TOWN OF NORTH TOPSAIL BEACH
CAMA CORE LAND USE PLAN
EXECUTIVE SUMMARY

Adopted by the North Topsail Beach Board of Aldermen: July 2, 2009
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EXECUTIVE SUMMARY

I. HOW TO USE THE PLAN

This CAMA Core Land Use Plan is prepared in accordance with the requirements of the North Carolina Coastal Area Management Act (CAMA). Specifically, this document complies with and is organized to adhere to Subchapter 7B, "CAMA Land Use Planning Requirements," of the North Carolina Administrative Code, as amended, August 1, 2002.

The 7B guidelines provide that each of the twenty coastal counties and municipalities within those counties prepare and adopt a Core CAMA Land Use Plan that meets the planning requirements adopted by the Coastal Resources Commission (CRC). If a county chooses not to prepare a plan, the guidelines specify that the CRC will prepare and adopt a CAMA Land Use Plan for that county and municipalities within the county which choose not to prepare their own plan. Municipalities not preparing their own plan will be included in the plan for the county in which the municipality is located. A 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 within 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.

At the beginning of the preparation of this document, the Town of North Topsail Beach adopted a Citizen Participation Plan which is intended to ensure that all interested citizens have an opportunity to participate in the development of this plan through both oral and written comments. The citizen input received during the development of this plan has greatly influenced the final contents of the plan and its policies.

In addition to the CAMA requirements, there are other reasons to plan. North Topsail Beach has a great deal of influence on the way in which the town develops. The buildings, facilities, and improvements provided by North Topsail 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 North Topsail Beach. The town has an opportunity to coordinate the overall pattern of physical development.

North Topsail Beach is inescapably involved in questions of physical development. At almost every meeting of the Board of Aldermen, development decisions must be made concerning rezoning, street improvements, sites for public buildings, and so on. North Topsail Beach — and particularly the legislative body made up of lay citizens — needs some technical guidance in making these physical development decisions. North Topsail 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. North Topsail 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 the CAMA Core Land Use Plan includes numerous recommendations for new regulatory ordinances and revisions to existing regulatory ordinances. These revisions are essential to the successful implementation of this document. No CAMA permits will be issued which are inconsistent with the policies included in this plan.

II. NORTH TOPSAIL BEACH VISION STATEMENT

North Topsail Beach is a residential, family-oriented community and major family vacation destination committed to living in harmony with nature while being supportive of activities and services necessary to enhance the quality of life for citizens and visitors.

III. KEY ISSUES

This document will attempt to assess all issues and concerns that may affect the growth and natural environment in the Town of North Topsail Beach over the 5-year planning period. Due to resource and time limitations key issues must be identified and prioritized. These key issues are those that the Town will address in the form of goals, policies, and implementing actions through implementation of this plan.

In order to identify these issues, the Town held two Issues Identification Meetings on April 27, 2006, and May 8, 2006. These meetings were widely advertised, through direct solicitation of citizens with known interests in civic affairs and the posting of flyers at key locations in Town. Additionally, a notice was published twice in the Topsail Voice, once in the Jacksonville Daily News, and an article was written regarding the overall land use plan process as well as the citizen input meeting in the Topsail Voice.

At each of the meetings, the Town's planning consultants, Holland Consulting Planners, Inc., provided an overview of the CAMA Land Use Planning process and then led the assembled group in a "brainstorming" session to identify issues that the group judged to be significant to the Town of North Topsail Beach's growth and environment over the planning period. These issues were then listed on large writing pads and affixed to the wall of the room where the meeting was held. At the end of the second meeting, participants received 10 "votes" and identified their 10 top issues (1 vote per issue - no "multi-voting" with multiple votes per issue). The results are recorded below:

# of Votes	Issue	Rank
11	Encourage planting more trees and conservation of the existing maritime forests	1
10	Preservation of primary dune line (dune renourishment)	2
10	Preserving green space (large tracts)	3
10	Encourage low density residential development	4

