CRC-12-11

Oak Island Land Use Plan

Implementation Status Repot

The Town of Oak Island is required to submit a CAMA Land Use Plan Implementation Status Report every two years. The report requires that the following information be shown:

(1) All local, state, federal, and joint actions that have been undertaken successfully to implement its certified CAMA land use plan;

(2) Any actions that have been delayed and the reasons for the delays;

(3) Any unforeseen land use issues that have arisen since certification of the CAMA land use plan;

(4) Consistency of existing land use and development ordinances with current CAMA land use plan policies; and

(5) Current policies that create desired land use patterns and protection of natural systems.

The information for the preceding items are as follows:

(1) The Town of Oak Island has worked successfully with N.C. Department of Natural Resources to create, review and implement our CAMA Land Use Plan. The CAMA Land Use Plan is used as a tool for planning and developing other documents. The CAMA Land Use Plan was used to develop the federally required Hazard Mitigation Plan. Actions required by both state and federal rules have been met and improved by the implementation of the CAMA Land Use Plan.

(2) The actions that have been delayed are shown in yellow below. There are several reasons for delay of these action items. Limited resources such as staff time, fund availability and current economic conditions play a large part in the delay. Most major items have been accomplished.

(3) There have been no unforeseen land use issues arisen since the development of the plan. There have been some minor changes to our Future Land Use Map as land has been voluntarily annexed into the corporate limits.

(4) There have not been any inconsistency issues between the CAMA Land Use Plan and current town ordinances. Staff is sure that as development picks up minor

issues will arise. It is town policy that all development ordinance rules are consistent with the CAMA Land Use Plan.

(5) Staff reviews the CAMA Future Land Use map and policies prior to making recommendations to planning board and council on development issues. Staff believes that the policies in place are effective tools for creating land use patterns that preserve and protect natural resources.

Below are the policy and action items from the adopted CAMA Land Use Plan.

Green means ongoing

Yellow means needs action

Red means we have done or have an ordinance in place requiring

X. Policies

The CAMA Land Use Planning Guidelines require that certain policy categories be organized under five management topics: (a) Public Access, (b) Land Use Compatibility, (c) Infrastructure Carrying Capacity, (d) Natural Hazard Areas, and (e) Water Quality. A sixth topic area, called Local Concerns allows the local government to address other growth and development issues that may not be covered under the first five topics. In the case of the Oak Island Land Use Plan, additional categories have been added to address specific areas of community concern as shown below.

Organization of the Policies

PUBLIC ACCESS

Public Access Policies

LAND USE COMPATIBILITY POLICIES

Residential Development Policies

Commercial/Corridor Development Policies

Policies to Conserve Natural Resources, Trees and Environmentally Sensitive Lands

AEC Policies

Ocean Hazard Policies

Marinas and Floating Home Policies

INFRASTRUCTURE CARRYING CAPACITY

Energy Facility Policies

Water and Wastewater Service Policies

Capital Improvement Plan Policies

Transportation System Policies

NATURAL HAZARD AREAS

Natural Hazard Area Policies

WATER QUALITY

Water Quality Policies

LOCAL CONCERNS

Recreation Policies

Beach, Inlet and Waterway Management Policies

Listed below are definitions of the terms used that indicate Oak Island's commitment to the policies:

Adequate:	sufficient to achieve intended purpose
Allow/permit:	authorize, let something happen
Control:	to regulate or direct
Discourage:	to not favor; to dissuade
Encourage:	to favor or foster
Endorse:	to approve of an action
Enhance:	to raise to a higher degree; intensify or improve
Limit:	to bound, maintain or reduce
Maintain:	to keep and preserve in existing conditions
May:	provides the option, but not required
Preferred:	among alternatives, the favored course
Prohibit:	not allowed; period
Promote:	to proactively encourage, positive steps
Protect:	to guard against a deterioration of a desired state
Pursue:	to find measures to accomplish or obtain
Require:	to mandate something
Shall:	mandatory, not optional
Should:	ought to, if no valid reason not to

Significant: important, as determined by impact

Support: to shore up; may imply financial support

Will: may be expected or supposed to

Public Access Policies

CAMA Management Goal
Maximize public access to the beaches and the public trust waters of the coastal region.
CAMA Planning Objective
Develop comprehensive policies that provide beach and public trust water access opportunities for the public along the shoreline within the planning jurisdiction.

Policy 1.A.1: The Town will maintain and improve existing facilities, seeking state and federal grants to assist in off-setting the costs associated with improving access.

Action 1.A.1.a: The Town will seek state and federal grants to off-set the cost associated with improving public access.

Action 1.A.1.b: The Town will seek state and federal grants to off-set the cost associated with acquiring public access.

Action 1.A.1.c: The Town will seek state and federal grants to off-set the cost associated with rehabilitating public access.

Action 1.A.1.d: The Town will expand sidewalks and connections to existing access along the Intracoastal Waterway to include bike paths and walkways over Davis Canal to the beach and on Yacht Drive.

Action 1.A.1.e: The Town will update the 1991 Ocean and Estuarine Public Access Plan.

Action 1.A.1.f: The Town will maintain traditional public recreational uses of "The Point". The Point is the western most end of Oak Island formed by the Lockwood Folly River Inlet, the Atlantic Ocean, and the Eastern Channel.

Action 1.A.1.g: The Town will establish a set of priorities for funding improvements to existing public access facilities, including signage, bathrooms, parking and access for people with disabilities.

Policy 1.A.2: The Town will maintain and improve the estuarine waters access utilized for fishing by the community and visitors.

