TOWN OF ATLANTIC BEACH

CORE LAND USE PLAN

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Certified by the Coastal Resources Commission: _____

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TOWN OF ATLANTIC BEACH
CORE CAMA LAND USE PLAN

TABLE OF CONTENTS

PAGE

PREFACE i

SECTION 1. INTRODUCTION 1

SECTION 2. HISTORY 2

SECTION 3. REGIONAL SETTING 8

SECTION 4. ATLANTIC BEACH COMMUNITY CONCERNS AND ASPIRATIONS 11

A. KEY ISSUES/DOMINANT GROWTH-RELATED ISSUES 11
B. TOWN OF ATLANTIC BEACH COMMUNITY VISION 12

SECTION 5. ANALYSIS OF EXISTING AND EMERGING CONDITIONS 14

A. POPULATION, HOUSING, AND ECONOMY 14
1. Atlantic Beach Permanent Population 14
a. Eastern Carolina Council of Governments, Region P 14
b. Seasonal Population 19
c. Atlantic Beach Population Profile 20
d. Population Summary 22
2. Housing 23
a. Housing Occupancy and Tenure 23
b. Structure Age 24
c. Housing Conditions 26
d. Single and Multi-Family Units 26
e. Year Householder Moved into Unit 27
f. Housing Summary 27
3. Employment and Economy 28
a. Introduction (General Economic Indicators) 28
b. Household Income 28
c. Employment by Industry 29
d. Earnings by Industry 30
e. Employment Commuting Patterns 31
f. Non-Residential Construction Activity 32
g. Industries 33
h. Employment and Economy Summary 33
4. Population Projections 34

PAGE

B. NATURAL SYSTEMS ANALYSIS 38
1. Mapping and Analysis of Natural Features 38
a. Topography/Geology 38
b. Climate 43
c. Flood Zones 43
d. Man-Made Hazards/Restrictions 49
e. Soils 52
f. Water Supply 55
g. Fragile Areas and Areas of Environmental Concern 58
i. Estuarine Waters and Estuarine Shorelines 59
ii. Public Trust Areas 61
iii. Coastal Wetlands 62
iv. Ocean Beaches/Shorelines and Areas of Excessive Erosion 66
v. Protected Lands and Significant Natural Heritage Areas 70
vi. Outstanding Resource Waters 72
h. Areas of Resource Potential 73
i. Regionally Significant Parks 73
ii. Marinas and Mooring Fields 73
iii. Floating Homes or Structures 77
iv. Channel Maintenance 77
v. Marine Resources (Water Quality) 78
vi. Primary Nursery Areas, Anadromous Fish Spawning Areas, Submerged Aquatic Vegetation 79
2. Environmental Composite Map 80
3. Water Quality 85
a. White Oak River Basin Watershed 86
b. Subbasin 03-05-03 88
c. Registered Animal Operations in the White Oak River Basin . . 89
d. Population, Population Densities, and Growth Trends 89
C. ANALYSIS OF LAND USE AND DEVELOPMENT 90
1. Introduction 90
2. Land Use in Relation to Water Quality 90
3. Existing Land Use 93
a. Introduction 93
b. Residential Land Use 98
c. Commercial Land Use 100
d. Other Land Uses 101
e. Vacant Land 103
D. ANALYSIS OF EXISTING COMMUNITY FACILITIES/SERVICES 103
1. Transportation 103
2. Health Care 106
3. Law Enforcement 107

PAGE

4. Fire/Emergency Medical Services 108
5. Administration 109
6. Water Supply 109
7. Wastewater Disposal 111
8. Solid Waste Disposal 113
9. Schools 113
10. Recreation 114
11. Electric Service 115
12. Telephone Service 115
13. Internet Service 115
14. Cellular Telephone/Paging Service 116
15. Cable Television 116
16. Stormwater Management/Drainage 116
    a. Introduction 116
    b. Erosion and Sedimentation 116
    c. EPA Regulations 117
    d. Construction Activities 118
    e. North Carolina Shoreline Buffering 118
    f. Stormwater Management/Drainage as Related to Atlantic Beach 119

