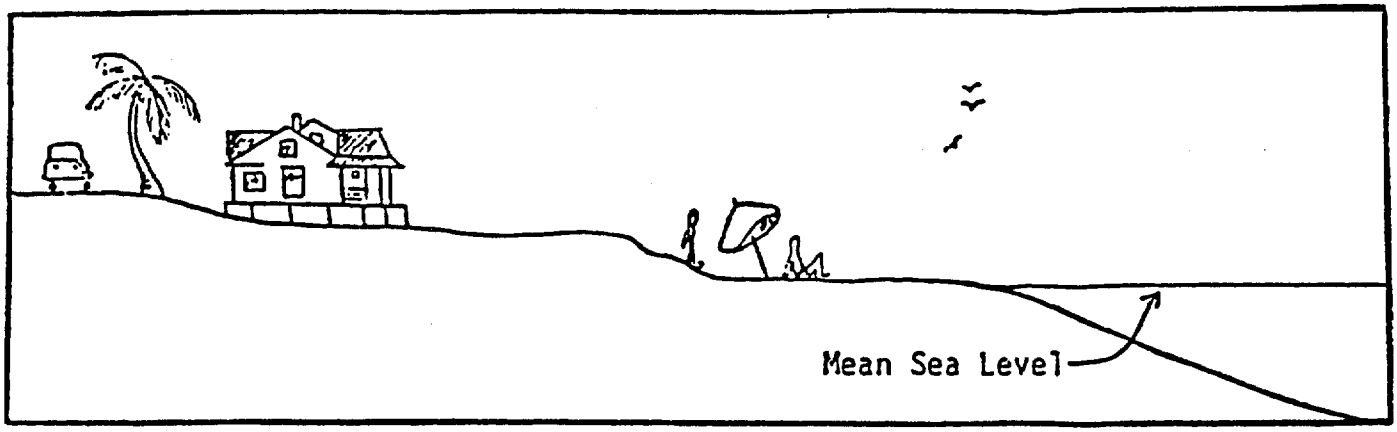
many smaller structures near coast destroyed; large structures near coast damaged by battering waves and floating debris. Low-lying escape routes inland cut by rising water three to five hours before hurricane center arrives. Flat terrain 5 feet or less above sea level flooded inland 8 miles or more. Evacuation of low-lying residences within several blocks of shoreline possible required.

Category No. 4 - Winds of 131 to 155 mph. Shrubs and trees blown down; all signs down. Extensive damage to roofing materials, windows, and doors. Complete failure of roofs on many small residences. Complete destruction of mobile homes. Storm surge 13 to 18 feet above normal. Flat terrain 10 feet or less above sea level flooded inland as far as six miles. Major damage to lower floors to structures near shore due to flooding and battering by waves and floating debris. Low-lying escape routes inland cut by rising water three to five hours before hurricane center arrives. Major erosion of beaches. Massive evacuation of all residences within 500 yards of shore possibly required, and of single-story residences on low ground within two miles of shore.

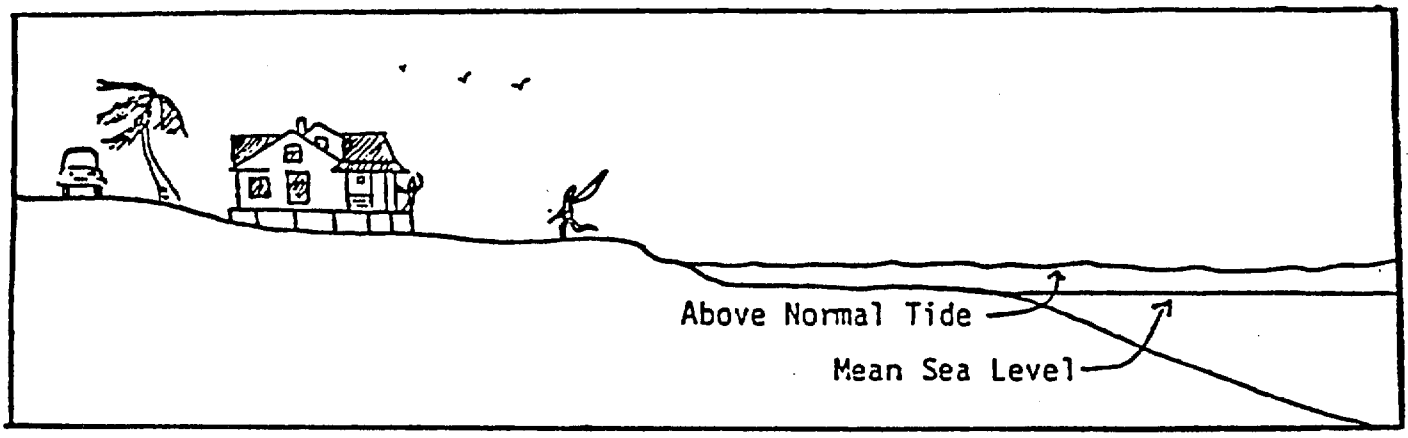
Category No. 5 - Winds greater than 155 mph. Shrubs and trees blown down; considerable damage to roofs of buildings; all signs down. Complete failure of roofs on many residences and industrial buildings. Extensive shattering of glass in windows and doors. Some complete building failures. Small buildings over-turned or blown away. Complete destruction of mobile homes. Storm surge greater than 18 feet above normal. Major damage to lower floors of all structures less than 15 feet above sea level within 500 yards of shore. Low-lying escape routes inland cut by rising water three to five hours before hurricane center arrives. Massive evacuation of residential areas on low ground within five to ten miles of shore possibly required.