Action 1.A.2.a: The Town will pursue programs and funding for the construction, maintenance and improvement of fishing Ts.

Action 1.A.2.b: The Town will pursue programs and funding for the construction, maintenance and improvement of bait casting areas.

Policy 1.A.3: The Town will encourage the owners of existing fishing piers located along the Atlantic Ocean to maintain them for recreational fishing to ensure continued use by the community and its visitors.

Action 1.A.3.a: The Town will investigate the possibility of conditional zoning for private owners to sustain, maintain and improve the ocean fishing piers.

Action 1.A.3.b.: The Town will investigate mechanisms, programs and funding to maintain ocean fishing piers, including a fishing pier overlay zone that would protect existing uses, and prohibit major change in uses or expansion.

Action 1.A.3.c: The Town will investigate the possibility of providing economic incentives to maintain ocean fishing piers such as low interest loans, reductions in taxes and reduced permit fees.

Policy 1.A.4: The Town will provide additional public access to the beaches and public trust waters through the acquisition and use of federal, state and county funding. The location of public access sites shall generally be determined by a rational examination of the ocean and public trust waters resource, the distribution of existing access sites, and the availability of appropriate new sites. In addition to advanced planning the Town will consider any site that offers good shoreline access for the public.

Action 1.A.4.a: Opportunities for protecting or creating public access will be pursued when drafting and administering development standards for waterfront projects in the Town.

Action 1.A.4.b: The Town and Beach Preservation Society will conduct a "Beach User" survey during a summer season to determine problems and opportunities that may exist based on the experiences of "typical" beach goers. The survey results will provide the basis for needed changes and improvements to existing and proposed shoreline access sites.

Action 1.A.4.c: The Town will provide public beach access and parking that meet the US Army Corps of Engineer standard for participation in beach renouishment projects. The Town provides "Resident Only" parking. These spaces are not included in the required Army Corps of Engineer parking calculations.

Marina and Dry Stack Storage Policies

Policy 1.A.5: Public and private marinas offering access to area waters will be allowed when developed in accordance with the CAMA specific use standards for marinas (i.e. docks for more than 10 vessels). Marinas shall not be approved, however, that are incompatible with nearby land uses or whose designs fail to meet the environmental quality and development standards of the Town's zoning and subdivision ordinance. The Town will allow dry stack storage in conjunction with an operating marina. Marinas shall provide public access to public trust waters where practical.

Action 1.A.5.a: Marina operators within the Town's jurisdiction will be encouraged to participate in *Best Practice Operating Programs* such as the "Clean Marina" program sponsored by the NC Division of Coastal Management and the NC Marine Trade Services organization and will be required to provide pump-out facilities.

Action 1.A.5.b: The Town encourages the development of new upland marinas, and supports the rebuilding of existing marinas if damaged by storms.

Action 1.A.5.c: The Town encourages marina operators to apply for grants that may be available to help pay for pump-out facilities or other environmental improvements.

Action 1.A.5.d: The Town will not permit floating homes, boats, or other watercraft used as a permanent or temporary residence for more than 30 days.

Policy 1.A.6: The Town supports recreational boating and facilities that allow access to recreational waters.

Action 1.A.6.a: The Town will maintain, improve and secure additional facilities for recreational boating.

Action 1.A.6.b: The Town will work in conjunction with state agencies focused on boating access efforts, e.g., North Carolina Wildlife Resources Commission.

Action 1.A.6.c: Standards will be developed for floating docks, boat ramps and/ or parking areas associated with public access sites that will address, at a minimum, requirements for stormwater runoff, water quality protections, aesthetic concerns and adequate water depth at low tide.

Policy 1.A.7: The Town shall encourage, through Zoning Ordinance provisions, development that would preserve views to the water from adjoining streets, roads, walkways and other public spaces.

Policy 1.A.8: The Town will support local legislation regulating the use of personal watercraft in the Davis Creek/Montgomery Slough Complex as a water quality improvement and wetland protection measure.

Land Use Compatibility Policies

CAMA Management Goal
Ensure that development and use of resources or preservation of land minimizes direct and secondary environmental impacts; avoids risks to public health, safety and welfare; and is consistent with the capability of the land based on considerations of interactions of natural and manmade features.
CAMA Planning Objective
• Adopt and apply local development policies that balance protection of natural resources and fragile areas with economic development. • Policies shall provide clear direction to assist local decision-making and consistency for zoning, division of land, and public and private projects.

Policy 2.A.1: Types of development encouraged: The Town will encourage single-family residences, parks, and natural areas.

Policy 2.A.2: Height on the Island: The Town supports maintaining a height limit of 41 feet in the V-zones and 35 feet elsewhere on the island, as established by referendum. Height on the Mainland: The Town supports maintaining a height limit of 35 feet on the mainland and up to 55 feet in the C-LD District on the mainland by Conditional Use

Permit. The height limitations on the mainland are set by Town Council in the zoning ordinance.

Action 2.A.2.a: The Town will examine issues and opportunities related to the character of the community that may be affected by the transition to centralized sewer services. Examination will be made of all development regulations in residential and commercial areas island-wide.

Policy 2.A.3: Moderate development density – Island and mainland (Long Beach Road Corridor). The Town will maintain existing lot sizes and densities.

Policy 2.A.4: Lower development density – ETJ (Second Bridge Road Corridor-mainland). Lower residential densities will be applied within the Town's Extraterritorial Jurisdiction (ETJ).

Action 2.A.4.a: The Town will maintain overall gross density of 2.0 units per acre and net density of 4 units per acre within the ETJ. The Second Bridge Corridor will be developed as provided in the 1997 Second Bridge to Oak Island Corridor Land Use and Development Plan.