E. CURRENT PLANS, POLICIES, AND REGULATIONS 122
1. Review of the 1993 Atlantic Beach CAMA Land Use Plan Update . . . 122
2. Beach and Shoreline Regulations 137
3. Buildings and Building Regulations 137
4. Planning and Development 137
5. Streets and Sidewalks 138
6. Subdivision and Pre-Development Regulations 138
7. Zoning 138
8. NCDOT Transportation Improvement Program 140
9. Crystal Coast Area Long-Range Transportation Plan 141
10. Water Department Policies 141
11. Marina Ordinance 141
12. Flood Damage Prevention Ordinance and Community Rating System 142
13. Mobile Homes and Mobile Home Park Ordinance 142
14. Recreational Vehicle Parks 143
15. Carteret County Emergency Operations Plan 143
16. Erosion and Sediment Control Ordinance 143
17. Dune Protection Ordinance 143
18. Privatization Feasibility Study and Design/Build/Own Action Plan . 144
19. Town of Atlantic Beach Hazard Mitigation Plan 144
20. Public Access - Preliminary Recreation Assessment 144
21. Economic Analysis and Profile for Development Opportunities within the Circle Area 145
22. Coastal Habitat Protection Plan 145

PAGE

23. Circle Development District Ordinance 145
F. LAND SUITABILITY ANALYSIS (LSA) 146

SECTION VI. PLAN FOR THE FUTURE 150

A. FUTURE DEMANDS 150
1. Introduction 150
2. Residential Land Use 150
3. Commercial Land Use 153
4. Industrial Land Use 155
5. Transportation 155
6. Education 158
7. Recreation 158
8. Water System 159
9. Wastewater Disposal/Sewer System 159
10. Stormwater Management/Drainage 160
11. Solid Waste 162
12. Law Enforcement 162
13. Fire/Rescue Services 162
B. LAND USE/DEVELOPMENT GOALS AND IMPLEMENTING ACTIONS 162
C. EXISTING DEVELOPMENT PROGRAM 163
D. POLICIES/FUTURE IMPLEMENTING ACTIONS 163
E. GUIDE FOR LAND USE DECISION MAKING 163
1. Introduction 163
2. Policies Regarding Land Use and Development in AECs 166
F. LAND USE PLAN MANAGEMENT TOPICS 166
1. Introduction 166
2. Impact of CAMA Land Use Plan Policies on Management Topics . . . 167
G. PUBLIC ACCESS 167
H. LAND USE COMPATIBILITY 169
I. INFRASTRUCTURE CARRYING CAPACITY 181
J. NATURAL HAZARD AREAS 183
K. WATER QUALITY 186
L. LOCAL AREAS OF CONCERN 190
M. FUTURE LAND USE 195
1. Introduction 195
2. Land Use Categories and Acreage 198
a. Conservation 198
b. Mixed Use - Commercial 199
c. Mixed Use - Residential 200
d. Residential 200
e. Least Suitable Land Overlay 203
f. Overlay Districts 203
g. Urban Waterfront Overlay District 204

PAGE

h. Land Use Compatibility Matrix 204
3. Land Demand Forecast and Infrastructure Carrying Capacity 206
a. Water System 208
b. Sewer System 208

SECTION VII. TOOLS FOR MANAGING DEVELOPMENT 210

A. GUIDE FOR LAND USE DECISION MAKING 210
B. EXISTING DEVELOPMENT PROGRAM 210
C. ADDITIONAL TOOLS 210
D. LAND USE PLAN AMENDMENTS 211
E. ACTION PLAN/SCHEDULE 212
1. Citizen Participation 212
2. Action Plan/Schedule 213
F. RESOURCE CONSERVATION MANAGEMENT ACTION PLAN/POSITIVE AND NEGATIVE IMPACTS ON LAND USE PLAN POLICIES 214

