

SECTION VI. PLAN FOR THE FUTURE

A. FUTURE DEMANDS

1. Introduction

This portion of the plan will focus on the future needs and demands facing the Town of Indian Beach over the course of the planning period. Indian Beach faces a unique set of challenges through balancing increased growth with the provision of adequate public services. Indian Beach operates under the direction of a small municipal staff, and through this staff must respond to the needs and concerns of permanent and seasonal citizens. At this time, the town is facing a substantial redevelopment trend that will ultimately redefine the image and character of the town. Through the development of goals, policies, and implementing actions in the context of this plan, the Town of Indian Beach will establish a specific course of action that will assist the citizens and administration to overcome these challenges.

Every year the number of available housing units throughout the Town of Indian Beach will increase as this redevelopment effort occurs, which has a drastic effect on the number of individuals that will visit the town during peak summer months. Although permanent population increase has been modest over the last ten to fifteen years, the popularity of Indian Beach, as well as Bogue Banks overall, as a seasonal and vacation destination has substantially increased. This presents the town's elected officials and administration with the issue of addressing this growth with adequate police protection, infrastructure carrying capacity, fire/EMS protection, recreational opportunities, and transportation facilities.

The goals, policies, and implementing actions section of this plan will address these demands balanced by protection of sensitive areas of environmental concern.

2. Housing Trends/Redevelopment Issues

As discussed earlier in this document, the housing stock within Indian Beach is comprised of three distinct entities. These include single-family homes, mobile home parks/campgrounds, and multi-family complexes. Many of the multi-family complexes, as well as the mobile home parks and campgrounds are primarily utilized for seasonal use, which is evidenced by the small permanent population within Indian Beach. It has been anticipated for several years that redevelopment of the campgrounds and mobile home parks was an issue that would come to the forefront during the planning period. It appears that redevelopment of these properties has already been initiated, and it is anticipated that prior to certification of this plan, all but one of the large mobile home/campground properties will be sold in preparation for redevelopment efforts focused on a transition to multi-family development.

Within Indian Beach, the zoning regulations in a B-1 zoning district allow for the construction of multi-family housing at densities of 16 units per acre, with a maximum building height of 100 feet. These regulations exceed the allowable densities that are present throughout other Bogue Banks communities. All of the mobile home parks and campgrounds within Indian Beach fall within the B-1 zoning district (refer to Map 11, page 55; and Map 16, page 74), and are therefore subject to the development regulations outlined above.

There are several concerns related to the redevelopment of these large tracts within the corporate limits of Indian Beach. The most substantial concern surrounding redevelopment efforts is the issue of wastewater treatment to serve these developments. Currently, the existing mobile home parks and campgrounds rely on traditional septic tank systems for sewer service. Historically, these systems have not posed a threat to water quality in surrounding waters. By increasing density through redevelopment, an alternative approach to wastewater treatment will be required. The Town of Indian Beach will rely on the permitting authorities of the NC Department of Environment and Natural Resources and the Carteret County Health Department to direct developers of these properties toward a suitable alternative. This will ultimately result in the establishment of several additional package treatment plants, similar to those serving other multi-family developments within town. Town officials do not oppose the development of the subject properties at the current allowable densities; however, they do want to ensure that this growth does not pose a substantial threat to environmental quality. The town is taking the stance that state and county permitting processes will define what a reasonable number of units will be on each piece of property as the redevelopment effort moves forward.

A second concern related to these redevelopment efforts are the allowable densities and maximum building height established under the B-1 zoning district. As discussed above, the town is taking the stance that the permitting process required to develop these properties will establish what number of units is allowable in light of environmental and water quality concerns. The town does not have any intention of addressing these issues through revisions to its development code. Additionally, the height of structures will be dictated by oceanfront and estuarine shoreline setback requirements established under CAMA guidelines. The following table summarizes the number of units that can be expected on the various mobile home/campground properties if the property is developed at a density of 16 units per acre, as permitted in a B-1 district. It should be noted that the Seagull Shores and Deepwater Mobile Home Parks are operated through Property Owners Association Covenants. Because of this, the sale of the property will require a majority vote by all members. It is not anticipated that these properties will be redeveloped as expeditiously as the privately-owned properties listed in the table below.

Table 37: Town of Indian Beach
Potential Multi-Family Units Resulting From Redevelopment Efforts

Current Property	Acreage	Potential Number of Multi-Family Units
Salter Path Family Campground	16.3	260
Arrowhead Campground	11.4	182
Oceanfront Mobile Home Park	14.9	238
Squatters Campground	3.8	61
Paradise Bay Mobile Home Park	35.0	560
Seabreeze Mobile Home Park	5.3	84
Tradewinds Mobile Home Park	3.3	52
Total	90.0	1,437

Source: Holland Consulting Planners, Inc.

Based on the table above, redevelopment of the mobile home/campground properties within Indian Beach could potentially result in an approximate increase of 1,437 additional multi-family units. Currently, according to the existing land use survey reviewed earlier in the plan, there are 484 existing multi-family units within the town's jurisdiction. Subsequent to comprehensive redevelopment of all properties listed above, the town will have a total of approximately 1,921 multi-family units. This figure is more than likely in excess of what will be permitted through state and county agencies.

Redevelopment efforts will also result in a significant reduction in the number of travel trailers and mobile homes within the jurisdiction of Indian Beach. According to the 2000 US Census, there are currently 832 mobile homes within Indian Beach. Subsequent to redevelopment, also based on the properties listed above, only two mobile home parks will remain (Seagull Shores and Deep Water) resulting in a total mobile home count of 97. This will reduce concerns over potential damage that could result in the event of a major tropical storm event. Redevelopment of these properties from mobile home parks to stick built multi-family structures will result in a more stable built environment. This will ease concerns regarding damage that could be imposed on adjoining properties if a hurricane were to hit the town and substantially damage the campgrounds and mobile home park facilities. The town sees this as a change that will ultimately benefit the citizens and property owners of Indian Beach through increased public safety, improved quality of life, and increased property values.

Aside from the redevelopment of the large tracts of land discussed above, all vacant parcels, primarily located in the eastern portion of town (Sea Isle Plantation), are expected to be developed as single-family homes. All of the lots in this area have been subdivided to accommodate single-family homes, and it is anticipated that the properties will be developed in this manner. Additionally, there is a large tract of land located in the eastern portion of town that remains undeveloped (see Map 11,

page 55). Currently this piece of property remains unspoiled by development and is the only remaining maritime forest area within Indian Beach. It is anticipated that this property will be developed as either single-family homes or a multi-family development. These two tracts; however, fall within the town's Planned Development District, and therefore only 35% of the property may be developed. This protection was established to protect the maritime forest, and no request for rezoning on this property will be approved, in an effort to maintain this protection.

3. Non-Residential Land Use Trends

At this time, approximately 3% (9 acres) of Indian Beach's total land use acreage is comprised of commercial development. The town does not anticipate that this figure will increase. If anything, the amount of commercial development within town may decrease as the trend to construct additional multi-family units increases. Currently, there is only one vacant parcel that remains within Indian Beach that holds a B-1 (commercial) zoning designation. This property will either be developed as a single-family home or multi-family development. The trend towards multi-family development along Bogue Banks is being driven by the high cost of land, forcing developers to maximize the profit as development moves forward. Constructing new commercial structures, regardless of the type of business, will not prove profitable in light of the escalating property values throughout Indian Beach. It is likely that the retail facilities, comprised solely of convenience stores and restaurants, will remain in Indian Beach throughout the planning period.

4. Recreational Land Use

The primary concern for Indian Beach with respect to recreation is the provision of public access to the beach, in order to meet the requirements of the US Army Corps of Engineers Section 933 Project. These guidelines specify that a public beach access be located every one-half mile, and that parking be made available for individuals utilizing these access points. Currently, the town has complied with these requirements, as depicted on Map 13 (page 66) of this plan. The town does not currently have any plans to construct additional public access points, or other recreational facilities.

5. Transportation

As discussed earlier in the plan, all streets within Indian Beach (including the NC Highway 58 corridor) are maintained by the North Carolina Department of Transportation (NCDOT). NCDOT will continue to provide street maintenance to the town; however, no road improvements are anticipated during the planning period. Traffic is becoming an increasing issue throughout Bogue Banks, and will continue to do so as redevelopment continues. The most significant concern from a planning standpoint with respect to transportation within Indian Beach will be adequate parking. As the campgrounds and

mobile home parks are redeveloped into multi-family units, the need for parking will substantially increase. Indian Beach does not have the resources to effectively address the issue of traffic congestion, but they can address parking concerns through review and update of their development ordinances. The town will work to ensure that their development code accounts for the substantial increase in parking that will be required as a result of the redevelopment efforts currently underway. This will be further reflected in the policy statement section of the plan.

Additionally, a planned third bridge from the mainland to Bogue Banks, initially called for to connect the Salter Path/Indian Beach area to the mainland and included in the 1993-1999 NCDOT Transportation Improvement Plan (TIP) was not constructed, due in part to local opposition, cost-effectiveness concerns, and environmental concerns. This plan is unlikely to be resurrected during the planning period.

6. Public Land Use/Recreation

Aside from the acquisition of public beach access sites and easements, the Town of Indian Beach does not seek to acquire any additional land for public use. The town does not generally operate any facilities other than required municipal services such as police, fire, and administration. The town will aim to secure donations of either property and/or easements for use as open space or public access as the redevelopment of the town moves forward. This issue will be addressed in the policy statement section of the plan.

7. Education

The construction of the Morehead City Primary School to serve students from grades K through 3 in 1994 has provided sufficient capacity in all Carteret County Public Schools serving the town through the planning period (i.e., through 2012).

Despite the current development activity, the number of persons in the school-age population (i.e., ages 6 through 18) is not expected to increase significantly during the planning period and will not generate the need for additional school capacity.

8. Water System

As discussed earlier in the plan, the eastern side of Indian Beach receives water from Carolina Water Service, while the western side of town receives water from Bogue Banks Water. The locations of all water lines within town are depicted on Map 12 (Page 62). The water supply for Indian Beach is drawn from wells tapped into the Castle Hayne Aquifer. The town also falls within a state-defined water

capacity use area, that was established to protect the rapid decline of usable water levels in the Castle Hayne Aquifer.

Because of concerns related to aquifer recharge rates, approximately 2,500 square miles of the Castle Hayne Aquifer, including a substantial portion of Carteret County, have been designated as a capacity use area by the NCDENR Groundwater Section. This designation can be attributed primarily to large withdrawals associated with increased urban development throughout the eastern portions of the state. A capacity use area is defined as: an area where the use of water resources threatens to exceed the replenishment ability to the extent that regulation may be required.