Policy 2.A.5: Protection for homes along Middleton. The Town will protect homes and lots designated as residential along Middleton Road (on the island) from increased traffic resulting from the Second Bridge.

Action 2.A.5.a: Buffering. The Town will encourage the NC Department of Transportation to provide adequate buffering for properties in close proximity to the bridge ramp.

Action 2.A.5.b: Property Acquisition. The Town will request the NC Department of Transportation's assistance to acquire severely impacted properties in the corridor to protect them from conversion to incompatible uses.

Action 2.A.5.c: Protection of Residential Zoning. The Town will keep the residential zoning along Middleton intact, particularly at the Middleton/Oak Island Drive intersection.

Policy 2.A.6: Multi-Family Developments. The Town will prohibit new multi-family (four or more units) developments on the island and allow multi-family where appropriate on the mainland to protect natural resources.

Action 2.A.6.a: The Town Community Development Department will review the existing standards addressing multi-family development and recommend additional standards for landscaping, improved stormwater management best management practices (BMPs), and increased setbacks to ensure greater compatibility with community character and surrounding neighborhoods. Currently, the Town does not permit multi family structures on the island portion of the Town.

Policy 2.A.7: Commercial Development: The Town will encourage commercial land uses to locate within the existing commercial areas on the island to serve both year-round residents and visitors. Commercial development will be encouraged in approve Planned Unit Developments on the mainland. Surrounding residential uses will be buffered to the maximum extent practical.

Action 2.A.7.a: The Town will review buffer standards between land uses.

Action 2.A.7.b: The Town will encourage redevelopment of the central commercial areas of the community utilizing Conditional Use Community Business zoning tools, and will discourage strip commercial development in other commercial zoning districts.

Policy 2.A. 8: Commercial/Corridor Appearance: The Town will encourage improvements to appearance and functionality of existing commercial development areas and corridors on the Island and the mainland.

Action 2.A.8.a: To provide proper standards that ensure a high quality appearance for the Town and promote good design, the Community Development Department shall research and recommend to the Planning Board ways to revitalize and improve new and existing commercial areas and businesses. The Department will conduct a planning meeting with business owners to discuss revitalization and methods to improve the appearance of commercial areas and commercial corridors. A focused Commercial Area Plan will be prepared which will include development standards, and infrastructure improvement strategies.

Policy 2.A.9: Protection of natural resources: The Town shall protect natural resource and public trust areas.

Action 2.A.9.a: The Town will maintain the zoning of open space areas, such as marshes and other environmental sensitive lands, and expand where possible. The Town has an Open Space zoning district.

Policy 2.A.10: Tree Protection: The Town will encourage the preservation of natural resources including existing tree canopies. The Town recognizes the importance of trees and other existing vegetation to its quality of life, including reducing the amount of urban runoff and protecting water quality by helping filter contaminants from stormwater runoff, and policy to protect mature trees and native vegetation and to reforest and landscape where appropriate.

Action 2.A.10.a: The Town will continue to enforce the tree protection and preservation ordinance.

Action 2.A.10.b: The Town will support reducing tree and vegetation loss during development.

Action 2.A.10.c: The Town will support reducing damage to trees during construction.

Action 2.A.10.d: The Town will support replacing tree and vegetation lost during construction.

Action 2.A.10.e: The Town will support planting trees where none exist on appropriate sites

Action 2.A.10.f: The Town will support the maintenance of trees and vegetation remaining after construction is completed.

Policy 2.A.11: Buffering incompatible uses: The Town will encourage the buffering of uses in the Zoning Ordinance between commercial and residential uses.

Action 2.A.11.a: The Town will maintain the current requirements for buffering and require appropriate buffers between commercial and residential uses.

Policy 2.A.12: Management of environmentally sensitive lands: The Town will manage land resources to ensure that environmentally sensitive lands are protected.

Policy 2.A.13: Areas of Environmental Concern: The Town will support and enforce all of the State policies and permitted uses in designated AECs. Acceptable uses within the individual AECs of the estuarine system shall be those requiring water access. Such uses shall be consistent with the general use standards for coastal wetlands, estuarine waters, and public trust areas stated in 15NCAC subchapter 7H and the Town's development regulations. The Town will encourage the protection of commercial fishing facilities.

Policy 2.A.14: Estuarine Shorelines: Residential, recreational, commercial and institutional land uses are appropriate, provided that all standards of 15NCAC Subchapter 7 H relevant to estuarine shoreline AECs are met and the proposed use is consistent with the Town's development regulations. The town supports the use of vertical bulkheads and alternative shoreline stabilization methods.

Policy 2.A.15: Coastal Wetlands: Acceptable land uses in coastal wetlands may include utility easements, fishing piers, and docks. Examples of uses not permitted include restaurants, businesses, residences, apartments, motels, hotels, parking lots, private roads, and highways. The Town's development regulations will govern.

Policy 2.A.16: 404 and 401 Wetlands: Non-coastal jurisdictional wetlands will be protected, maintained and preserved from the impacts of development as required by local, state and federal development regulations.

Action 2.A.16a: The Town will adopt performance zoning standards to ensure protection of Jurisdictional 401 and 404 coastal wetlands. To ensure their protection the Town will require the delineation of all wetlands, significant natural heritage areas, and protected trees on all site plans and preliminary subdivision plats by a qualified professional.