TABLES

Table 1 Region P Total Population and Percentage Change, 1970-2000 . . . 14
Table 2 Town of Atlantic Beach and Carteret County, NC Summary of Year-Round Population Growth by Township and Municipality, 1970-2000 16
Table 3 Town of Atlantic Beach, NC Permanent, Seasonal, and Total Peak Population, 1970-2000 19
Table 4 Town of Atlantic Beach and North Carolina Age Composition, 2000 20
Table 5 Town of Atlantic Beach and North Carolina Education Attainment, 2000 21
Table 6 Town of Atlantic Beach and North Carolina Racial Composition . . . 22
Table 7 Town of Atlantic Beach and Carteret County Housing Occupancy and Tenure, 1990 and 2000 23
Table 8 Town of Atlantic Beach Housing Structure, 2000 24
Table 9 Town of Atlantic Beach Building Permit Activity, 1999-2004 25
Table 10 Town of Atlantic Beach, Carteret County, and North Carolina Housing Conditions 26
Table 11 Town of Atlantic Beach, Carteret County, and North Carolina Units in Structure and Mobile Home Count, 2000 26
Table 12 Town of Atlantic Beach Year Householder Moved into Unit 27
Table 13 Town of Atlantic Beach and Carteret County Summary of Economic Indicators 28
Table 14 Town of Atlantic Beach Household Income, 2000 29
Table 15 Town of Atlantic Beach Employment by Industry, 2000 30

PAGE

Table 16	Carteret County and North Carolina Earnings by Industry, 2000 . . .	30
Table 17	Town of Atlantic Beach Travel Times to Work	31
Table 18	Town of Atlantic Beach Non-Residential Building Permit Activity . .	32
Table 19	Region P Population Projections, 2000-2030	34
Table 20	Town of Atlantic Beach, NC Permanent, Seasonal, and Total Peak Population Projections, 2000-2030	37
Table 21	Climatic Conditions by Month by Atlantic Beach, NC	43
Table 22	Town of Atlantic Beach Land Area by SFHA	44
Table 23	Town of Atlantic Beach Storm Surge Inundation at Different Magnitude Storm Events Based on SLOSH Model	47
Table 24	Town of Atlantic Beach Registered Underground Storage Tanks . . .	49
Table 25	Town of Atlantic Beach Prevalence of Soil Types and Range of Slopes Within Each Soil Type	53
Table 26	Town of Atlantic Beach Soil Types and Septic Tank Conditions . . .	55
Table 27	Town of Atlantic Beach Coastal Wetlands by Type and Aerial Extent	64
Table 28	Town of Atlantic Beach Regional Beach Access Sites	73
Table 29	Town of Atlantic Beach Marina Sites	76
Table 30	Town of Atlantic Beach Environmental Composite Map Layers . . .	84
Table 31	Town of Atlantic Beach Land Use Acreage by Class	84
Table 32	Subbasin 03-05-03 Area, Population, and Land Cover	88
Table 33	Town of Atlantic Beach Existing Land Use, February 2005	95
Table 34	Town of Atlantic Beach Motor Vehicle Counts	104
Table 35	Town of Atlantic Beach Average Daily and Maximum Day Water Usage by Month, 2002	111
Table 36	Town of Atlantic Beach Package Treatment Plants, 2005	112
Table 37	Carteret County Public Schools Serving the Town of Atlantic Beach	114
Table 38	Land Suitability Analysis Criteria	147
Table 39	Town of Atlantic Beach and ETJ Land Suitability Analysis, 2005 . .	148
Table 40	Town of Atlantic Beach Future Land Use Acreages	198
Table 41	Future Land Use Plan Compatibility Matrix	205
Table 42	Estimated Build Out Acreage (Through 2025)	207
Table 43	Town of Atlantic Beach Policy Analysis Matrix	215

MAPS

Map 1	Town of Atlantic Beach Regional Location Map	9
Map 2	Bogue Banks and its Municipalities	10