The Central Coastal Plain Capacity Use Area (CCPCUA) rules took effect on August 1, 2002, administered by the NC Division of Water Resources. The rules regulate water withdrawals within a 15-county area of east-central North Carolina, including a majority of Carteret County (see Figure 1 below). All those within the region who withdraw more than 10,000 gallons per day of groundwater and/or surface water must comply with the regulations listed below. The new rule requires that all persons meeting the withdrawal threshold meet the following criteria:

- ❖ Users of more than 10,000 gallons per day of groundwater and/or surface water must register and report their annual water use.
- ❖ Users of more than 100,000 gallons per day of groundwater must apply for a water use permit, and those permitted users of the Cretaceous Aquifer System in critical areas must reduce withdrawals in staged amounts over the next 16 years (at years 6, 11, and 16).
- ❖ Well pump intakes must be placed above the top of the aquifer from which water is withdrawn.
- ❖ Permitted users must monitor and report water levels and withdrawal amounts to the State.
- ❖ Owners of mines, sandpits, and quarries are required to apply for withdrawal permits and develop dewatering or depressurization monitoring plans. (Source: NC Rural Center)

It is not anticipated that water supply will be a problem within Indian Beach during the planning period, due to the improving status of the Castle Hayne aquifer since the institution of the Central Coastal Plain Capacity Use Area. This issue will be further addressed in the policy statement section of the plan.

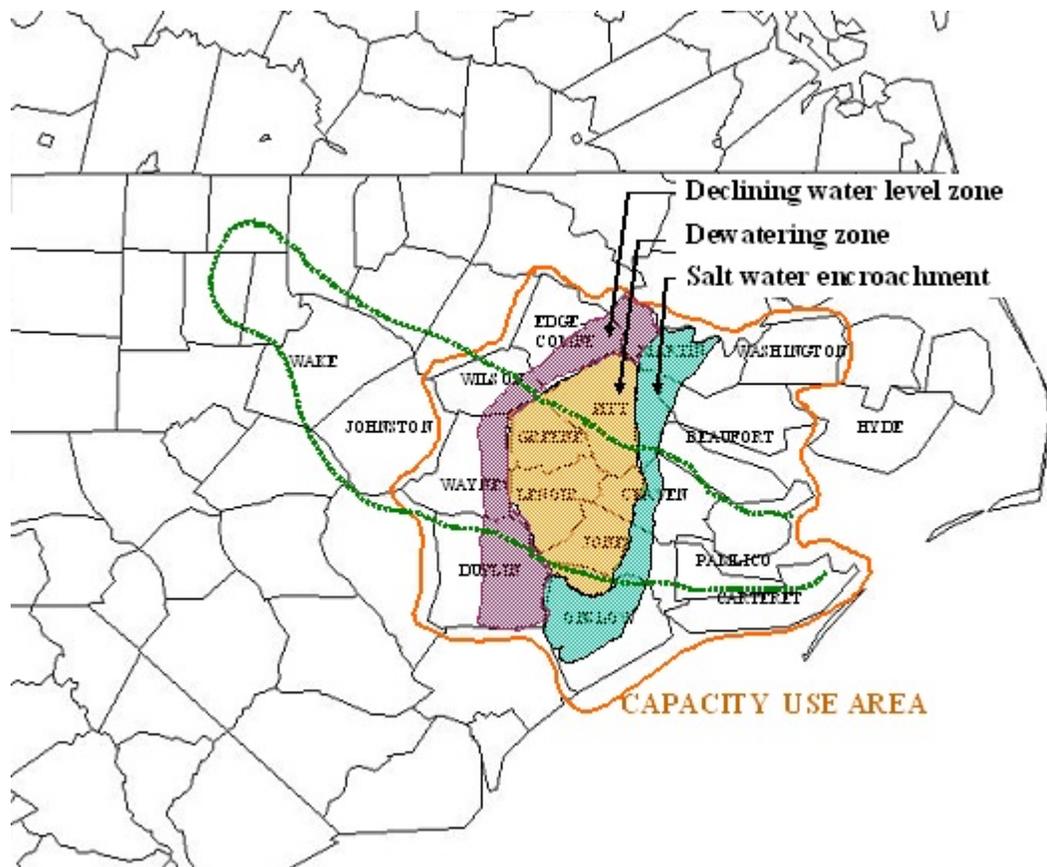


Figure 1: Central Coastal Plain Capacity Use Area

9. Sewer System

It is very clear that the most substantial problem facing the Town of Indian Beach is the provision of wastewater treatment facilities. This problem has been discussed by town leaders throughout Bogue Banks dating back to the 1970s. All of the large hotel and multi-family type developments within town operate off package treatment plants, which are owned and operated by the respective private entities. Each of these facilities have a dedicated operator (for more information on existing systems see page 63).

The problem facing Indian Beach, as well as other Bogue Banks towns, is that the current trend taking place is to demolish existing homes and constructing larger single- or multi-family structures. In Indian Beach this is especially pressing due to the conversion of campgrounds and mobile home parks to large scale high density developments. This conversion will require the installation of additional private wastewater treatment facilities. All new facilities must be approved by the Carteret County Health Department with oversight from the North Carolina Department of Environment and Natural Resources (NCDENR).

As discussed earlier, the permitting process for these systems will have some impact on the number of units that will be constructed throughout the redevelopment of all subject properties within Indian Beach. These systems will generally take up approximately one to five acres depending on the size of a development. This includes the actual system, and the required area for a drain field and repair field. One problem that the Carteret County Health department faces is property owners who attempt to utilize areas reserved as a drain field or repair area for other purposes such as parking. Indian Beach is confident in the ability of the county health department and the NCDENR to monitor and regulate the permitting and construction of these facilities. As with the existing systems, the health department will provide oversight to the dedicated operator of each plant.

Another issue related to wastewater treatment is the construction of large multi-bedroom single-family homes in place of the traditional beach house which typically had a square footage of approximately 2,000 square feet. Single-family homes are now being constructed along Bogue Banks in the range of 3,000-4,000 square feet. The problem with this development is that this construction is taking place on the same lot size as the traditional beach homes. The increased size of these structures requires a wastewater treatment system that will handle the additional volume. Due to the advent of modern septic tank technologies this is possible. New systems either pre-treat waste prior to reaching the septic system or, without pretreatment, require a much smaller drain field and repair area to construct. Use of these systems will be discussed in the policy statement section of the plan.

10. Solid Waste

Indian Beach citizens and business owners are required to contact Waste Industries directly to receive curbside trash removal services. The town intends to maintain this policy towards solid waste removal services throughout the planning period. The waste that is removed from Indian Beach is taken to the Carteret-Craven-Pamlico Tri-County Landfill. The capacity of this landfill is sufficient to handle solid waste removal for the region throughout the planning period.

11. Police, Fire, and Rescue Services

Indian Beach currently operates a full service police department with a permanent staff of four officers including the police chief. The full-time staff, at this time, is supported by three auxiliary officers. At this time, the police force is sufficient to support the town's needs, even during peak summer months when the population can swell to well over 4,000 persons. As the construction of multi-family homes within town continues, officials will monitor the impact of this growth on the ability of the town's police force to perform. If necessary, additional personnel and equipment will be acquired. At this time, the town has no plans for expansion of the police force.

Indian Beach contracts out its fire protection to the Salter Path Volunteer Fire Department, although all emergency response calls are forwarded to the Carteret County Emergency Response Call Center. Currently, the Salter Path Volunteer Fire Department provides a sufficient level of service to satisfy town needs; however, there has been discussions and concerns regarding the need for more comprehensive fire protection for the town. Indian Beach currently receives mutual aid assistance from both the Emerald Isle and Pine Knoll Shores fire/rescue departments. The most efficient and least costly alternative for the Town of Indian Beach would be to merge the town's fire protection services with Pine Knoll Shores. Pine Knoll Shores has a new state-of-the-art fire /rescue station that has the ability to serve Indian Beach. At this time, the town is not prepared to act on this issue. It is anticipated that some action will be taken on this issue during the planning period.

B. LAND USE/DEVELOPMENT GOALS AND IMPLEMENTING ACTIONS

This section of the plan is intended to guide the development and use of land within the Town of Indian Beach. The future land use maps and policies are intended to support the town's and CAMA's goals. Specifically, this section includes town goals, land use development policies, and the future land use maps. The future land use maps and the specified development goals are based in part on the Town of Indian Beach community concerns (identified on page 6 of this plan) and the future needs/demands (identified in Section VI (A) of this plan). At this time, the vacant tracts that remain are predominantly comprised of single residential tracts; however, the most important issue facing the town is redevelopment. The town must ensure that the trend in development toward high density residential housing is carried in a fashion that will minimize impacts on existing property owners, town services, and environmentally sensitive areas. The future land use map will work in conjunction with the intended uses of property throughout the town. One variation will be the establishment of conservation areas in areas considered hazardous or environmentally sensitive.

C. POLICIES/IMPLEMENTING ACTIONS

1. Introduction

It is intended that the policies included in this plan are consistent with the goals of CAMA. This plan will address the CRC management topics for land use plans and comply with all state and federal rules and regulations. The following will serve as a guideline to assist in assuring that this land use plan will guide the development and use of land in a manner that is consistent with the management goal(s), planning objective(s), and land use plan requirements of this plan. These policies/ implementing actions will be applied throughout the town's planning jurisdiction. All policies/ implementing actions shall be used for consistency review by appropriate state and federal agencies.

Resource conservation and impact analysis issues are addressed throughout the policies and implementing actions included in this plan. However, the following conservation related policies and implementing actions are emphasized:

- ❖ Public Access, page 99.
- ❖ Conservation, page 104.
- ❖ Stormwater Control, page 106.
- ❖ Natural Hazard Areas, page 110.
- ❖ Water Quality, page 113.
- ❖ Cultural, Historical, and Scenic Areas, page 117.