Policy 2.A.17: Ocean Hazard Areas: The Town supports State policies that do not conflict with the Town's development regulations, for ocean hazard areas as set forth in Chapter 15NCAC subchapter 7H of the State CAMA regulations. Suitable land uses in ocean hazard areas include ocean shoreline erosion control activities, dune establishment and stabilization. Residential, commercial and recreational land uses and parking lots for beach access are also acceptable uses in ocean hazard areas provided they meet all general and specific standards of 15 NCAC: 7H that do not conflict with the Town's development regulations.

Policy 2.A.18: Marinas and floating homes: Floating homes shall not be permitted in public trust and estuarine waters. Marinas shall only be permitted that meet all state and local requirements.

Action 2.A.18.a: The Town will adopt an ordinance to prohibit floating homes.

Policy 2.A.19: Annexation: The Town may consider the involuntary annexation of areas which are developed for urban services and the voluntary annexation of areas which can be developed for urban services.

Action 2.A.19.a: The Town Council shall first conduct feasibility assessments, including infrastructure carrying capacity assessments (found in **Policy 3.A.1**) for areas developed for urban services as determined by the North Carolina General Statutes.

Infrastructure Carrying Capacity Policies

CAMA Management Goal
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.
CAMA Planning Objective
Establish level of service policies and criteria to ensure that the location and capacity of public infrastructure is consistent with the County's growth and development goals and the projections of future land needs.

Policy 3.A.1: Infrastructure Carrying Capacity Analysis: Analyze capacity of the existing infrastructure in relation to development standards.

Action 3.A.1.a: The Town will conduct an analysis of infrastructure capacity and public services before rezoning parcels as part of the review process. The Community Development Department provides written analysis along with a recommendation concerning each action.

Energy Facilities

Policy 3.A.2: Energy Facility Sitting and development: The Town shall not permit large-scale, stand alone energy generating facilities within the Town or its Extraterritorial Jurisdiction.

Policy 3.A.3: Offshore Gas and Oil drilling: The Town will oppose offshore drilling operations and onshore support facilities.

Policy 3.A.4: Federal and State Funding: The Town will support all state and federal funding programs that are beneficial to the Town in obtaining, constructing and maintaining adequate public infrastructure systems that meet the Town's standards for level of service and delivery.

Policy 3.A.5.: Post Office: The Town supports the need for a new US Postal Facility within the Town.

Action 3.A.5.a: The Town will seek Federal, State and County funding for community facilities and infrastructure needs.

Wastewater Systems

Policy 3.A.6: Central Sewer System: The Town supports a phased Wastewater Treatment System to include a collection and transmission system to connect with the West Brunswick Water Reclamation Facility Expansion, and effluent disposal as detailed in the Town's 201 Facilities Plan.

Action 3.A.6.a: The Town will evaluate its wastewater extension policy to ensure extensions are consistent with the policies set forth in this plan.

Action 3.A.6.b: The Town will require owners of septic tanks to connect to the central system.

Action 3.A.6.c: The Town will complete Phase I of the wastewater project.

Action 3.A.6.d: The Town will complete Phase II of the wastewater project.

Action 3.A.6.e: The Town will provide wastewater services to the Town of Caswell Beach.

Action 3.A.6.f: The Town will continue to pursue efforts to make maximum use of reuse water.

Policy 3.A.7: Package Treatment Plants: The Town does not support permitting of package wastewater treatment plants, except under limited conditions. The Town will conditionally permit a package treatment plant only as a short-term option prior to the availability of centralized sewer. The Town will require central wastewater treatment and collection.

Action 3.A.7.a: The Town will incorporate existing package treatment plant service areas into the central wastewater system.

Capital Improvement Plan

Policy 3.A.8: Capital Improvement Plan: The Town will continue to identify capital projects in a Capital Improvement Plan.

Action 3.A.8.a: In cooperation with the Town's Capital Improvement Committee (CIC), the Town's Capital Improvement Plan (CIP) will be reviewed and updated annually.

Policy 3.A.9: The Town recognizes the importance of a Capital Reserve Fund in meeting the community's continuing capital needs.

Action 3.A.9.a: The Town will continue to maintain a Capital Reserve Fund.

Action 3.A.9.b: Future consideration of funding from the Capital Reserve Funds will be based on an approved Capital Improvement Plan

Policy 3.A.10: The Town supports other infrastructure improvements including land acquisitions.

Action 3.A.10.a: The Capital Improvement Committee in conjunction with Town staff will develop and incorporate strategies and infrastructure initiatives in the Capital Improvement Plan.

Policy 3.A.11: The Town will support Brunswick County in its effort to secure additional potable water supplies and make necessary water system capital improvements.

Policy 3. A.12: The Town will protect its water supply wells as an emergency water source.

Transportation Systems

Policy 3.A.13: Regional Transportation: Opportunities to enhance regional transportation connections between Oak Island and other parts of Brunswick County and the State will be encouraged. The Town will actively participate in regional transportation planning efforts such as the Cape Fear Area Rural Transportation Coordinating Committee.

Action 3.A.13.a: The Town will continue to be an active participant in planned roadway improvements to Long Beach Road (SR 133) as well as proposed connector roads in this area.

Action 3.A.13.b: The Town supports widening Midway (SR 1104) to 4- lane roadway with a divided median between NC 211 and Highway 17.

Policy 3.A.14: Transportation Planning: Transportation planning will be employed to promote a hierarchical, functional transportation system and to promote the proper arrangement of land patterns by controlling the location and appropriate use of streets, highways, trails, and other modes of transportation. Generally, the design of major roads (e.g. East Oak Island, Long Beach Road) will give first priority to moving traffic, while smaller roads (e.g. Holly, North East, South East, North West and South West Streets) will give greater emphasis to serving adjoining land uses.