# of Votes	Issue	Rank
9	Preserve the beach	5
9	Limit multi-family dwellings (duplexes, triplexes, condos, etc.)	6
9	Realign the New River inlet	7
8	Eliminate septic tanks	8
8	Elimination of septic holding tanks	9
7	Draft and adopt a dune protection ordinance	10
7	Increase sewer capacity	11
6	Establish more strict ocean front setback requirements	12
6	Implementation of plans for bicycle paths	13
5	Maintain Town's Outstanding Resource Waters	14
5	Establish procedure for getting trash receptacles off the street	15
4	Promote channel maintenance	16
4	Establish a curbside recycling service	17
4	Maintain the viability of shellfishing waters	18
4	Set more rigorous impervious percentages for construction to reduce stormwater runoff	19
4	Reduce new construction in CBRA zones	20
3	Establish Town view on maximum building height	21
3	Save the fishing pier (NTB) seaview pier	22
3	Real estate disclosure (ability to rebuild)	23
3	Establish an outdoor public amphitheater and community center	24
3	Economic development (improve efforts)	25
3	Establish a public canoe/kayak access	26
3	Reduce speed limit on 210 from 55 to 45 mph	27
2	Encourage more permanent residents	28
2	Address handicapped public access	29
2	Establish a municipal pier	30
2	Enhance NTB as an attractive vacation destination.	31
2	Improve pedestrian walkways (sidewalks)	32
2	Increase speed limit signage (35 mph Town-wide)	33
2	Research and establish local policies for dune protection with respect to new construction (primary dune line)	34
1	Address water capacity issue (water pressure)	35
1	Limit or reduce the amount of commercial development/property zoned commercial	36
1	Replace the swing bridge in Surf City with high-rise bridge	37
1	Keep the swing bridge	38
1	Protect fish spawning and nursery areas	39
1	Increase parking at public access sites	40
1	Increase number of public access points estuarine/ocean	41

# of Votes	Issue	Rank
1	Change building codes to provide maximum hurricane protection and wind/flood survivability	42
1	Improve beach patrol efforts (lifeguards)	43
1	Commercial/recreational development policy	44
1	Establish no passing zones on 210	45
1	Public awareness of property damage vulnerability	46
0	Establishment of additional boat ramp facilities	47
0	Do not promote the establishment of boat ramp facilities	48
0	Identify commercial needs/wants	49
0	Address problem of abandoned/condemned structures	50
0	Have more parks	51
0	Continue to limit driving automobiles on the beach	52

Additionally, a land use plan survey was mailed to 2,883 property owners. A total of 868 completed questionnaires were received.

IV. POPULATION SUMMARY

Historical population growth and forecast of population growth are summarized in the following tables.

Table 1: Population Growth North Topsail Beach and Onslow County, 1980-2007

Municipality	1980	1990	2000	2007 Estimate	'80-'90	'90-'00	'00-'07	Overall '80-'07
Holly Ridge	465	728	831	863	56.6%	14.1%	3.9%	85.6%
Jacksonville*	18,259	30,398	66,719	77,301	66.5%	119.5%	15.9%	323.4%
North Topsail Beach**	301	645	843	898	114.3%	30.7%	6.5%	198.3%
Richlands	825	996	928	1,093	20.7%	-6.8%	17.8%	32.5%
Surf City***	N/A	317	333	310	N/A	5.0%	-6.9%	N/A
Swansboro	976	1,165	1,426	1,997	19.4%	22.4%	40.0%	104.6%
Total Municipalities	20,826	34,249	71,080	82,462	64.5%	107.5%	16.0%	296.0%
Total Unincorporated Areas	91,958	115,589	79,275	86,840	25.7%	-31.4%	9.5%	-5.6%
Total County	112,784	149,838	150,355	169,302	32.9%	0.3%	12.6%	50.1%

*The rapid population increase for Jacksonville between 1980 and 1990 can be attributed to a rapid increase in personnel at the Camp Lejeune Marine Base. The sharp increase between 1990 and 2000 was the result of annexation activity.
**The Town of North Topsail Beach was incorporated in 1990. A formal census count for the Town was not conducted for the 1990 census. The figures outlined above for the years 1980 and 1990 are estimates provided by the NC Office of State Planning. These estimates may appear inaccurate, therefore, the 2000 Census figure is the first official population count for the Town and should serve as a baseline figure for permanent population within the Town's corporate limits.
***Prior to the 1990 Census, Surf City annexed land falling within Onslow County. During previous census years, Surf City was situated entirely within Pender County, where now a portion of the town falls within Onslow County and abuts the corporate limits of North Topsail Beach.
Source: US Census Bureau.