Specifically, in implementing this plan, the Town Planning Board and Board of Commissioners will continually do the following:

- ❖ Consult the Land Use Plan during the deliberation of all re-zoning requests.
- ❖ Consider the following in deliberation of all zoning petitions:
 - ❖ Consider the policies and implementing actions of this plan and all applicable CAMA regulations in their decisions regarding land use and development (including 15A NCAC 7H).
 - ❖ All uses that are allowed in a zoning district must be considered. A decision to re-zone or not to re-zone a parcel or parcels of property cannot be based on consideration of only one use or a partial list of the uses allowed within a zoning district.
 - ❖ Zoning decisions will not be based on aesthetic considerations.
 - ❖ Requests for zoning changes will not be approved if the requested change will result in spot zoning, or small scale rezoning. Small scale zoning is a form of discriminatory zoning whose sole purpose is to serve the private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan. Spot zoning is based on the arbitrary and inappropriate nature of a re-zoning change rather than, as is commonly believed, on the size of the area being re-zoned.
 - ❖ The concept of uniformity should be supported in all zoning deliberations. Uniformity is a basic premise of zoning which holds that all land in similar circumstances should be zoned alike; any different circumstances should be carefully balanced with a demonstrated need for such different treatment.

- ❖ Zoning regulations should be made in accordance with the Town Land Use Plan and designed to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, open space, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the town's planning jurisdiction.

- ❖ Specifically, the Planning Board and Board of Commissioners should ask the following questions:
 - ❖ Does the town need more land in the zone class requested?
 - ❖ Is there other property in the town that might be more appropriate for this use?
 - ❖ Is the request in accordance with the town land use plan?
 - ❖ Will the request have a serious impact on overall traffic circulation, sewer and water services, stormwater concerns, and other utilities?
 - ❖ Will the request have an impact on other town services, including police protection and fire protection?
 - ❖ Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?
 - ❖ Will the request, as proposed, cause serious noise, odors, light, activity, or unusual disturbances?
 - ❖ Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?
 - ❖ Does the request adversely impact any CAMA AEC's or other environmentally sensitive areas including water quality?

It is intended that this plan will serve as the basic tool to guide development/growth in the town subject to the following:

- ❖ The Town Land Development Ordinances, when applicable, should be revised from time to time to be consistent, as reasonably possible, with the recommendations of this plan and the evolving nature of the town's growth and development policy.
- ❖ Land development regulations should be designed: to ensure safe and efficient transportation; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, and other public requirements.
- ❖ The town will coordinate all development proposals that are subject to CAMA regulations with appropriate State and/or Federal agencies.

2. Policies Regarding Land Use and Development in AEC's

The town accepts state and federal law regarding land uses and development in AEC's (15A NCAC 7H). By reference, all applicable state and federal regulations are incorporated into this document. All policies and implementing actions are to be utilized by the State of North Carolina for consistency review. Note the following:

- ❖ No policy is subordinate to another.
- ❖ All management topics have equal status.
- ❖ The future land use map may show some areas in a developed category which may also include sensitive habitats or natural areas. The intent is that development should be designed/permitted to protect these areas through utilization of concepts such as cluster development. Development/project approval will be based on project design which avoids substantial loss of important habitat areas.

D. LAND USE PLAN MANAGEMENT TOPICS

1. Introduction

The purpose of the Coastal Resources Commission (CRC) management topics are to ensure that CAMA Land Use Plans support the goals of CAMA, to define the CRC's expectations for the land use planning process, and to give the CRC a substantive basis for review and certification of CAMA Land Use

Plans. Each of the following management topics (Public Access, Land Use Compatibility, Infrastructure Carrying Capacity, Transportation, Natural Hazard Areas, Water Quality, and Local Areas of Concern) include three components: a management goal, a statement of the CRC's planning objective, and requirements for the CAMA Land Use Plan. These policies apply to the entire town. The local concerns which should be addressed in this plan are identified on page 6. These concerns and issues were utilized to develop the goals and objectives which are included in this plan. Additionally, the survey results obtained through the absentee property owner questionnaires will also be taken into account. Most of the policies and implementing actions are continuing activities. In most situations, specific timelines are not applicable. Those policies/implementing actions which are not continuing activities will be address during Fiscal Years 2006-2008. The policies and implementing actions frequently utilize the following words: should, continue, encourage, enhance, identify, implement, maintain, prevent, promote, protect, provide, strengthen, support, work. The intent of these words is defined in Appendix III. Please note: Policies and Implementing Actions are numbered consecutively throughout this document with the letter "P" denoting a policy and the letter "I" denoting an implementing action.

2. Impact of CAMA Land Use Plan Policies on Management Topics

The development of this land use plan has relied in some part on the CAMA-prescribed existing land suitability analysis which is included in Section V (E) of this document. Reliance on this map is based in large part on the intent that this document is supportive of the CAMA regulations for protection of AEC's (15A NCAC 7H). This analysis was performed to identify pockets of land that are particularly poorly suited for development with respect to environmentally sensitive areas.

This plan is intended to support the town vision statement which was developed during this land use planning process. No negative impacts are anticipated by the implementation of the goals, objectives, and policies which are included in this plan.

Note: It is intended that all policies are consistent with (do not exceed) applicable State and Federal requirements when State and Federal requirements apply.

3. Public Access

- a. *Management Goal:* The town will maximize public access to the beaches and the public trust waters bordering its primary corporate limits.
- b. *Planning Objective:* The town will develop comprehensive policies that provide beach and public trust water access opportunities for the public along the shoreline and estuarine areas within the planning jurisdiction.

- c. *Land Use Plan Requirements:* The following are the town's policies/ implementing actions for waterfront access. All policies are continuing activities.

Policies:

- P.1 The town supports the Carteret County Chamber of Commerce and the Crystal Coast Tourism Development Authority's recreational related developments that protect and preserve the natural environment while promoting the town as a tourist destination. It supports the private and public development of waterfront access through private funds and grant monies. *Schedule: Continuing Activity.*
- P.2 The town supports providing shoreline access for persons with disabilities. *Schedule: Continuing Activity.*
- P.3 The town supports the frequency of shoreline access as defined by 15A NCAC 7M, Section .0300, Shorefront Access Policies, as well as those guidelines outlined and enforced by the US Army Corps of Engineers Section 903 Program. *Schedule: Continuing Activity.*
- P.4 The town supports state/federal funding of piers for crabbing, fishing, and public boat access, as well as other facilities to serve the public at beach and estuarine access sites. *Schedule: Continuing Activity.*
- P.5 The town supports the development of estuarine access areas to ensure adequate shoreline access within all areas of the town. The town supports expansion of its public access program where economically feasible. *Schedule: Continuing Activity.*

Implementing Actions:

- I.1 The town will pursue funding under the North Carolina CAMA Shoreline Access funding program as deemed necessary(15A NCAC 7M, Section .0300, Shorefront Access Policies). *Schedule: Continuing Activity.*
- I.2 The town will pursue private donations of easements or property to be utilized for beach and estuarine access. In light of the recent redevelopment efforts the town will work with developers, and where feasible, establish public access areas in areas where new multi-family developments are being constructed. *Schedule: Continuing Activity.*

- I.3 The town will cooperate with state and federal agencies as well as private interest to secure estuarine access areas, including Bogue Sound, to ensure adequate shoreline access within all areas of the town. *Schedule: Continuing Activity.*
- I.4 The town will continue to work with the Carteret County Shore Protection Office to ensure that all requirements related to public access are met, so as not to jeopardize the town's ability to apply for and acquire beach renourishment funding from state or federal agencies. *Schedule: Continuing Activity.*
- I.5 The town will make it a priority to identify a site where it will be feasible to provide public estuarine access within the town's corporate limits. *Schedule: Fiscal Year: 2006-2008.*

4. Land Use Compatibility

- a. *Management Goal:* The town will ensure that development and use of resources or preservation of land minimize direct and secondary environmental impacts; avoid risks to public health, safety, and welfare; and are consistent with the capability of the land based on considerations of interactions of natural and manmade features.
- b. *Planning Objectives:*
 - i. The town will adopt and apply local development policies that balance protection of natural resources and fragile areas with continued growth and development.
 - ii. The town's policies will provide clear direction to assist local decision making and consistency findings for zoning, divisions of land, and public and private projects.
- c. *Land Use Plan Requirements:* The following are the town's policies/ implementing actions for land use compatibility.

Policies - Residential:

- P.6 The town supports discouraging the re-zoning of existing residentially-developed or zoned areas to a non-residential classification in an effort to maintain the

predominant residential character of the town. Any rezoning activity should consider all alternatives that will maintain the resort type housing development that exists throughout the town's jurisdiction. *Schedule: Continuing Activity.*

- P.7 The town supports structurally sound and aesthetically pleasing development that will be in keeping with other single- and multi-family developments in town. Quality development will serve to increase property values and increase public safety throughout Indian Beach. *Schedule: Continuing Activity.*
- P.8 The town supports residential growth at a pace that will not put stress on public services, or pose a threat to environmental conditions within or adjacent to the town's corporate limits including the protection of water quality. This especially applies to the Outstanding Resource Waters (ORW) located off the estuarine shoreline of Indian Beach. *Schedule: Continuing Activity.*
- P.9 The town supports wooded buffers along thoroughfares adjacent to multi-family residential developments, where feasible. *Schedule: Continuing Activity.*
- P.10 The town supports providing adequate conservation/open space buffers between areas designated for residential development as indicated on the future land use map and any adjacent non-residential land use, including commercial and utility areas. *Schedule: Continuing Activity.*
- P.11 The town supports all covenants established by all Property Owners Associations (POA) throughout its planning jurisdiction. Proposals for development or redevelopment should not only comply with town land development policies and ordinances, but should also abide by all restrictions established under a given property's respective POA restrictive covenants. *Schedule: Continuing Activity.*
- P.12 The town supports redevelopment of all properties within Indian Beach at building heights and densities as outlined in the Indian Beach Zoning Ordinance. Additionally, the town supports the zoning classifications and development restrictions currently established through the town's zoning ordinance. *Schedule: Continuing Activity.*

Implementing Actions - Residential:

- 1.6 All re-zoning and subdivision approvals will consider the future land use and land suitability maps and analyses which are included in this plan. *Schedule: Continuing Activity.*
- 1.7 The town will permit residential development to occur in response to market needs provided that the following criteria are met:
- (1) Due respect is offered to all aspects of the environment.
 - (2) If deficient community facilities and services are identified, the town will address this issue through increasing its police and fire services, and/or work with the County Health Department and water service providers to ensure that additional residential development will not pose a threat to the provision of utility services.
 - (3) Additional residential development should concurrently involve planning for improvements to community facilities and services.
 - (4) Residential development is consistent with other town policies and the land use map as contained in this plan update.