PAGE

Map 3	Population Growth 1990 to 2000 North Carolina Counties	18
Map 4	Town of Atlantic Beach Hydrologic Code	39
Map 5	Town of Atlantic Beach Flood Hazard Areas	45
Map 6	Town of Atlantic Beach Hurricane Storm Surge Inundation	46
Map 7	Town of Atlantic Beach Location of Confirmed Leaks from Underground Storage Tanks	51
Map 8	Town of Atlantic Beach Soils Classification	54
Map 9	Town of Atlantic Beach Areas of Environmental Concern Wetlands	63
Map 10	Town of Atlantic Beach Significant Natural Heritage Areas and Protected Lands	71
Map 11	Town of Atlantic Beach Water Quality/Primary Fisheries Nursery Areas	81
Map 12	Town of Atlantic Beach Environmental Composite Map	83
Map 13	North Carolina River Basins and Subbasins	87
Map 14	Town of Atlantic Beach Existing Land Use	96
Map 15	CDD Circle Development District	102
Map 16	Town of Atlantic Beach Average Annual Daily Traffic Count	105
Map 17	Town of Atlantic Beach Community Facilities/Existing Infrastructure	110
Map 18	Town of Atlantic Beach Stormwater Concerns	121
Map 19	Town of Atlantic Beach Land Suitability Analysis	149
Map 20	Town of Atlantic Beach Future Land Use Map	197

GRAPHS

Graph 1	Town of Atlantic Beach Permanent Population Growth, 1970-2000	15
Graph 2	Town of Atlantic Beach Age Composition, 2000	21
Graph 3	Town of Atlantic Beach Building Permit Activity	25
Graph 4	Town of Atlantic Beach Non-Residential Building Permit Activity . .	32

APPENDICES

Appendix I	Town of Atlantic Beach Citizen Participation Plan
Appendix II	Town of Atlantic Beach Absentee Property Owners Survey Results
Appendix III	Town of Atlantic Beach Hazard Mitigation Plan Strategies
Appendix IV	Town of Atlantic Beach Definitions of Common Terms

TOWN OF ATLANTIC BEACH
CORE CAMA LAND USE PLAN

MATRIX OF REQUIRED ELEMENTS

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(a) Organization of the Plan	pages i, ii, and 1
(b) Community Concerns and Aspirations (1) Significant Existing and Emerging Conditions	page 11
(2) Key Issues	page 11
(3) A Community Vision	page 12
(c) Analysis of Existing and Emerging Conditions (1) Population, Housing, and Economy (A) Population: (i) Permanent population growth trends using data from the two most recent decennial Censuses; (ii) Current permanent and seasonal population estimates; (iii) Key population characteristics; (iv) Age; and (v) Income	 pages 14-19 pages 19-20 pages 20-23
(B) Housing Stock: (i) Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multi-family, and manufactured); and (ii) Building permits issued for single-family, multi-family, and manufactured homes since last plan update	pages 23-28 page 25
(C) Local Economy	pages 28-34
(D) Projections	pages 34-37

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(2) Natural Systems Analysis	
(A) Mapping and Analysis of Natural Features	
(i) Areas of Environmental Concern (AECs);	pages 58-73
(ii) Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development;	pages 52-55
(iii) Environmental Management Commission water quality classifications and related use support designations, and Division of Environmental Health shellfish growing areas and water quality conditions;	pages 78-79
(iv) Flood and other natural hazard areas;	pages 43-49
(v) Storm surge areas;	
(vi) Non-coastal wetlands including forested wetlands, shrub-scrub wetlands, and freshwater marshes;	page 65
(vii) Water supply watersheds or wellhead protection areas;	pages 55-58
(viii) Primary nursery areas, where mapped;	pages 78-82
(ix) Environmentally fragile areas; and	pages 66-70
(x) Additional natural features or conditions identified by the local government.	pages 70-77
(B) Composite Map of Environmental Conditions:	pages 80-85
(i) Class I	
(ii) Class II	
(iii) Class III	