Table 2: Seasonal Population, 2000

Housing Type	Number of Units	Persons Per Unit	Seasonal Population
Campsites	90	3.50	315
Public Access Parking Spaces	884	4.00	3,536
Seasonal Housing Units	1,544	8.00	12,352
Total			16,203
Permanent Population	843		
Peak Seasonal Population	16,203		
Total Peak Population	17,046		

Source: Holland Consulting Planners, Inc.

Table 3: Population Projections, 2007-2030

	2007 (estimate)	2010	2020	2030	Overall % Change
North Topsail Beach	863	878	928	978	13.3%
Onslow County*	162,745	166,175	167,661	166,283	2.2%

*Based on the population projections included in the Onslow County Comprehensive Plan.
Source: North Carolina State Data Center and Holland Consulting Planners, Inc.

The following provides a summary of the significant demographic factors:

- Based on the first official census count conducted in 2000, the total recorded population for North Topsail Beach was 843 persons.
- The gender breakdown for the Town's permanent population is 52.8% male and 47.2% female.
- Approximately 75.4% of the Town's permanent population is considered to be of working age.
- Approximately 43.8% of North Topsail Beach's permanent residents have achieved some form of college degree.

V. HOUSING SUMMARY

- According to the 2000 Census, the Town of North Topsail Beach contains a total of 2,076 dwelling units. Approximately 77.8% of these units are vacant and 22.2% of the units are occupied.

- The median year of all residential structures in the Town is 1986. Approximately 88.5% of all structures within North Topsail Beach have been constructed since 1980.

- The percentage of homes in North Topsail Beach with 3+ bedrooms is 44.6%, compared to 61.4% for Onslow County.

- North Topsail Beach has a substantially lower percentage of single-unit detached housing (25.7%) than Onslow County overall (54.4%).

VI. ECONOMY SUMMARY

- The unemployment rate for North Topsail Beach (3.0%) is much lower than that of Onslow County overall (5.8%).

- The poverty rate of North Topsail Beach is lower than that of Onslow County.

- Approximately 24.5% of the households within North Topsail Beach make less than $25,000 annually.

- The leading employment industries are Education, Health, and Social Services (22.9%); Public Administration (12.4%); and Construction (12.1%). The industries supporting the least employment are Wholesale Trade (0.8%); and Agriculture, Forestry, Fishing and Hunting, and Mining (1.9%).

- The highest paying industry in the county is the Utilities sector. The lowest paying sector is Accommodation and Food Services.

VII. ENVIRONMENTAL CONDITIONS

North Topsail Beach is located within two river basins: the Cape Fear (subbasin 03-06-24) and White Oak (subbasin 03-05-02). The Cape Fear River Basinwide Water Quality Plan was completed in October 2005, and the White Oak River Basinwide Water Quality Plan was complete in October 2001. The following are the goals of DWQ's basinwide program and should be kept in mind when considering future land uses:

- Identify water quality problems and restore full use to impaired waters;
- Identify and protect high value resource waters;
- Protect unimpaired waters while allowing for reasonable economic growth;
- Develop appropriate management strategies to protect and restore water quality;
- Assure equitable distribution of waste assimilative capacity for dischargers; and
- Improve public awareness and involvement in the management of the state's surface waters.

The following provides a summary of existing conditions in the river basins and subbasins that fall within North Topsail Beach.