This implementing action will be enforced through the town zoning and subdivision ordinances. *Schedule: Continuing Activity.*

- 1.8 The town will consider revisions to the zoning ordinance to ensure that as residential redevelopment occurs, developers are required to minimize impacts on adjacent properties from stormwater runoff, surface drainage, and sediment transfer. *Schedule: Fiscal Year 2006-2008.*
- 1.9 The town will regulate through its zoning and subdivision ordinance the development of conflicting land uses in areas where non-residential development is permitted. This development should be restricted to areas currently designated on the town's zoning map, as well as the commercial parcels outlined on the Future Land Use Map included in this plan. *Schedule: Continuing Activity.*

Policies - Commercial & Industrial:

- P.13 The town supports commercial development consistent with the town's future land use map and current zoning ordinance. *Schedule: Continuing Activity.*

- P.14 The town opposes the establishment of any industrial operations within its planning jurisdiction. *Schedule: Continuing Activity.*
- P.15 The town supports the existing commercial operations within town and views these establishments as an integral part of the town's future needs. It is important that the citizens of Indian Beach have access to retail centers and restaurants without having to travel to adjacent beach communities. *Schedule: Continuing Activity.*
- P.16 The town opposes the establishment of private or public solid waste collection sites or transfer stations within its corporate limits. This applies to all multi-family developments, as well as campgrounds and mobile home parks. *Schedule: Continuing Activity.*
- P.17 Commercial operations which are noxious by reason of the emission of smoke, dust, glare, noise, odor, and vibrations should not be located within Indian Beach. *Schedule: Continuing Activity.*

Implementing Actions - Commercial:

- I.10 The town will enforce its zoning regulations and rely on state permitting agencies to ensure that all commercial development will have minimal impacts on environmental conditions (water quality and wetlands) and adjacent properties. *Schedule: Continuing Activity.*
- I.11 When reviewing all commercial development proposals that require a zoning change and/or board approval, the town will aim to ensure that development or redevelopment occurs in a fashion that is in harmony with the residential character of Indian Beach. *Schedule: Continuing Activity*
- I.12 The town will review its zoning and subdivision ordinances to ensure compliance with policies P.13, P.14, P.16, and P.17. *Schedule: Fiscal Year 2006-2008.*

Policies - Conservation:

- P.18 Except as otherwise permitted in this plan, residential, commercial, and office/institutional development should not be supported in natural heritage areas, conservation areas, or coastal wetlands. Residential and commercial

development which meets 15A NCAC 7H use standards will be allowed in estuarine shoreline, estuarine water, and public trust areas. In all other areas, development will be allowed that is consistent with applicable local, state, and federal regulations. *Schedule: Continuing Activity.*

- P.19 The town supports the efforts of the North Carolina Department of Environment and Natural Resources (NCDENR) and the Carteret County Health Department in regulating development throughout Indian Beach. Indian Beach will continue to rely on these agencies to ensure that development within environmentally sensitive areas occurs in a manner that will minimize adverse impacts on the environment. *Schedule: Continuing Activity.*
- P.20 The town aims to maintain its character as a resort residential community. Commercial development should be permitted only in areas already designated for this use through the town's zoning ordinance and Future Land Use Map. *Schedule: Continuing Activity.*
- P.21 The town will support efforts to actively seek, through grant funding or private donation, additional properties to be utilized for public beach and estuarine access. *Schedule: Continuing Activity.*

Implementing Actions - Conservation:

- I.13 Protect the town's fragile areas from inappropriate, unplanned, or poorly planned development through the following:
- By implementing the Town Zoning Ordinance, limit land uses in the vicinity of natural heritage areas, and designated conservation areas to compatible land uses. *Schedule: Continuing Activity.*
 - The town will coordinate all housing code enforcement/ redevelopment projects/public works projects with NCDENR and the Carteret County Health Department, to ensure that this development takes place in a manner that will minimize adverse impacts on the environment. This coordination should focus on the proper development and implementation of adequate stormwater and wastewater treatment facilities. *Schedule: Continuing Activity.*

- I.14 The town will review its zoning and subdivision ordinances to ensure compliance with policies P.19 and P.20. *Schedule: Fiscal Year 2006-2008.*

Policies - Stormwater Control:

- P.22 The town supports reducing soil erosion, runoff, and sedimentation to minimize the adverse effects on surface and subsurface water quality, as well as impacting adjoining property owners. *Schedule: Continuing Activity.*
- P.23 The town supports the enforcement of all controls and regulations, specifically design standards, tie-down requirements, construction and installation standards, elevation requirements, flood-proofing, CAMA regulations, and FEMA regulations, deemed necessary by the Board of Commissioners to mitigate the risks of lives and property caused by severe storms and hurricanes. *Schedule: Continuing Activity.*

Implementing Actions - Stormwater Control:

- I.15 The town will continue to coordinate all development with the NCDENR Stormwater Management Division on redevelopment projects of five acres or greater, where onsite stormwater management facilities will be required. *Schedule: Fiscal Year 2006-2008.*
- I.16 The town will consider drafting and adopting a local stormwater control ordinance that will apply to all future development and redevelopment within town. *Schedule: Continuing Activity.*
- I.17 The town supports ongoing planning and capital improvement efforts to address the drainage problem associated with flooding from tropical storm events, if it is determined that these improvements are required to protect the citizens and real property of Indian Beach. *Schedule: Fiscal Year 2006-2008.*
- I.18 The town will continue to seek grant funding from state and federal agencies for assistance in funding capital improvement projects that will aid the town in alleviating flooding and storm drainage problems which exist throughout the town. *Schedule: Continuing Activity.*

5. Infrastructure Carrying Capacity

- a. *Management Goal:* The town will ensure that public infrastructure systems are appropriately sized, located, and managed so the quality and productivity of AECs and other fragile areas are protected or restored. It is acknowledged that to achieve the infrastructure carrying capacity goals, policies, and implementing actions, some utility lines may have to extend through environmentally sensitive areas.
- b. *Planning Objective:* The town will establish level of service policies and criteria for infrastructure consistent with the projections of future land needs.
- c. *Land Use Plan Requirements:* Please refer to Map 12 for delineation of the water and sewer service areas. The following are the town's policies for infrastructure carrying capacity. All policies are continuing activities.

Policies:

- P.24 The town supports providing adequate community services and facilities which meet the needs of the town's citizens and businesses. *Schedule: Continuing Activity.*
- P.25 The town supports providing sufficient water and sewer service to promote continued growth and to alleviate public health problems created by the absence of public water service and sewer facilities in the town. *Schedule: Continuing Activity.*
- P.26 The town supports the extension of water services from existing systems and encourages the use of central systems for new developments whether residential, commercial, or office/institutional in nature. It also supports the continued public provision of solid waste disposal, law enforcement, and educational services to all citizens of the town. *Schedule: Continuing Activity.*
- P.27 The town will rely on its existing land use and development ordinances to regulate development and may amend or modify regulations to encourage the use of new septic tank technologies on developments that do not require the development of a package treatment plant. *Schedule: Continuing Activity.*

- P.28 The town supports the installation and use of properly permitted septic tank systems and the enforcement of Carteret County Health Department regulations and local development regulations regarding lot sizes and waste disposal system placement. *Schedule: Continuing Activity.*
- P.29 The town supports the provision of public recreational facilities and areas and will pursue grant funds and private donations for public open space and recreation facilities. *Schedule: Continuing Activity.*
- P.30 The town supports the development of package treatment plants to support multi-family developments that are being constructed throughout the town's jurisdiction. These facilities should be in compliance with all county and state regulations, and should each have a full-time operator to oversee the plant's day-to-day operation. *Schedule: Continuing Activity.*

Implementing Actions:

- I.19 The town will consult the future land use map when considering new public facilities and private development. *Schedule: Continuing Activity.*
- I.20 The town will rely on the NCDENR and the Carteret County Department of Environmental Health to oversee the proper operation, management, and maintenance of all wastewater treatment facilities within the town. *Schedule: Continuing Activity.*
- I.21 The town will continue to rely on Carolina Water and Bogue Banks Water for the provision of water service throughout Indian Beach. The town will monitor the availability of water to ensure that the Castle Hayne Aquifer continues to yield the volume of water necessary to support the town's needs. *Schedule: Continuing Activity.*
- I.22 The town will continue to provide sufficient emergency management personnel and facilities to adequately serve the projected population growth. If it is determined that the current Fire/EMS services provided to the town are not sufficient, alternative methods of providing these services will be explored. One of the potential solutions to this problem may be the merging of the Indian Beach and Pine Knoll Shores Fire/EMS Departments. *Schedule: Fiscal Year 2006-2008.*

I.23 The town will coordinate the development of recreational facilities with all applicable property owner's associations in order to maximize the potential quality, access, and use of these facilities. *Schedule: Continuing Activity.*

6. Transportation

a. *Management Goal:* The town will achieve safe, efficient, reliable, environmentally-sound, and economically feasible transportation within the town.

b. *Planning Objective:* The town will provide a safe and efficient transportation network throughout the town's planning jurisdiction.

c. *Land Use Plan Requirements:* The following are the town's transportation policies/implementing actions.

Policies:

P.31 The town supports interconnected street systems for residential and non-residential development. *Schedule: Continuing Activity.*

P.32 The town supports limited access from development along all roadways to provide safe ingress and egress. *Schedule: Continuing Activity.*

P.33 The town supports maintaining an effective signage and addressing system for all right-of-ways including private drives and access streets. *Schedule: Continuing Activity.*

P.34 The town opposes the construction of a third bridge accessing Bogue Banks from Morehead City. The plans for this third bridge have the thoroughfare entering the Island in the vicinity of Indian Beach. This will have substantial adverse impacts on the town's existing transportation and parking problems. *Schedule: Continuing Activity.*

Implementing Actions:

I.24 The town will review and update its subdivision ordinance to ensure compliance with policies P.31 and P.32. *Schedule: Fiscal Year 2006-2008.*

I.25 The town will consider revising its requirements for parking as outlined in the town's zoning ordinance to ensure that as redevelopment occurs adequate parking is available to support the substantial increase in housing units. *Schedule: Fiscal Year 2006-2008.*

I.26 The town will continue to rely on the North Carolina Department of Transportation for the maintenance of all public right-of-ways. *Schedule: Continuing Activity.*

7. Natural Hazard Areas

a. *Management Goal:* The town will conserve and maintain shorelines, floodplains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.

b. *Planning Objective:* The town will develop policies that minimize threats to life, property, and natural resources resulting from development located in or adjacent to hazard areas, such as those subject to erosion, high winds, storm surge, flooding, or sea level rise.

c. *Land Use Plan Requirements:* The following are the town's policies/ implementing actions for natural hazard areas. All policies are continuing activities.