Action 3.A.14.a: The Town will consider amending the zoning regulations to require, where possible, access from side streets only thereby preserving the carrying capacity of East Oak Island Drive. Multiple curb cuts serving only one business will be discouraged.

Action 3.A.14.b: The Town will request NC Department of Transportation to investigate the feasibility of installing deceleration turn lanes in key locations along Oak Island Drive.

Action 3.A.14.c: The Town will support amendments to the existing zoning ordinance that will reduce the width of access ways onto commercial properties and to require parking lots to interconnect. This will apply to all new development and substantial redevelopment.

Action 3.A.14.d: The Town will investigate the feasibility of establishing an "Overlay District" for the commercial areas on East Oak Island Drive for the purpose of enhancing the appearance of the Town.

Policy 3.A.15: Connectivity: The Town supports connectivity between compatible land uses.

Action 3.A.15.a: The Town will consider amending subdivision regulations to require subdivision streets to connect to each other (e.g., interconnected subdivisions).

Policy 3.A.16: Multi-Modal Transportation: The Town places a high value on and encourages the use of alternative means of transportation including sidewalks and bike paths. The Town will cooperate with NC Department of Transportation and Brunswick County to develop a coordinated bike path and pedestrian system both within and outside the existing boundaries of the Town.

Action 3.A.16.a: The Town will continue to implement the 2006 Oak Island Bicycle Transportation Plan.

Action 3.A.16.b: The Town will provide bike racks at all municipal buildings, public beach accesses and parks and recreation facilities.

Action 3.A.16.c: As CAMA and NC Park and Recreation Trust Fund grants become available the Town will consider additional Davis Canal crossovers for pedestrian use west of Middleton.

Action 3.A.16.d: The Town will consider incentives for commercial development that provides pedestrian and bicycle amenities (e.g., sidewalks, bike racks) to improve access to and circulation within their site.

Action 3.A.16.e: As NC Department of Transportation enhancement grants become available the Town will actively pursue these grant funds for the purpose of establishing or re-establishing bike paths along Town roadways such as Yacht Drive.

Action 3.A.16.f: The Town will continue to develop a system of sidewalks throughout the community.

Policy 3.A.17: Town Gateways: The Town will support improvements to the gateways to the Town, including attractive signage, public and private, and indigenous landscaping elements and a welcome center for visitors.

Action 3.A.17.a: The Town will investigate the feasibility of establishing a "Corridor Overlay District" for both Long Beach Road and the New Bridge at Middleton as an amendment to the zoning ordinance for the purpose of enhancing the appearance of the gateways to Oak Island.

Action 3.A.17.b: As NC Department of Transportation enhancement grants become available the Town will actively pursue these grant funds for the purpose of establishing or re-establishing vegetation along state maintained roads.

Action 3.A.17.c: The Town will develop and install an official welcome sign to be posted at gateway entrances.

Policy 3.A.18: Special Needs Transportation: The Town will evaluate the needs of its senior and special needs residents, as appropriate; to examine options for them to gain access to transportation for essential needs such as medical appointments and shopping.

Action 3.A.18.a: The Town will continue to support programming through the Parks and Recreation Department and Community Resource Center to provide for essential transportation needs.

Action 3.A.18.b: The Town will annually evaluate the vehicles available through the Parks and Recreation Department and the Community Resource Center for senior and special needs residents.

Policy 3.A.19: County Airport: The Town supports upgrades and expansion of the Brunswick County Airport as an important element in providing services to residents and visitors.

Natural Hazards Policies

CAMA Management Goal
Conserve and maintain barrier dunes, beaches, flood plains, and other coastal features for their natural storm protection functions and their natural resources, giving recognition to public health, safety, and welfare issues.
CAMA Planning Objective
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.

Policy 4.A.1: The Town continues to support the construction of the Second Bridge to Oak Island to reduce the hazards created by traffic congestion associated with one evacuation route from the island.

Action 4.A.1.a: The Town is working cooperatively with the NC Department of Transportation on the construction of the Second Bridge to Oak Island.

Policy 4.A.2: Promote education of the public about the risks of different types of natural hazards associated with structures and property located in floodplains and hazard areas in order to reduce their exposure to natural hazards.

Action 4.A.2.a: The Town will continue to provide flood damage prevention and retrofitting information to all property owners.

Action 4.A.2.b: The Town will annually review the ongoing activities and update the Town's Hazard Mitigation Plan as required by the Disaster Mitigation Act of 2000.

Action 4.A.2.c: The Town will work with North Carolina Department of Transportation to eliminate flooding of hurricane evacuation routes (Long Beach Road).

Policy 4.A.3: The Town will support the maintenance of a healthy beach with stable dunes, and dune vegetation. (See Goal 8)

Policy 4.A.4: The Town will promote safe construction through strict adherence and enforcement to the Town's building code, zoning, subdivision regulations, Flood Damage Prevention Ordinance, Hazard Mitigation Plan, Stormwater Regulations, and Dune Protection Ordinance.

Action 4.A.4.a: The Town will enforce CAMA general and specific use standards for ocean and inlet hazard areas through the Local Permitting Officer Program.

Action 4.A.4.b: The Town will regulate the alteration of natural floodplains, stream channels, and natural protective barriers that accommodate and restrain floodwaters; regulate filling, grading, dredging, and other development that may increase erosion or flood damage.

Action 4.A.4.c: The Town may, as opportunities arise, strategically acquire properties in its coastal hazard area to protect resources and adjacent properties from significant storm damage.