Dr. Neil Frank, present National Hurricane Center director, has adapted atmospheric pressure ranges to the Saffir/Simpson Scale. These pressure ranges, along with a numerical break-down of wind and storm surge ranges are:

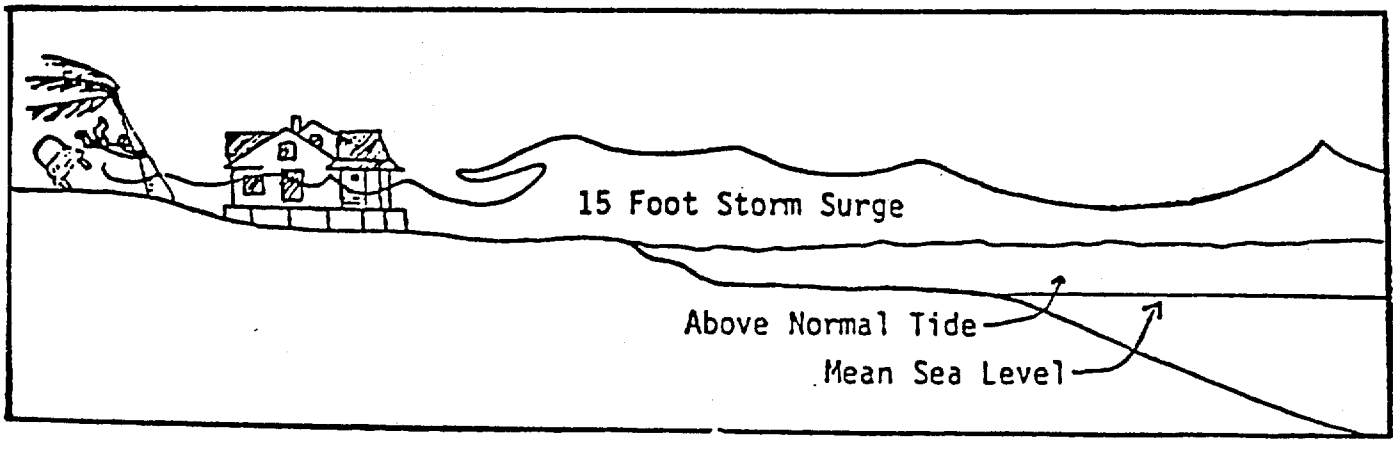
SCALE NUMBER	CENTRAL PRESSURES MILLIBARS	INCHES	WINDS (MPH)	SURGE (FT.)	DAMAGE
1	980	28.94	74- 95	4- 5	Minimal
2	965-979	28.5 -28.91	96-110	6- 8	Moderate
3	945-964	27.91-28.47	111-130	9-12	Extensive
4	920-944	27.17-27.88	131-155	13-18	Extreme
5	920	27.17	155+	18+	Catastrophic



Normal day. The sea rises and falls with astronomical tidal action. There are the usual small waves.



A hurricane is 12 hours away. The tide is a little above normal; the water moves further up the beach. Swells are beginning to move in from the deep ocean. Waves as high as 5 to 8 feet run up the beach.



Hurricane is moving close ashore. A 15-foot surge is added to the normal 2-foot tide creating a 17-foot storm tide. This mound of water is moving ashore along an area of coastline 50 to 100 miles wide.

Development of Storm Surge Along the Coastline*

* _____, "Storm Surge and Hurricane Safety," U.S. Department of Commerce, NOAA, U.S. GPO, 1979.