Policies:

P.35 The town supports the enforcement of local controls and the efforts of state and federal agencies with regulatory authority to restrict development within areas up to five feet above mean high water susceptible to sea level rise and wetland loss. *Schedule: Continuing Activity.*

P.36 The town supports the installation of properly engineered and permitted bulkheads. *Schedule: Continuing Activity.*

P.37 The town supports the US Army Corps of Engineers' regulations, the applicable guidelines of the Coastal Area Management Act, and the use of local land use ordinances to regulate development within or immediately adjacent to freshwater swamps, marshes, and 404 wetlands. *Schedule: Continuing Activity.*

- P.38 The town supports relocation of structures endangered by erosion, if the relocated structure will be in compliance with all applicable policies and regulations. *Schedule: Continuing Activity.*
- P.39 The town recognizes the uncertainties associated with sea level rise. The rate of rise is difficult to predict. Thus, it is difficult to establish policies to deal with the effects of sea level rise. The town supports cooperation with local, state, and federal efforts to inform the public of the anticipated effects of sea level rise. *Schedule: Continuing Activity.*
- P.40 The town supports hazard mitigation planning. Refer to the hazard mitigation plan section of this document on page _____. *Schedule: Continuing Activity.*
- P.41 The town supports the land use densities that are specified on page 125 of this plan. Through enforcement of the zoning ordinance, these densities will minimize damage from natural hazards and support the hazard mitigation plan. *Schedule: Continuing Activity.*
- P.42 The town supports the efforts of the US Army Corps of Engineers in providing beach renourishment funding through the Section 933 project. The town will continue to meet the requirements of this program through the provision of adequate public access. *Schedule: Continuing Activity.*
- P.43 The town recognizes the significance of protecting the primary dune line along oceanfront portions of the town's planning jurisdiction. The town supports continued efforts to protect these dunes through a proactive dune stabilization and protection program. *Schedule: Continuing Activity.*
- P.44 The town supports the current redevelopment efforts taking place through Indian Beach. This redevelopment will result in the removal of unstable mobile homes and travel trailers to be replaced with stick built multi-family structures. This will result in a much more stable built environment for the town. *Schedule: Continuing Activity.*
- P.45 The town will continue to support the efforts of the Carteret County Shore Protection Office. *Schedule: Continuing Activity.*

Implementing Actions:

- I.27 The town will continue to enforce its Floodplain Ordinance and participate in the National Flood Insurance Program. It will rely on the North Carolina Department of Environment and Natural Resources, Division of Coastal Management to monitor and regulate development in areas up to five feet above mean high water susceptible to sea level rise and wetland loss. Subdivision regulations will be enforced – requiring elevation monuments to be set so that floodplain elevations can be more easily determined. *Schedule: Continuing Activity.*
- I.28 The town will monitor development proposals for compliance with Section 404 of the Clean Water Act and will continue to enforce local land use ordinances to regulate development within or adjacent to freshwater swamps, marshes, and 404 wetlands. *Schedule: Continuing Activity.*
- I.29 In the event of a natural disaster the town permits redevelopment of previously developed areas, provided all applicable policies, regulations, and ordinances are complied with. Redevelopment, including infrastructure, should be designed to withstand natural hazards. *Schedule: Continuing Activity.*
- I.30 The town will enforce the density controls in the zoning ordinance and subdivision ordinance in potential redevelopment areas to control growth intensity. *Schedule: Continuing Activity.*
- I.31 In response to possible sea level rise, the town will review all local building and land use related ordinances and consider establishing setback standards, density controls, bulkhead restrictions, buffer vegetation protection requirements, and building designs which will facilitate the movement of structures. *Schedule: Continuing Activity.*
- I.32 The town will utilize the future land use maps to control development. These maps are coordinated with the land suitability map and existing infrastructure maps. *Schedule: Continuing Activity.*
- I.33 The town will continue to work with the Carteret County Shore Protection office on the development and implementation of a 50-year beach renourishment plan. *Schedule: Continuing Activity.*

- I.34 The town will continue to monitor the stability of the dune system throughout town, and if necessary will take measures to ensure the protection of this system. *Schedule: Continuing Activity.*

8. Water Quality

- a. *Management Goal:* The town will maintain, protect, and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries. This should include a means of addressing the complex problems of planning for increased development and economic growth while protecting and/or restoring the quality and intended uses of the basin's surface waters.
- b. *Planning Objective:* The town will adopt policies for surface waters within the town to help ensure that water quality is maintained if not impaired and improved if impaired.
- c. *Land Use Plan Requirements:* The following provides the town's policies/ implementing actions on water quality.

Policies:

- P.46 The town supports the guidelines of the Coastal Area Management Act, the efforts and programs of the North Carolina Department of Environment and Natural Resources, Division of Coastal Management, and the Coastal Resources Commission to protect the coastal wetlands, estuarine waters, estuarine shorelines, and public trust waters of the town. *Schedule: Continuing Activity.*
- P.47 The town supports conserving its surficial groundwater resources through the effective regulations outlined in the NC Central Coastal Plain Capacity Use Rules. *Schedule: Continuing Activity.*
- P.48 The town supports commercial and recreational fishing in its waters and will cooperate with other local governments and state and federal agencies to control pollution of these waters and to improve conditions so that commercial and recreational fisheries will not be depleted. It also supports the preservation of nursery and habitat areas. *Schedule: Continuing Activity.*

- P.49 The town opposes the disposal of any toxic wastes, as defined by the US Environmental Protection Agency's Listing of Hazardous Substances and Priority Pollutants (developed pursuant to the Clean Water Act of 1977), within its planning jurisdiction. *Schedule: Continuing Activity.*
- P.50 The town recognizes the value of water quality maintenance to the protection of fragile areas and to the provision of clean water for recreational purposes and supports the control of stormwater runoff to aid in the preservation of water quality. The town will support existing state regulations relating to stormwater runoff resulting from development (Stormwater Disposal Policy 15 NCAC 2H.001-.1003). *Schedule: Continuing Activity.*
- P.51 The town supports regulation of underground storage tanks in order to protect its groundwater resources. *Schedule: Continuing Activity.*
- P.52 The town supports the policy that all State of North Carolina projects should be designed to limit to the extent possible stormwater runoff into coastal waters. *Schedule: Continuing Activity.*
- P.53 The town supports implementation of the White Oak River Basin Water Quality Management Plan. *Schedule: Continuing Activity.*
- P.54 The town supports protection of those waters known to be of the highest quality or supporting biological communities of special importance, especially the Outstanding Resource Waters (ORW) located off of Rock Point along the northern estuarine shoreline of Indian Beach. *Schedule: Continuing Activity.*
- P.55 The town supports management of problem pollutants, particularly biological oxygen demand and nutrients, in order to correct existing water quality problems and to ensure protection of those waters currently supporting their uses. This effort should focus on residential development adjacent to Bogue Banks. *Schedule: Continuing Activity.*
- P.56 The town opposes the installation of package treatment plants and septic tanks or discharge of waste in any areas classified as coastal wetlands, freshwater wetlands (404), or natural heritage areas. This policy does not apply to constructed wetlands. *Schedule: Continuing Activity.*

P.57 The town supports the following actions by the General Assembly and the Governor:

- Sufficient state funding should be appropriated to initiate a program of incentives grants to address pollution of our rivers from both point sources and nonpoint sources. *Schedule: Continuing Activity.*
- An ongoing source of state funding should be developed to provide continuous support for an incentives grant program. *Schedule: Continuing Activity.*
- The decision-making process for the award of incentives grants should involve river basin organizations representing local governments and other interest groups in the review of all applications for state funding. *Schedule: Continuing Activity.*
- The ongoing effort of the Department of Environment and Natural Resources to develop administrative rules implementing the White Oak River Basin Management Strategy should continue to involve local government officials in the development, review, and refinement of the proposal. *Schedule: Continuing Activity.*

P.58 The town does not support the location of floating homes within its jurisdiction. *Schedule: Continuing Activity.*

P.59 The town supports the following goals of the NC Coastal Habitat Protection Program (CHPP):

- Document the ecological role and function of aquatic habitats for coastal fisheries.
- Provide status and trends information on the quality and quantity of coastal fish habitat.
- Describe and document threats to coastal fish habitat, including threats from both human activities and natural events.
- Describe the current rules concerning each habitat.
- Identify management needs.
- Develop options for management action using the above information. *Schedule: Continuing Activity.*

Implementing Actions:

- I.35 The town will comply with CAMA and NC Division of Environmental Management stormwater runoff regulations, and by coordinating local development activities involving chemical storage or underground storage tank installation/abandonment with the town Emergency Management personnel and the Groundwater Section of the North Carolina Division of Environmental Management. The town will plan for an adequate long-range water supply. In the planning process, the town will cooperate with all regional counties to protect water resources. *Schedule: Continuing Activity.*
- I.36 The town will enforce its zoning and subdivision regulations to aid in protecting sensitive shoreline areas. It will rely on state and federal agencies to promote and protect the Bogue Sound, as well as other nursery and habitat areas adjacent to the town. *Schedule: Continuing Activity.*
- I.37 The town will rely on the technical requirements and state program approval for underground storage tanks (40 CFR, Parts 280 and 281), and any subsequent state regulations concerning underground storage tanks adopted during the planning period. *Schedule: Continuing Activity.*
- I.38 The town will continuously enforce, through the development and zoning permit process, all current regulations of the NC State Building Code and North Carolina Division of Health Services relating to building construction and septic tank installation/replacement in areas with soils restrictions. *Schedule: Continuing Activity.*
- I.39 The town will implement the following actions through local ordinances to improve water quality (Note: these actions are especially significant in areas adjacent to Outstanding Resource Waters off the estuarine shoreline of Indian Beach):
- Use watershed-based land use planning
 - Minimize impervious cover in site design
 - Limit erosion during construction
 - Maintain coastal growth measures
 - Restoration of impaired waters
 - Reduction of nutrients in the town waters. *Schedule: Review local ordinances annually.*

- I.40 Preservation of wetlands is important to the protection/improvement of water quality in the town. The following will be implemented:
- Coordinate all development review with the appropriate office of the US Army Corps of Engineers and the Soil Conservation Service. *Schedule: Continuing Activity.*
 - Require that wetland areas be surveyed and delineated on all preliminary and final subdivision plats. *Schedule: Fiscal Year 2006-2008.*
 - Encourage cluster development in order to protect sensitive natural areas. *Schedule: Fiscal Year 2006-2008, revised zoning and subdivision ordinances.*
- I.41 The town will continue to work with NCDENR and the Carteret County Health Department to ensure that sound wastewater treatment facilities are installed and maintained in a manner that will minimize impacts on adjacent waterbodies. *Schedule: Continuing Activity.*

9. Local Areas of Concern

- a. *Management Goal:* The town will integrate local concerns with the overall goals of CAMA in the context of land use planning.
- b. *Planning Objective:* The town will identify and address local concerns and issues, such as cultural and historic areas, scenic areas, economic development, or general health and human services needs.
- c. *Land Use Plan Requirements:* The following provides the town's policies/implementing actions on local areas of concern. All policies are continuing activities.