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(C) Environmental Conditions (i) Water Quality: (I) Status and changes of surface water quality, including impaired streams from the most recent NC Division of water Quality Basinwide Water Quality Plans, 303(d) List and other comparable data; (II) Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation Section of the NC Division of Environmental Health; (III) Areas experiencing chronic wastewater treatment system malfunctions; and (IV) Areas with water quality or public health problems related to non-point source pollution (ii) Natural Hazards: (I) Areas subject to storm hazards such as recurrent flooding, storm surges, and high winds; (II) Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities; and (III) Where data is available, estimates of public and private damage resulting from floods and wind that has occurred since the last plan update (iii) Natural Resources: (I) Environmentally fragile areas or areas where resource functions may be impacted as a result of development; and (II) Areas containing potentially valuable natural resources	pages 85-89
(3) Analysis of Land Use and Development	
(A) A map of land including the following: residential, commercial, industrial, institutional, public, dedicated open space, agriculture, forestry, confined animal feeding operations, and undeveloped;	page 96

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(B) The land use analysis shall including the following: (i) Table that shows estimates of the land area allocated to each land use; (ii) Description of any land use conflicts; (iii) Description of any land use-water quality conflicts; (iv) Description of development trends using indicators; and (v) Location of areas expected to experience development during the five years following plan certification by the CRC and a description of any potential conflicts with Class II or Class III land identified in the natural systems analysis	pages 90-103 page 95
(C) Historic, cultural, and scenic areas designated by a state or federal agency or by local government	page 70
(D) Projections of future land needs	pages 206-207
(4) Analysis of Community Facilities (A) Public and Private Water Supply and Wastewater Systems	pages 109-113
(B) Transportation Systems	page 103-105
(C) Stormwater Systems	pages 116-121
(D) Other Facilities	pages 105-116
(5) Land Suitability Analysis (A) Water quality; (B) Land Classes I, II, and III summary environmental analysis; (C) Proximity to existing developed areas and compatibility with existing land uses; (D) Potential impacts of development on areas and sites designated by local historic commission or the NC Department of Cultural Resources as historic, culturally significant, or scenic; (E) Land use and development requirements of local development regulations, CAMA Use Standards and other applicable state regulations, and applicable federal regulations; and (F) Availability of community facilities, including water, sewer, stormwater, and transportation	pages 146-149

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(6) Review of Current CAMA Land Use Plan (A) Consistency of existing land use and development ordinances with current CAMA Land Use Plan policies; (B) Adoption of the land use plan's implementation measures by the governing body; and (C) Efficacy of current policies in creating desired land use patterns and protecting natural systems	pages 122-146
(d) Plan for the Future (1) Land Use and Development Goals: (A) Community concerns and aspirations identified at the beginning of the planning process; (B) Needs and opportunities identified in the analysis of existing and emerging conditions (C) Land development patterns that are inconsistent with the natural systems analysis or the land suitability analysis	 pages 150-162 page 196
(2) Policies: (A) Shall be consistent with the goals of the CAMA, shall address the CRC management topics for land use plans, and comply with all state and federal rules; (B) Shall contain a description of the type and extent of analysis completed to determine the impact of CAMA Land Use Plan policies on the management topics, a description of both positive and negative impacts of the land use plan policies on the management topics, and a description of the policies, methods, programs, and processes to mitigate any negative impacts on applicable management topics; (C) Shall contain a clear statement that the governing body either accepts state and federal law regarding land uses and development in AECs or, that the local government's policies exceed the requirements of state and federal agencies.	pages 162-166
(3) Land Use Plan Management Topics.	
(A) Public Access	pages 157-169
(B) Land Use Compatibility	pages 169-180
(C) Infrastructure Carrying Capacity	pages 181-183
(D) Natural Hazard Areas	pages 183-186
(E) Water Quality	pages 186-190
(F) Local Areas of Concern	pages 190-195