Action 4.A.4.d: The Community Development Department will complete the assessment of flood hazards, including a public involvement activity.

Policy 4.A.5: The Town does not support installation of public infrastructure in hazard areas, except where such facilities serve the public interest or to mitigate an environmental or public health hazard.

Policy 4.A.6: The Town will regulate both the density and size of structures in the hazard area in order to minimize unreasonable risk to people and property through its Zoning Ordinance and development standards.

Action 4.A.6.a: The Community Development Department will evaluate the current density in the Town and make recommendations for changes to density allowances where appropriate.

Policy 4.A.7: Sound and estuarine islands are fragile resources, and their development potential will require a permit under the open space zoning district to protect this fragile environment and minimize hazards.

Policy 4.A.8: The Town will support and participate in the National Flood Insurance Program and the Community Rating System (CRS).

Action 4.A.8.a: The Town will work to achieve a beneficial Community Rating System rating.

Action 4.A.8.b: The Town will maintain the current one (1) foot freeboard requirement in special flood hazard areas.

Action 4.A.8.c: The Town will seek to educate those applying for building permits regarding the benefits of exceeding the minimum standards (e.g. Increased freeboard may result in reduced flood insurance premiums on an annual basis).

Policy 4.A.9: The Town will maintain its emergency response plan so that Town Departments and services can respond effectively to emergencies related to natural hazards and other events, and coordinate with other municipalities and Brunswick County.

Action 4.A.9.a: The Town will regularly update and test its Emergency Response Plan so that Town Departments and services can respond effectively to emergencies related to natural hazards and other events in coordination with other municipalities and Brunswick County.

Policy 4.A.10: The Town may enact a temporary moratorium (G.S.160A-381) on reconstruction, redevelopment, and new construction following a disaster, in order to allow the Town to completely assess damage and restore essential services and utilities and protect public health, safety and welfare.

Action 4.A.10.a: The Town will create a 'Post Storm Development Plan' that will be followed after any damaging effects from hurricanes, severe weather and other natural hazards.

Action 4.A.10.b: The Town will establish priorities for issuance of permits after a disaster, to reflect priorities such as life safety services, essential public utilities and services and repair storm damage.

Water Quality Policies

CAMA Management Goal
Maintain, protect, and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.
CAMA Planning Objective
Adopt policies for coastal waters with the planning jurisdiction to help ensure that water quality is maintained if not impaired and improved if impaired.

Policy 5.A.1: Water Quality Classifications: The Town considers a water quality classification of SA fully supporting to be a minimum standard for any surface water(s) surrounding the Town. The Town will support research to determine the sources of pollution and consider or lobby for additional regulations or enforcement of existing regulations to prevent further degradation and shall seek measures to enhance water quality where needed.

Action 5.A.1.a: The Town will apply for grant funds for projects that are designed to improve or prevent further degradation of water quality in Davis Creek/Montgomery Slough Complex, Eastern Channel, Elizabeth River, Intracoastal Waterway, the Atlantic Ocean and the Lockwood Folly watershed.

Action 5.A.1.b: The Town will work cooperatively with State agencies to expand existing water quality monitoring programs for surface waters.

Action 5.A.1.c: The Town will seek local legislation to regulate personal watercraft operation in the Davis Creek/Montgomery Slough Complex. (See Policy 1.A.8 to improve water quality)

Action 5.A.1.d: The Town will seek strict enforcement of existing laws and regulations and shall consider new regulations, if needed, to protect these surface waters.

Policy 5.A.2: Vegetated Buffers: The Town supports the preservation of vegetated buffers along the edge of drainage ways, streams and other components of the estuarine system as an effective low cost means of protecting water quality.

Action 5.A.2.a: To complement the existing CAMA 30-foot buffer rules adjacent to public trust waters, the Town will consider adopting a local buffering requirement for

smaller stream and drainage segments that channel stormwater into larger receiving waters.

Action 5.A.2.b: The Town will apply for grant funds from Division of Coastal Management and the Clean Water Management Trust Fund to identify key estuarine properties that if preserved, either through conservation easements or outright purchase, will contribute to the protection and betterment of water quality in adjacent estuarine waters.

Policy 5.A.3: Lockwood Folly River**:** The Town supports the strategies and recommendations of the 2006 Lockwood Folly River Water Quality Study.

Action 5.A.3.a: The Town will adopt a maximum impervious lot coverage regulation as an effort to mitigate the quantity and quality of stormwater runoff. Proposed rules should respect residential vs. commercial use of properties with reasonable coverage allowances.

Action 5.A.3.b: The Town will investigate the feasibility of adopting Low Impact Development (LID) concepts as a part of the subdivision, zoning and stormwater regulations as well as employing some of these techniques on any Town owned property proposed for development.

Action 5.A.3.c: In an effort to educate property owners and developers about the benefits of Low Impact Development, the Town will work cooperatively with Brunswick County to create an outreach program that may include the following elements: a Town demonstration project showcasing the basic principles of Low Impact Development; an informational brochure explaining the costs and benefits of following this approach; and the creation of a link on the Town's website for additional information.

Policy 5.A.4: Coastal Wetlands: The Town supports the long term protection and enhancement of Coastal wetlands and 404 wetlands and will vigorously oppose any proposed permits that may result in the degradation or loss of this vital natural resource except for those public purpose activities that benefit the Town or the region at large. The following represents the Town's policy on filling wetlands:

1. Isolated Wetlands (401). Isolated wetlands located outside the Conservation Land Use Classification zone maybe filled with approval from the Division of Water Quality.
2. US Army Corps of Engineer 404 Wetlands shall not be filled except to serve a public purpose such as the construction of road or bridge provided there is no other practical alternative.
3. Tear Sheet Violations. The Town does not view "Corps of Engineer" tear sheet violations" (de facto Corps approval) as a form of approval acceptable to the Town for the filling of 404 wetlands.