Policies - Economic Development:

- P.60 Tourism is important to the town and will be supported by the town. *Schedule: Continuing Activity.*

- P.61 The town will encourage both residential and commercial development in an effort to provide a resort community that will facilitate the immediate needs of visitors, as well as permanent citizens. *Schedule: Continuing Activity.*
- P.62 The town will encourage moderate commercial development in areas with existing infrastructure that does not infringe on existing residential areas. *Schedule: Continuing Activity.*

Implementing Actions - Economic Development:

- I.42 The town will continue to support the activities of the North Carolina Division of Travel and Tourism and the Crystal Coast Tourism Development Authority; specifically, the monitoring of tourism-related industry, efforts to promote tourism-related commercial activity, and efforts to enhance and provide shoreline resources. *Schedule: Continuing Activity.*
- I.43 The town will continue to support the activities of the Carteret County Economic Development Commission. *Schedule: Continuing Activity.*
- I.44 The town will support projects that will increase public access to shoreline areas. *Schedule: Continuing Activity.*

Policies - General Health and Human Services Needs:

- P.63 The town supports the continued public provision of solid waste disposal, law enforcement, and educational services to all citizens of the town. *Schedule: Continuing Activity.*
- P.64 In an effort to improve health conditions, the town supports the following water and sewer policies:
- The town supports the extension of central water service into all areas of the town shown on the land suitability analysis map as suitable for development, including the construction of lines to and through conservation areas to serve development which meets all applicable state and federal regulations. *Schedule: Continuing Activity.*

- The town is aware that inappropriate land uses near well fields increase the possibility of well contamination. Land uses near groundwater sources are regulated by the North Carolina Division of Environmental Management through NCAC Subchapter 2L and Subchapter 2C. The town recognizes the importance of protecting potable water supplies, and therefore supports the enforcement of these regulations. *Schedule: Continuing Activity.*
- The town supports all efforts to secure available state and federal funding for the construction and/or expansion of public and private water/sewer systems. *Schedule: Continuing Activity.*
- The town supports the construction of water systems with adequate line sizes to ensure adequate water pressure and fire protection. *Schedule: Continuing Activity.*

Implementing Actions - General Health and Human Services Needs:

- I.45 Floodplain regulation is a concern in the town. To accomplish protection of public health and service needs, the town will:
- Continue to enforce the flood hazard reduction provisions of the Town Land Development Ordinances. *Schedule: Continuing Activity.*
 - Prohibit the installation of underground storage tanks in the 100-year floodplain. *Schedule: Continuing Activity.*
 - Zone for open space, recreational, low to moderate density residential, or other low-intensity uses within the floodplain. *Schedule: Continuing Activity.*
- I.46 The town will provide sufficient emergency services to all residents. The town will implement the following:
- Require that all necessary infrastructure firefighting capability/capacity be provided in new subdivisions and developments. *Schedule: Continuing Activity.*

- Continue to maintain an effective signage and addressing system for all streets, roads, and highways. *Schedule: Continuing Activity.*

Implementing Actions - Funding Options:

- I.47 The town will continue to support state and federal programs that are deemed necessary, cost-effective, and within the administrative and fiscal capabilities of the town. *Schedule: Continuing Activity.* These include:
- Community Development Block Grant Program
 - Area Agency on Aging
 - Emergency Medical Services
 - Coastal Area Management Act, including shoreline access funds
 - Small Business Association
 - Economic Development Administration Funds
 - Federal Emergency Management Program
 - MEDICAID
 - Crisis Intervention
- I.48 The town will selectively support state and federal programs related to the town. The town, through its boards and committees, will monitor state and federal programs and regulations. It will use opportunities as they are presented to voice support for or to disagree with programs and regulations that are proposed by state and federal agencies. *Schedule: Continuing Activity.*
- I.49 The town officials will continue to work with the Army Corps of Engineers and any other state and federal agencies to ensure continued dredging and maintenance of channels and rivers as needed to keep these facilities open to navigation. These efforts shall comply with applicable state and federal regulations. Providing borrow or spoil areas and provision of easements for work will be determined on case-by-case basis. The town encourages spoil material being placed on those areas where beach renourishment efforts are necessary. Channel maintenance has major economic significance and is worthy of state and federal funding. *Schedule: Continuing Activity.*

F. FUTURE LAND USE PLAN

1. Introduction

The future land use plan or “map” is an essential tool for implementing land use planning. The map is intended to serve as a guide for the Board of Commissioners when they review private development proposals and make decisions on the location of public facilities. The land use plan also provides the framework upon which zoning and subdivision regulations and the capital improvements program should be based.

A land use plan is intended to accomplish three primary objectives. These objectives are as follows:

- ❖ To promote economic efficiency by coordinating the size and location of publicly provided future community facilities with the location and intensity of future private residential, commercial, and industrial activity.
- ❖ To optimize resources by allocating land for its most suitable use. For example, a town may want to encourage high density development on sites that can accommodate large scale on-site (package) wastewater treatment facilities. Or, a town may choose to arrange land uses in such a way as to protect environmentally sensitive areas.
- ❖ To provide a land use form that reflects the vision of the town’s residents, is unified, avoids conflicting land uses, optimizes resources, preserves the town’s character and is pleasing: providing open space, vistas and distinguishable districts.

It is important that Indian Beach understands that merely completing the land use plan, illustrating the town’s vision for the future, does not ensure that its objectives will be met. The Town of Indian Beach must continuously work at accomplishing plan implementation and maintaining an effective planning program. The Future Land Use map included with this plan generally underscores the town’s zoning regulations and districts. The town has made the decision to stand behind these regulations as they are currently written, as the ongoing redevelopment effort takes place. The town, as their ordinance states, will require preliminary and final plan approval for all group home or multi-family projects that are proposed within the town’s planning jurisdiction. This will ensure that all density, setback, wastewater, stormwater, parking, and sign requirements are met.

2. Future Land Use Map

a. *Introduction*

The future land use map (Map 17) depicts application of the policies for growth and development, the desired future patterns of land use and land development. Future infrastructure is not indicated on this map mainly due to the fact that the entire town receives water service, and the installation of central sewer will not be pursued by the town. As group housing, or multi-family development moves forward, developers will be required to secure permits for wastewater treatment facilities through NCDENR and the Carteret County Health Department. The town will defer all permitting, oversight, and scheduled monitoring of these facilities to these agencies. All proposed single-family residential areas will rely on the installation of private septic tank systems. These systems will also be permitted and monitored by the agencies noted above. The future land use map must include the following:

- ❖ 14-digit hydrological units encompassed by the planning area.
- ❖ Areas and locations planned for conservation or open space and a description of compatible land uses and activities.
- ❖ Areas and locations planned for future growth and development with descriptions of the following characteristics:
 - Predominant and supporting land uses that are encouraged in each area;
 - Overall density and development intensity planned for each area; and
 - Infrastructure required to support planned development in each area.
- ❖ Existing and planned infrastructure, including major roads, water, and sewer.
- ❖ Reflect the information depicted on the Composite Map of Environmental Conditions (Map 9) and Map of Land Suitability Analysis (Map 15).

MAP 17 - FUTURE LAND USE

b. *Future Land Use Acreages*

The town believes that the future land use map and associated goals and implementing actions are consistent with the land suitability analysis. Table 38 provides a summary of the estimated future land use acreages. Based on these maps, some areas are committed to the conservation categories on the future land use map. The future land use plan map depicts areas for development which are geographically consistent with the land suitability map (Map 15, page 72).

Table 38. Town of Indian Beach
Future Land Use Acreages

Land Use	Acres	% of Total
Conservation	50.9	15.4%
Government	0.6	0.2%
Multi-Family Residential	154.2	46.6%
Single-Family Residential	119.4	36.0%
Utility	6.2	1.9%
Total	331.3	100.0%

Source: Holland Consulting Planners, Inc.

All future land use acreages are based on suitability of land for development and not forecast market demand for future acreages. The land uses in each of these areas have been coordinated with the town's existing Land Use Ordinance. The zoning classifications specify allowable uses for each land use category. A complete list of the land use categories utilized on the future land use map and the zoning classifications that should be included in each category is provided below.

LAND USE CATEGORIES and
CORRESPONDING ZONING CLASSIFICATIONS:

Conservation	PDD
Government	B-1
Multi-Family Residential	B-1, PDD, RR
Single-Family Residential	PDD, R-25
Utility	PDD

KEY TO ZONING DISTRICTS:

- B-1 Business District. This district was established to accommodate a range of uses including, but not limited to, retail/commercial operations along the Highway 58 corridor. Within this district, mobile home parks and multi-family developments are permitted.
- PDD Planned Development District. This district was established to preserve several large tracts within town where significant portions of maritime forest still remain. Development within this district is subject to Board approval, and must comply with densities outlined in the town's land use ordinance, as long as no more than 35% of the site is built upon.
- R-25 Single-Family Residential. This district was established to accommodate medium density single-family residential development. This district has a minimum lot size of 20,000 square feet, of which only 35% may be built upon.
- RR Resort Residential. This district was established to accommodate multi-family developments specifically. All multi-unit developments established in this district must comply with the town's Group Housing Ordinance requiring developers to submit plans for Board approval.

3. Locational Aspects of Land Use

The purpose of this section is to describe the reasoning behind the location of land uses as shown on the land use map. It should be noted that the land use plan depicts a desired or optimum pattern of land uses. For land areas that are already developed, the desired land use may not be consistent with the existing land use. In cases where the planning process resulted in a desired land use that deviated from the existing land use, preferred land use is indicated. The following provides an example of a case in which an existing land use would not be indicated on the map: a multi-family development may be proposed in an area where a campground currently resides. This is a trend that is at the forefront of the town's redevelopment. A sharp trend towards group home or multi-unit development is occurring at a very rapid pace throughout the town's planning jurisdiction. It should also be noted that based on the existing land use discussion earlier in the plan, there is very little vacant and buildable land left within Indian Beach. This issue is driving the demand for redevelopment of all existing mobile home parks and campgrounds to a multi-family use. This trend is reflected on the town's future land use map.