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(4) Future Land Use Map (A) 14-digit hydrological units encompassed by the planning area; (B) Areas and locations planned for conservation or open space and a description of compatible land use and activities; (C) Areas and locations planned for future growth and development with descriptions of the following characteristics: (i) Predominant and supporting land uses that are encouraged in each area; (ii) Overall density and development intensity planned for each area; (iii) Infrastructure required to support planned development in each area (D) Areas in existing developed areas for infill, preservation, and redevelopment; (E) Existing and planned infrastructure, including major roads, water, and sewer	pages 195-205
In addition, the plan shall include an estimate of the cost of any community facilities or services that shall be extended or developed. The amount of land allocated to various uses shall be calculated and compared to the projection of land needs. The amount of land area thus allocated to various uses may not exceed projected needs as delineated in Part (c)(3)(A)(iv) - Projection of Future Land Needs.	pages 206-209
(e) Tools for Managing Development	pages 210-218
(1) Guide for Land Use Decision-Making	page 210
(2) Existing Development Program	page 210
(3) Additional Tools.	page 210
(A) Ordinances: (i) Amendments or adjustments in existing development codes required for consistency with the plan; (ii) New ordinances or codes to be developed (B) Capital Improvements Program (C) Acquisition Program (D) Specific Projects to Reach Goals	
(4) Action Plan/Schedule	page 212

PREFACE

WHY IS A PLAN NEEDED?

This plan is intended to fulfill the Coastal Area Management Act (CAMA) requirements for the preparation of a Core CAMA Land Use Plan. This plan is organized to adhere to the 15A NCAC 7B requirements. The matrix following the table of contents specifies how/where compliance with 15A NCAC 7B is accomplished. The reader should review Section VII: Tools for Managing Development which begins on page 210.

This is a Core Land Use Plan. The Core Plan is defined as follows:

> **Core Plan:** This plan addresses all of the plan elements in Rule .0702 of Section 7B (Elements of CAMA Core and Advanced Core Land Use Plans) in a complete and thorough manner. These are summarized as follows: (1) Organization of the Plan, (2) Community Concerns and Aspirations, (3) Analysis of Existing and Emerging Conditions with the jurisdiction, and (4) Plan for the Future. This type of plan is the standard CAMA Land Use Plan required for all 20 coastal counties.

The reader should not attempt to understand the plan by reading only several sections of the document. All sections of the plan are inter-related. However, significant sections of the plan include the following:

- Analysis of Existing and Emerging Conditions, page 14.
- Analysis of Land Use and Development, page 90.
- Land Suitability Analysis, page 146.
- Plan for the Future, page 150.
- Tools for Managing Development, page 210.

In addition to the CAMA requirements, there are other reasons to plan. Atlantic Beach has a great deal of influence on the way in which the town develops. The buildings, facilities, and improvements provided by Atlantic Beach affect the daily lives of its citizens, give form to the town, and stimulate or retard the development of privately-owned land. In addition, the workings of the real estate market help determine the uses of private land, but these uses are regulated by Atlantic Beach. The town has an opportunity to coordinate the overall pattern of physical development.

Atlantic Beach is inescapably involved in questions of physical develpoment. At almost every meeting of the Board of Commissioners, development decisions must be made concerning rezoning, street improvements, sites for public buildings, and so on. Atlantic Beach — and particularly the legislative body made up of lay citizens — needs some technical guidance in making these physical development decisions. Atlantic Beach needs an instrument that establishes long-range, general policies for the physical development of the community in a coordinated, unified manner, and which can be continually referred to in deciding upon the development issues that come up every week. The comprehensive plan is such an instrument.

Once this plan is adopted, the town must realize that the plan is not the end of the process. Atlantic Beach must continuously work at accomplishing plan implementation and establishing an effective planning program. **The town must view the preparation of this document as the first step in a continually evolving process.**

The policies and implementing actions section of this plan, pages 167 to 195 includes numerous recommendations for new regulatory ordinances and revisions to existing regulatory ordinances. These revisions are essential to the successful implementation of this document.