Action 5.A.4.a: The Town may consider amending its subdivision regulations to eliminate all wetlands as part of the calculations for future density or intensity of development. In doing so the Town will allow a reduced lot size on the most suitable portions of the development site in order to offset the reduction in density due to the exclusion of wetlands.

Action 5.A.4.b: The Town will support amendments to the zoning regulations that require buffering wetlands from proposed adjacent development in order to help insure the health and productivity of this natural resource.

Policy 5.A.5: Stormwater: The Town supports and will implement all of the National Pollutant Discharge Elimination System Phase II Stormwater program with an emphasis on natural and Low Impact Development solutions as opposed to highly engineered and mechanical techniques to address stormwater runoff.

Action 5.A.5.a: The Town will continue to enforce the provision that post development runoff rates and volumes shall not exceed predevelopment conditions.

Action 5.A.5.b: The town will undertake stormwater management studies and will consider the impact of revising its methods of conveyance, containment and disposal of stormwater.

Policy 5.A.6: **Groundwater:** The Town places a high level of importance on the protection of groundwater and the underlying aquifer as this resource is an integral part of the hydrologic cycle. The Town supports State and Federal regulations that protect ground water and encourages the monitoring of both the quantity and quality of this vital resource.

Action 5.A.6.a: The Town will continue to protect its potable well water supply through enforcement of the Town's development regulations.

Policy 5.A.7: Central Wastewater Treatment and Collection: The Town will require central wastewater treatment and collection.

Action 5.A.7.a: The Town will provide centralized wastewater collection and treatment to areas of the island currently served by on-site treatment systems.

Policy 5.A.8: Trees and Vegetation: The Town supports the preservation of the existing tree and vegetative cover in the community and its enhancement through the planting of additional trees and vegetation.

Action 5.A.8.a: The Town will continue to evaluate the effectiveness of the tree and vegetation preservation ordinance.

Action 5.A.8.b: The Town will conduct a continuing education program concerning the value of trees and vegetation to the community.

Action 5.A.8.c: The Town will undertake tree and vegetation enhancement projects on public property.

Action 5.A.8.d: The Town will continue to support the educational and stewardship efforts of the Tree City USA advisory board.

Local Concerns Policies

CAMA Management Goal
Integrate local concerns with the overall goals of CAMA in the context of land use planning.
CAMA Planning Objective
Identify and address local concerns and issues, such as recreation, and beach management needs.

Recreation

Policy 6.A.1: Shoreline Recreation: The Town will encourage the recreational use of our shorelines in ways compatible with adjoining land uses.

Action 6.A.1.a: The Town will update the 1991 Ocean and Estuarine Public Access Plan.

Action 6.A.1.b: The Town will review, evaluate, and improve existing ocean and estuarine waterway access for people with disabilities.

Action 6.A.1.c: The Town will develop a brochure that identifies accessible beach, and estuarine waterway access, and parks for people with disabilities.

Action 6.A.1.d: The Town will continue to provide beach wheelchairs for people with disabilities.

Action 6.A.1.e.: The Town will maintain existing access and as funding becomes available add and improve access to ocean and estuarine waterways.

Policy 6.A.2: Open Space: The Town realizes that open and green spaces are significant elements in enhancing, contributing to and ensuring quality of life.

Action 6.A.2.a: The Town will inventory open space, actively pursue grants and funding opportunities, develop, and implement a plan to acquire and preserve open and green space throughout the Town.

Action 6.A.2.b: The Town will consider incentives for rewarding developers that choose to set aside open and green space in perpetuity, e.g. conservation easement.

Action 6.A.2.c: In order to protect the beneficial use of wetlands, the Town will consider through the subdivision, conditional use and rezoning process minimum standards for the donation of conservation easements over these wetlands for their long-term protection.

Policy 6.A.3: Natural Resource Stewardship: The Town will promote education and stewardship of natural resources contained within park lands, open and green space.

Action 6.A.3.a: The Town will continue to support the educational and stewardship efforts of the Oak Island Parks & Recreation Department.

Action 6.A.3.b: The Town will continue to support the educational and stewardship efforts of the Beach Preservation Society and Tree City USA advisory boards.

Policy 6.A.4: Vegetation Management: The Town recognizes the aesthetic and functional benefits of existing trees and will preserve them for future generations. These benefits include the reduction in the quantity and improvement of the quality of storm water run-off, the protection of natural habitats and the enhancement of property values.

Action 6.A.4.a: The Town will continue to improve and enforce the Vegetation Management Program.

Action 6.A.4.b: The Town will carefully consider any proposed zoning changes to determine what, if any impacts on specimen trees may occur as a result of the zoning changes.

Action 6.A.4.c: The Town will actively pursue NC Department of Transportation Enhancement Grants and other grant opportunities to protect specimen trees and establish and/or re-establish trees along the main corridors of the Town.

Action 6.A.4.d: The Town will continue to support the volunteer efforts of the Tree City USA advisory board to pursue the annual Tree City USA designation and Growth Award.

Action 6.A.4.e: The Town will continue to provide local genetic plant stock for native trees.

Policy 6.A.5: Future Recreational Needs: The Town recognizes the importance of providing for the recreational needs of the community.