Generally, the land use map was drafted with consideration given to key land use issues (identified on page 6). It should be stressed that although the future land use map indicates a desired pattern for future land use, it is not being suggested that the town cannot deviate from this pattern. However, it is recommended that as the need for changes in the land use map become apparent, the

map be revised and approved by the Board of Commissioners. A general description of land use by type follows.

a. *Conservation*

This district was established to coincide with the town's Planned Development District within the western portion of town. Provisions in the town's Land Use Ordinance specify that within this district only 35% of a subject parcel proposed for development may be built upon. This includes the construction of all residences, roads, parking areas, and wastewater treatment facilities including all required drain fields. Under the requirements for this district, all proposed developments must meet Town Board approval. This ensures that all requirements as outlined in the ordinance have been met. Additionally, it enables the town to suggest certain modifications to the design that may have more significant long term benefits to the town. Examples of these benefits may involve provision of public access easements, donation of open space areas, etc.

If a multi-family development is proposed within this district, it must comply with the town's Group Home Ordinance. This ordinance sets density at an average of 16 units per acre, with a maximum allowable density of 18 units per acre for one bedroom units. It has been determined that water service capacity is sufficient to support this level of growth and resultant density; however, wastewater treatment facilities on these sites must be permitted and approved by NCDENR, as well as the Carteret County Health Department. The total number of units within the conservation district will be held in check through enforcement of the 35% rule noted above. This rule was adopted to protect the last remaining instances of maritime forest within the town's corporate limits.

b. *Residential*

The single-family residential district is intended to protect the existing residential areas throughout the town's planning jurisdiction. There are two areas within town that fall under this category: Sea Isle Plantation within the eastern portion of the corporate limits and the oceanfront homes along NC Highway 58 in the western portion of town. Sea Isle Plantation was developed under the Planned Development District guidelines and therefore, was designed to protect the maritime forest environment. This development is unique, however, in that it exists as a well kept and newer single-family residential development. This is in sharp contrast to what is occurring throughout other portions of town. It is anticipated that these homes in conjunction with the oceanfront lots mentioned above will remain as single-family homes throughout the planning period. The town does not feel that these areas are threatened by redevelopment. Within Sea Isle Plantation, housing density was determined upon approval of the PDD site plan. This subdivision is characterized by .25 acre lots, with a building coverage of 35%. This development pattern will continue until build out of the development. The single-family residential

areas within the western portion of town fall within the R-25 zoning district. Homes within this area require a minimum of 20,000 square feet, and only 35% of this land areas may be built upon. All sites falling within this category will rely on private septic tank systems for wastewater treatment.

c. *Government*

This land use category was established to depict the location of all government facilities within town. These sites house both the Salter Path Volunteer Fire Department and the Indian Beach Town Hall. It is not anticipated that these sites will be redeveloped or sold throughout the planning period.

d. *Utility*

The utility areas indicate the locations of property which have been deed restricted to house the wastewater treatment operations serving developments within the eastern portion of town. These sites will remain utility easements throughout the planning period.

e. *Multi-Family*

The multi-family district reflects existing and future multi-family development throughout the town's corporate limits. As has been discussed, there is a significant trend within town whereby all mobile home parks and campgrounds are being converted to group housing or multi-unit development. All areas depicted on the Future Land Map as multi-family either fall within the B-1 or RR zoning district. Under either of these districts, multi-family housing is permitted. The density within these areas is defined under the town's Group Home Ordinance. This ordinance requires all proposed multi-unit developments to submit preliminary site plans that the Town Board must review and approve. The town has established specific regulations targeted at these developments which are outlined in the Group Home Ordinance. Within the multi-family district, an average of 16 units per acre (depending on the number of bedrooms proposed per unit) will be allowed, with a maximum building height of 100 feet. Redevelopment of these areas has already begun and is expected to continue. These densities may be affected by two factors: the presence of Outstanding Resource Waters (ORW) adjacent to the site, or the need for large portions of land needed for package treatment plant drain and repair fields. One significant issue related to these developments is wastewater treatment and stormwater management. The town will rely on oversight from both NCDENR and the Carteret County Health Department to ensure that facilities are adequate to support permitted densities within these developments.

f. *Least Suitable Land Overlay*

The Future Land Use Map includes a Least Suitable Land Overlay. These areas are indicative of the least suitable areas for development as identified through the Land Suitability Analysis conducted earlier in the plan. Development of any areas located within the overlay should be sensitive to the protection of the underlying AEC's. Development proposals should be addressed on a case-by-case basis with oversight from NCDCM.

4. Summary of General Principles Used to Develop the Land Use Plan

The Town of Indian Beach Land Use Plan was drafted with consideration given to the following:

- ❖ Key land use issues
- ❖ Existing plans for the development of public facilities
- ❖ Development constraints
- ❖ Existing zoning patterns
- ❖ Limiting potential land use conflicts
- ❖ Preservation of existing single-family residential neighborhoods

SECTION VII. TOOLS FOR MANAGING DEVELOPMENT

A. GUIDE FOR LAND USE DECISION MAKING

This document should be an integral part of the town's decision making process concerning future land use. The plan should be consulted prior to any decision being made by town staff, Planning Board, and/or Board of Commissioners concerning land use and development.

B. EXISTING DEVELOPMENT PROGRAM

The existing management program includes the following ordinances: Town of Indian Beach Land Use Ordinance (includes zoning and subdivision regulations, and flood damage prevention ordinance), North Carolina Building Code, National Flood Insurance Program, and the 1997 Town of Indian Beach Land Use Plan. Preparation of the 1997 Land Use Plan was coordinated with the land use related codes.

C. ADDITIONAL TOOLS

The Town of Indian Beach will utilize the following additional tools to implement this plan:

- ❖ The Town Clerk shall prepare an annual report assessing the effectiveness of plan implementation. This report shall be presented to the Indian Beach Board of Commissioners.
- ❖ At a minimum, update the Land Use Plan and implementation process every five years.

D. ACTION PLAN/SCHEDULE

1. Citizen Participation

For the preparation of this plan, the Indian Beach Board of Commissioners adopted a citizen participation plan on September 8, 2004. A copy of that plan is included as Appendix I. Following adoption of this plan, Indian Beach will implement the following to ensure adequate citizen participation:

- ❖ The town will encourage public participation in all land use decisions and procedure development processes and encourages citizen input via its boards and committees.
- ❖ Indian Beach will advertise all meetings of the Planning Board and Board of Adjustment through newspaper advertisements and notice postings.

- ❖ Indian Beach will utilize advisory committees to assess and advise the town on special planning issues/needs.
- ❖ The town will, at least annually, conduct a joint meeting of the Indian Beach Board of Commissioners and the town's Planning Board to identify planning issues/needs.
- ❖ The town's website will be updated to include this plan.
- ❖ All public hearings for changes to land use related ordinances which affect AECs shall include in the notice a specific description of the impact of the proposed change on the AECs.
- ❖ Ensure that the membership of all planning related and ad hoc advisory committees has a broad cross section of Indian Beach's citizenry.

2. Action Plan/Schedule

Refer to Section VI for the schedule of implementing actions.

E. RESOURCE CONSERVATION MANAGEMENT ACTION PLAN/POSITIVE AND NEGATIVE IMPACTS OF LAND USE PLAN POLICIES

Indian Beach believes that the policies, management goals, planning objectives, and land use plan requirements contained in this document will have positive impacts for the town. However, the following could have some negative impacts:

- ❖ Transportation improvements in sensitive and non-sensitive areas.
- ❖ Potential infringement of growth on sensitive areas.
- ❖ Negative impact of population growth on the Carteret County School System.
- ❖ Increased stormwater runoff.
- ❖ Possible degradation of water quality.

The management objectives, policies, and implementing actions address the issues associated with these possible negative impacts. Mitigating policies are stated in the conservation policies, page 104; stormwater control policies, page 106; infrastructure carrying capacity, page 107; and water quality, page 113.

Table 39 provides an analysis matrix which summarizes this plan's policies and identifies them as beneficial, neutral, or detrimental.

Table 39. Town of Indian Beach Policy Analysis Matrix – Land Use Plan Management Topics

Management Topics	Policy Benchmarks – Indicate whether the policy is <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
Land Use and Development Policies	<ul style="list-style-type: none"> • more planned access locations • upgrades to existing access locations • increase pedestrian access • comply with state access standards to enhance opportunities for state funding 	<ul style="list-style-type: none"> • reduction in habitat loss and fragmentation related to impacts of land use and development • reduction of water resource and water quality degradation • balance growth demands with protection of the environment 	<ul style="list-style-type: none"> • water, sewer, and other key community facilities and services being available in required locations at adequate capacities to support planned community growth and development patterns • during construction of infrastructure systems, AECs and other fragile areas should be protected • transportation improvements should support the efficiency of traffic flow and pedestrian safety 	<ul style="list-style-type: none"> • land uses and development patterns that reduce vulnerability to natural hazards • land uses and development patterns that take into account the existing and planned capacity of evacuation infrastructure • minimize development in floodplains, AECs, wetlands, and other fragile areas 	<ul style="list-style-type: none"> • land use and development criteria and measures that abate impacts that degrade water quality • coordinate water quality efforts with Carteret County 	<ul style="list-style-type: none"> • preservation of cultural, historic, and scenic areas • support of economic development • development of human resources • preservation of the town’s rural character • decrease residential density within town
Public Access: <u>P.1 - P.5</u>	P.1(B), P.2(B), P.3(B), P.4(B), P.5(B)					
Land Use Compatibility: <u>P.6 - P.23</u>		P.6(B), P.7(B), P.8(B), P.9(B), P.10(B), P.11(N), P.12(D), P.13(N), P.14(B), P.15(B), P.16(B), P.17(B), P.18(B), P.19(B), P.20(N), P.21(B), P.22(B), P.23(B)				
Infrastructure Carrying Capacity: <u>P.24 - P.34</u> (Includes Transportation)			P.24(B), P.25(B), P.26(B), P.27(N), P.28(D), P.29(B), P.30(N), P.31(B), P.32(B), P.33(B), P.34(N)			
Natural Hazards: <u>P.35 - P.45</u>				P.35(B), P.36(N), P.37(B), P.38(B), P.39(B), P.40(B), P.41(B), P.42(B), P.43(B), P.44(N), P.45(B)		