1. Cape Fear River Basin

The Cape Fear River Basin is located entirely within the State of North Carolina. It extends from Rockingham County in the north to the coast in Brunswick, New Hanover, Pender, and Onslow Counties. The Haw River, Deep River, Northeast Cape Fear River, Black River, and the Cape Fear River make up the major drainage areas. The upper portion of the basin and the areas along the coast are experiencing major population growths which will affect drinking water demands and wastewater dischargers.

Cape Fear River Basin Statistics

Total Area: 9,149 sq. miles
Freshwater Stream Miles: 6,386
Freshwater Lakes Acres: 31,134
Estuarine Acres: 31,753
Coastline Miles: 61
No. of Counties: 26
No. of Municipalities: 115
No. of Subbasins: 24
Population (1990): 1,465,451
Population (2000): 1,834,545*
Pop. Density (2000): 197 persons/sq. mi.*

*Estimated based on % of county land area that is partially or entirely within the basin.

The heavily urbanized areas within this basin generally have the impaired streams. There are 163 stream miles and 262 freshwater acres of High Quality Waters (HQW). There are also 11,000 acres of shellfish harvesting waters (SA) that are also considered to be HQW. There are 129 stream miles and 3,623 acres of Outstanding Resource Waters (ORW).

2. Subbasin 03-06-24

This subbasin drains entirely into the Intracoastal Waterway. The population is concentrated around Wilmington and the beach communities. Land use is largely forest and wetland areas. There are three permitted dischargers in the subbasin with a permitted flow of 0.1 MGD. All three dischargers are considered to be minor ones with one being a municipal discharger. There is one registered swine operation.

Use support ratings were assigned for aquatic life and recreation. Ninety-four percent (94%) of waters evaluated for aquatic life were supporting and four percent (4%) of those waters were impaired. One hundred percent (100.0%) of waters evaluated for recreation were supporting. All waters in the subbasin are considered impaired for fish consumption.

Subbasin 03-06-24 Description

Land and Water

Total area:	162 mi^2
Land area:	142 mi^2
Water area:	20 mi^2

Population Statistics

2000 Est. pop.:	58,658 people
Population Density:	361 persons/mi^2

Land Cover (percent)

Forest/Wetland:	63.0
Surface Water:	17.5
Urban:	8.3
Cultivated Crop:	6.7
Pasture/Managed Herbaceous:	4.5

Counties

New Hanover, Onslow, and Pender

Municipalities

Carolina Beach, Holly Ridge, North Topsail Beach, Surf City, Topsail, Wilmington, and Wrightsville Beach

Stressors for water quality in this subbasin are: Low Dissolved Oxygen and Fecal Coliform Bacteria. Sources for Low Dissolved Oxygen are MS4 NPDES. Sources for Fecal Coliform Bacteria are marinas, MS4 NPDES, and impervious surfaces. Some stressor sources in the subbasin are unknown.

2005 Recommendations for Impaired Waters (taken from the Water Quality Plan)

Banks Channel: Specific areas of the channel will be added to the 303(d) list of Impaired waters.

Batts Mill Creek, County Line Branch, and Cypress Branch: These segments will be added to the 303(d) list of Impaired waters.

Beckys Creek: Beckys Creek will be added to the 303(d) list of Impaired waters.

Everett Bay: Everett Bay will be added to the 303(d) list of Impaired waters.

Everett Creek*: Everett Creek will be added to the 303(d) list of Impaired waters.

Futch Creek: Specific segments of Futch Creek will be added to the 303(d) list of Impaired waters.

Hewletts Creek: Specific segments of Hewletts Creek will be added to the 303(d) list of Impaired waters.

Howe Creek: Howe Creek will be added to the 303(d) list of Impaired waters.

Intracoastal Waterway: Specific segments will be added to the 303(d) list of Impaired waters. DWQ will work with Wilmington and New Hanover County to identify potential sources of bacteria and oxygen-consuming materials.

Masonboro Sound ORW Area: Specific segments will be added to the 303(d) list of Impaired waters.

Mill Creek: Mill Creek will be added to the 303(d) list of Impaired waters.