Action 6.A.5.a: The Town will continue to update, maintain and seek additional recreational facilities appropriate to the present and future populations. This includes but is not limited to – recreational buildings, playing fields, tennis courts, pool, golf course, basketball courts, playgrounds, and walking/jogging/biking paths.

Policy 6.A.6: The Town recognizes the importance of promoting healthier lifestyles among its residents and supports the *Fit Communities Program* and its focus on healthy eating, physical activity, and tobacco free living.

Action 6.A.6.a: The Town supports working to prevent childhood obesity.

Action 6.A.6.b: The Town will encourage physical activity and wellness.

Action 6.A.6.c: The Town will provide outlets for physical activity.

Action 6.A.6.d: The Town will foster a tobacco free environment.

Action 6.A.6.a: The Town will continue to actively support the efforts necessary to retain the *Fit Community* designation and will reapply for the designation in 2009.

Policy 6.A.7: Ocean Fishing Piers: The Town will maintain and improve the availability of the ocean piers, fishing T's and estuarine waters utilized for fishing by the community and visitors.

Action 6.A.7.a: The Town will pursue programs and funding for the maintenance and improvement of the fishing areas with the inclusion of bait casting areas.

Action 6.A.7.b: The Town will investigate the possibility of conditional zoning for ocean piers in order promote private owners to sustain, maintain and improve the ocean fishing piers.

Action 6.A.7.c: The Town will pursue other actions and/or opportunities for the preservation of the ocean fishing piers.

Policy 6.A.8: The Town supports recreational boating and facilities that allow access to recreational waters.

Action 6.A.8.a: The Town will maintain, improve and secure additional facilities for recreational boating.

Action 6.A.8.b: The Town will work in conjunction with state agencies focused on boating access efforts, e.g. North Carolina Wildlife Resources Commission.

Beach, Inlet and Waterway Management

The Oak Island Beach, Inlet and Waterway system is the town's single most important resource. A healthy beach system is characterized by:

- Vegetated sand dunes that provide protection during coastal storms,
- A wide, dry sand berm that provides habitat for nesting turtles,
- Ample recreational access opportunities for both residents and visitors,
- Beach sand free of litter, rocks, and debris,
- Adequate access that provides maximum protection for the dune system.

A healthy inlet and waterway system is characterized by:

- Safe and navigable boating areas,
- Open shellfish areas,
- Inlets and waterways free of litter and debris,
- Ample recreational access opportunities for residents and visitors.

Policy 6.A.9: Beach Preservation Plan: The Town will continue to implement a beach preservation plan.

Action 6.A.9.a: The Town will evaluate the effectiveness of and update the Beach Preservation Plan every two years.

Action 6.A.9.b: The Town will continue to enforce the dune preservation ordinance (Chapter 14, Article III of the Town Code).

Action 6.A.9.c: The Town will provide routine maintenance of the beach by removal of garbage, trash and debris.

Action 6.A.9.d: The Town will maintain and repair post and rope fence and sand fence.

Action 6.A.9.e: The Town will educate the public on dune, pet, and litter ordinances.

Policy 6.A.10: Beach/dune Stabilization: The Town supports dune re-vegetation and the installation of sand and rope fencing.

Policy 6.A.11: Beach Nourishment: The Town supports beach nourishment for erosion control, storm protection and habitat restoration. The Town supports continued financial assistance from federal and state sources for beach nourishment.

Action 6.A.11.a: The Town supports the Brunswick Beaches Shore Protection Project (50 year Beach Plan), which includes the towns of Caswell, Oak Island, Holden, and Ocean Isle. The Town will support the Oak Island Beach Preservation Society, and will actively participate in the Brunswick Beaches Consortium, the North Carolina Beach, Inlet and Waterway Association, and the American Shore and Beach Preservation Association.

Action 6.A.11.b: The Town supports continued participation in the Wilmington Harbor Sand Management Plan.

Action 6.A.11.c: The existing sand deposits on the north side of the Intracoastal Waterway in the area known as "Yellow Banks" are a resource for the town's beach

preservation program. The Town will work with state and federal agencies to ensure that these resources are used in the most effective manner to further the Town's beach preservation goals.

Policy 6.A.12: Turtle Nesting and Shore Bird Areas: The Town will encourage activities that will promote sea turtle nesting and improve habitat for both sea turtles and shore birds.

Action 6.A.12.a: The Town will improve enforcement of the beachfront lighting ordinance and make recommendations to minimize impacts to turtle nesting/hatching. The Town will review the existing ordinances.

Action 6.A.12.b: The Town will work to develop an education program for residents and visitors concerning the lighting impact on sea turtle nesting.

Action 6.A.12.c: The Town will improve enforcement of the beachfront lighting ordinance and make recommendations to minimize impacts to shore birds. The Town will review the existing ordinances.

Action 6.A.12.d: The Town will work to develop an education program for residents and visitors concerning the lighting impact on shore birds.

Action 6.A.12.e: The Town will continue the operation of the Greenhouse to provide sea oats and other native vegetation for dune stabilization.

Action 6A.12.f: The Town will support efforts to remove invasive plant species on the dunes in order to promote native vegetation.

Action 6A.12.g: The Town will continue efforts to remove rocks from the beach.

Policy 6.A.13: The Town will support the maintenance of inlets and waterways for public use.

Action 6.A.13.a: Navigation Channels: The Town will support the US Army Corps of Engineers efforts to routinely dredge and maintain the authorized depths of local navigation channels.

Action 6.A.13.b: Inlets and Waterways: The Town will support federal and state funding for maintenance of inlets and waterways.

Action 6.A.13.c: Big Sweep Program: The Town will continue to support and participate in Big Sweep programs.