Management Topics	Policy Benchmarks – Indicate whether the policy is <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
Land Use and Development Policies	<ul style="list-style-type: none"> • more planned access locations • upgrades to existing access locations • increase pedestrian access • comply with state access standards to enhance opportunities for state funding 	<ul style="list-style-type: none"> • reduction in habitat loss and fragmentation related to impacts of land use and development • reduction of water resource and water quality degradation • balance growth demands with protection of the environment 	<ul style="list-style-type: none"> • water, sewer, and other key community facilities and services being available in required locations at adequate capacities to support planned community growth and development patterns • during construction of infrastructure systems, AECs and other fragile areas should be protected • transportation improvements should support the efficiency of traffic flow and pedestrian safety 	<ul style="list-style-type: none"> • land uses and development patterns that reduce vulnerability to natural hazards • land uses and development patterns that take into account the existing and planned capacity of evacuation infrastructure • minimize development in floodplains, AECs, wetlands, and other fragile areas 	<ul style="list-style-type: none"> • land use and development criteria and measures that abate impacts that degrade water quality • coordinate water quality efforts with Carteret County 	<ul style="list-style-type: none"> • preservation of cultural, historic, and scenic areas • support of economic development • development of human resources • preservation of the town’s rural character • decrease residential density within town
Water Quality: <u>P.46 - P.59</u>					P.46(B), P.47(B), P.48(B), P.49(B), P.50(B), P.51(B), P.52(B), P.53(B), P.54(B), P.55(B), P.56(B), P.57(B), P.58(B), P.59(B)	
Local Concerns: <u>P.60 - P.64</u>						P.60(B), P.61(B), P.62(N), P.63(B), P.64(N)

Notes to the Policy Matrix Table

Public Access

P.1 (B) - This policy states the town's support for the efforts of regional and statewide tourism authorities. Indian Beach relies heavily on seasonal tourism, and does not have the administrative capability to address economic development at the local level.

P.2(B) - P.5(B) - These policies outline the commitment that the Town of Indian Beach has to providing public oceanfront and estuarine access to local resident, as well as visitors. Indian Beach has been very active in the NC DCM Public Access Program over the last five years. Through this program the town has been able to comply with the federal standards defined under the US Army Corps of Engineers Section 933 Project. This will enable the town to solidify funding for beach renourishment in future years.

Land Use Compatibility

P.6 (B) - P.8 (B) - These policies state the fact that Indian Beach is very concerned about maintaining the residential character of the town. Although housing densities are expected to increase significantly, as outlined in the future land use plan and supporting text, this will be consistent with the existing character of the town.

P.9 (B) - P.10 (B) - These two policies state the town's support for wooded buffers between residential and nonresidential areas. These policies were developed in an effort to protect residential areas from the adverse effects of commercial, institutional , and thoroughfare (roadway) development.

P.11(N) -This policy recognizes the importance of Property Owners Associations (POA's) to the sound and uniform development of the town. POA codes work in conjunction with municipal ordinances to ensure that residential and nonresidential development is in conformity with adjacent properties.

P.12(D) - This policy states that the town is aware of the density and height restrictions outlined in the town's existing ordinance, and is comfortable with these regulations. The town is aware that this will result in additional high density residential developments. The town will rely on oversight from the Carteret County health department, and NC DENR to ensure that environmental regulations are enforced, and wastewater treatment facilities are adequate to support approved developments.

P.13(N) - These policies express the town's desire to limit nonresidential development to very specific portions of the town's jurisdiction. The town feels that commercial development should be focused in portions of the town that will not have any adverse impacts on adjacent residential neighborhoods.

P.14(B), P.16(B) - P.17(B) - The town also prohibits the development of any industrial operation, noxious commercial operations, or solid waste facilities. This policy is intended to not only protect the property owners within Indian Beach, but also maintain the water quality in adjacent waterbodies.

P.15(B) - Indian Beach supports maintaining the existing commercial operations existing within town. These businesses are an important part of the community. With the price of land increasing, it is becoming more difficult for commercial operations along the beach to remain profitable. The town recognizes the value of maintaining these operations.

P.18(B) - This policy underscores the town's concern over protecting the remaining natural areas that exist within its jurisdiction. In an effort to preserve as much of the remaining maritime forest as possible, the town, in past years, zoned the maritime forest areas as a Planned Development District. Under the zoning regulations for this district only 40% of a given property may be developed.

P.19(B) - This policy states the town's support of the County Health Department, as well as NC DENR in enforcing all state and federal environmental regulations. The town does not have the staff to enforce these rules and regulations, and therefore must rely on these outside agencies.

P.20(N) - see P.6 (B) - P.8 (B) above

P.21(N) - This policy further underscores the town's support for the development and expansion of the town's public access program.

P.6 (B) - P.8 (B) - Currently the Town of Indian Beach does not have any locally adopted regulations to enforce stormwater management or sediment runoff at development sites. These issues are addressed through NC DCM regulations on all sites larger than five acres. The town will continue to support NC DCM in enforcing these regulations.

Infrastructure Carrying Capacity

P.24(B) - P.26(B) - These policies state the town's support and intent to provide public infrastructure and community services to all property owner's within its jurisdiction. Although the town does not currently oversee any municipal infrastructure facilities, the Town is responsible for ensuring that these services are provided.

P.27(N) - P.28(D), P.30(N) - These policies all address the issue of wastewater treatment within the Town of Indian Beach. The town does not plan to ever install a central sewer system, and therefore must continue to rely on private septic tanks and package treatment plants for wastewater treatment. The town

recognizes the potential threat that this poses to water quality, however, the town does not have any other option. The town will continue to work closely with the County Health Department and NC DENR to ensure that all existing and future systems are in good working order. The town may consider requiring new developments to utilize newer more effective septic tank technologies, but at this time it is anticipated that a majority of future growth within town will be in the form of high density residential construction.

P.29(B) - The town will continue to consider the construction of additional recreational facilities. At this time these facilities are essentially comprised of the town's public access sites. It is difficult for a town the size of Indian Beach to fund large scale public facilities projects: however, if grant funds become available the town may consider establishing additional recreational facilities.

P.31(B) - P.32(B) - These policies state the town's desire to provide a safe, efficient, and interconnected street system. Due to the fact that Indian Beach mainly has one primary thoroughfare running through its jurisdiction, limited curb cuts and interconnected neighborhoods are essential to limiting traffic flow along NC Highway 58. This will be especially important, as high density residential development moves forward. These requirements are further outlined in the town's locally adopted land development code, and curb cuts are governed and permitted by NCDOT.

P.33(B) - This policy addresses the fact that the town implements a coordinated addressing system that is overseen by Carteret County. This system is essential for a variety of reasons, most importantly public safety.

P.34(N) - This policy is neutral because construction of a third bridge onto Bogue Banks will help alleviate substantial traffic problems during peak summer months. Indian Beach has an issue with the fact that one of the primary options for constructing the bridge would tie it directly into the town's jurisdiction. Although the bridge would achieve the goal of reducing traffic across the island, it will worsen the already strained road system traversing through Indian Beach, which essentially sits in the center of the island.

Natural Hazard Areas

P.35(B), P.37(B) - These policies express the town's ongoing support and reliance on state and county agencies to oversee the enforcement of state and federal environmental controls. The town does not have the staff to enforce many of its regulations, much less more stringent state and federal policy.

P.36(N) - The Town of Indian Beach supports the construction of properly permitted bulkheads along its estuarine shoreline. This helps protect property from erosion caused by wind driven wave action while not impacting the adjacent shoreline, as with hard stabilization along the oceanfront.

P.38(B), P.40(B) - These policies state the town's support of hazard mitigation planning, and the further support for property owners to relocate structures in the event of potential condemnation due to erosion. The town has a locally adopted Hazard Mitigation Plan that addresses many issues related to pre- and post-hurricane procedures with relation to land use issues. Reference is made to this document in the Hazard Mitigation Section of the plan.

P.39(B) - This policy states the town's recognition of the dynamic environment that exists on a barrier island community. Due to these hazards this policy has been adopted to not only protect property owners, but also to ensure that the town is prepared for the effects of sea level rise, and the potential damage caused by tropical storm events.

P.41 (B), P.44(N) - These policies go back to the land use densities outlined in the future land use section of the plan, and how they will impact the town. Redevelopment at the specified densities will essentially change the face of Indian Beach. What was historically a mix of trailer parks, campgrounds mixed with high density residential developments, is becoming a melange of high end condominiums and townhomes. Although the densities will greatly increase, the town feels that this will result in a more stable built environment. Ridding of all the trailers scattered throughout town will certainly reduce the risk of significant problems in the event of a significant tropical storm event.

P.42(B), P.45(B) - These policies state the town's strong support for the beach renourishment efforts of both the US Army Corps of Engineers, and the Carteret County Shore Protection Office. The town has a proactive beach renourishment program, and hopes to secure funding through the US Army Corps Section 933 project. The County Shore Protection office works to facilitate this process, and has been a true savior to the beach communities along Bogue Banks. This office is solely dedicated to preserving the beach.

P.43(B) - This policy states the importance and dedication that the town has to protecting the primary dune line traversing along oceanfront portions of town. Maintenance of this dune line is imperative to the survival of the island as a habitable barrier island.

Water Quality

P.46(B) - P.59(B) - These policies state the town's full support and awareness of protecting water quality not only in adjacent waterbodies, but all of Bogue Sound. Many individuals in the town, as well as Salter Path located in the center of Indian Beach, rely on the fisheries industry for survival. Protecting these waters is essential to people's survival. Over the past several years, water quality has been declining; however, there are still two Outstanding Resource waters located off of the estuarine shoreline of Indian Beach.

Local Areas of Concern

P.60(B) - This policy is simply intended to further state the town's support for tourism as noted earlier in the policy section.

P.61(B) - P.62(N) - These policies further underscore the town's desire to remain a resort community, with a mix of residential and modest commercial development. This stance is documented throughout the plan, as well as the policy statement section of the plan.

P.63(B) - P.64(B) - These two policies relate to the provision of public services. These relate to both infrastructure and town services tied to law enforcement, fire/EMS, etc. The issue of sewer policy and the town's stance on this issue has been well documented in the policy sections, as well as this policy summary.

SECTION VIII. HAZARD MITIGATION PLAN

The Town of Indian Beach prepared its own Hazard Mitigation Plan which was adopted by the Town on October 13, 2004, and was approved by the Federal Emergency Management Agency on November 9, 2004. The plan in its entirety is available for public review at the Indian Beach Town Hall, and is incorporated herein by reference.