Virginia Creek and Mullett Run: Both creeks will be added to the 303(d) list of Impaired waters.

Nixons Creek: Nixons Creek will be added to the 303(d) list of Impaired waters.

Old Mill Creek: Old Mill Creek will be added to the 303(d) list of Impaired waters.

Old Topsail Creek: Specific segments of Old Topsail Creek will be added to the 303(d) list of Impaired waters.

Pages Creek: Specific segments of Pages Creek will be added to the 303(d) list of Impaired waters.

Stump Sound and Stump Sound ORW✱: Both segments will be added to the 303(d) list of Impaired waters.

Topsail Sound✱: Specific segments of Topsail Sound will be added to the 303(d) list of Impaired waters.

Topsail Sound and Middle Sound ORW Area✱: Specific segments of this ORW area will be added to the 303(d) list of Impaired waters.

Turkey Creek✱: Specific segments of Turkey Creek will be added to the 303(d) list of Impaired waters.

Whiskey Creek: Whiskey Creek will be added to the 303(d) list of Impaired waters.

✱These water bodies are located either within or adjacent to the corporate limits of North Topsail Beach.

3. White Oak River Basin

The White Oak River Basin includes four separate river systems. The New River and its tributaries, the White Oak River and its tributaries, the Newport River and its tributaries, and the North River. Bogue and Core Sounds are also located within the basin. The New River watershed is the largest and most populated of the watersheds and is located entirely within Onslow County. The City of Jacksonville is located within this watershed. The river drains into the Atlantic Ocean. The White Oak watershed is the second largest watershed in the basin and is located just east of the New River. The river drains into the Atlantic Ocean. The Newport River watershed is located east of the White Oak watershed. The watershed originates in Craven County and drains into the Atlantic Ocean near Morehead City. The North River is located west of Core Sound. The watershed originates in Carteret County and drains into Back Sound near Harkers Island.

White Oak River Basin Statistics

Total Area: 1,264 sq. miles
Stream Miles: 446
Estuarine Acres: 130,009
Coastline Miles: 91
No. of Counties: 4
No. of Municipalities: 16
No. of Subbasins: 5
Population (1990): 146,240*
Estimated Population (2015): 188,403*
% Increase (1998-2015): 26%
Pop. Density (1990): 141 persons/sq. mi.*

*Based on % of county land area estimated to be within the basin.

4. Subbasin 03-05-02

This subbasin includes the New River and its tributaries, several small coastal streams, and the ICWW. The majority of the White Oak River Basin's population density is within this subbasin along the New River in Richlands, Jacksonville, Camp Lejeune, and Sneads Ferry. There are thirty NPDES dischargers in this subbasin. All but one, at the USMC-MDB WWTP, are considered minor dischargers. Nutrient enrichment and elevated levels of fecal coliform bacteria have been problems in the subbasin. As a result, in 1998 Jacksonville removed its discharge from the upper New River estuary and Camp Lejuene consolidated its five dischargers into one tertiary treatment facility.

In subbasin 03-05-02, use support ratings were assigned for aquatic life and secondary recreation, fish consumption, primary recreation, and shellfish harvesting. Thirty-six percent (36%) of the miles and ninety-six percent (96%) of the acreage of water evaluated for aquatic life and secondary recreation were supporting. Coastal miles were not rated for aquatic life and secondary recreation. One hundred percent (100%) of waters were determined to be impaired for fish consumption. Seventy-eight percent (78%) of the acreage and one hundred percent (100%) of coastal miles were supporting for primary recreation. Seventy-eight percent (78%) of the acreage was impaired for shellfish harvesting. Stressors for water quality in this subbasin are nutrient enrichment fecal coliform bacteria. Possible sources are stormwater runoff and WWTP dischargers.

Subbasin 03-05-02 Description

Land and Water

Total area:	267mi^2
Land area:	260 mi^2
Water area:	7 mi^2

Population Statistics

2000 Est. pop.:	21,177 people

Land Cover

Forest/Wetland:	75.0%
Surface Water:	3.0%
Urban	4.0%
Agriculture	18.0%

County

Brunswick

Municipalities

Boiling Spring Lakes, Bolivia, Carolina Shores, Holden Beach, Oak Island, Ocean Isle Beach, Shallotte, Sunset Beach, and Varnamtown

2002 Recommendations for Impaired Waters (taken from the Water Quality Plan)

Little Northeast Creek: The four minor dischargers should pursue alternatives to discharge. DWQ will pursue the reclassification of the creek to reflect swampy conditions.

Southwest Creek: New dischargers and discharge expansions should not be permitted. DWQ will pursue the reclassification of the creek to reflect swampy conditions.

New River✱: DWQ recommends that the City of Jacksonville protect primary recreation and aquatic life as part of their stormwater program. DWQ will continue to monitor nutrients in the river to assess the risk of algal blooms to aquatic life.

✱This waterbody is located either within or adjacent to the corporate limits of North Topsail Beach.

5. Registered Animal Operations within the Cape Fear and White Oak River Basins

The following table provides a summary of registered animal operations within the Cape Fear River subbasin 03-06-24 and the White Oak River subbasin 03-05-02. The numbers only reflect those operations required by law to be registered. There are no registered cattle operations in the subbasins. None of these facilities are located in the North Topsail Beach vicinity.

Table 4: Registered Animal Operations

	Swine*		
Subbasin	No. of Facilities	No. of Animals	Total Steady State Live Weight**
Cape Fear 03-06-24	1	1,800	243,000
White Oak 03-05-02	38	150,427	17,956,695

*There are no other registered animal operations located within these subbasins.
**Steady State Live Weight (SSLW) is the result, in pounds, after a conversion factor has been applied to the number (head count)of swine, cattle, or poultry on a farm. The conversion factors, which come from the Natural Resource Conservation Service (NRCS) guidelines, vary depending on the type of animals on the farm and the type of operation (for example, there are five types of hog farms). Since the amount of waste produced varies by the size of the animal, SSLW is the best way to compare the sizes of the farms.

Source: NC Division of Water Quality Cape Fear and White Oak River Basinwide Water Quality Plans.

6. Growth Trends

Since river basin boundaries do not coincide with county boundaries, population numbers within the basinwide water quality plans are not directly applicable to the each basin. The numbers provided are estimates of county-wide population changes. Population growth trends for the Cape Fear River Basin between 1990 and 2000 indicate a 19.4% population increase with four counties having growth rates in excess of 30% and seven counties having growth rates of between 20% and 30%. The most recent basinwide water quality plan for the White Oak River Basin reports that the basin experienced a 30.8% population increase between 1980 and 1990. The White Oak River subbasin in which North Topsail Beach is located saw an estimated 32.8% population increase during the same time period.

VIII. ANALYSIS OF LAND USE AND DEVELOPMENT

1. Existing Land Use

In order to address future development within the Town it is necessary to establish a snapshot of what is currently developed within the Town's jurisdiction. Conducting a detailed land use survey allows for a review of existing land use patterns. This survey will assist in identifying land use patterns and trends that exist within the Town's planning jurisdiction. This process will serve two main purposes: identifying key conflicts in land use and addressing the issue of future housing and land use demand. This review will provide a solid foundation for decisions regarding future land use and policy development.

The existing land use survey was completed through the use of Aerial Photography, county tax data, and on-site windshield surveys in March, 2008. The existing land use map was then submitted to the Town Planning and Inspections Department and Land Use Planning Committee for review to address any errors that exist. Land use within the Town was broken into the following land use categories: multi-family residential, commercial, office & institutional, recreational, single-family residential, association owned property, and undeveloped (vacant).

The following provides a summary of what types of facilities are included in each of the land use categories listed above:

Multi-Family Residential (MFR) - all residential structures with three or more attached dwelling units on a single property.

Commercial (C) - This land use category includes private business operations located throughout the Town. These include restaurants, the marina, retail shopping facilities, and any commercially operated overnight accommodations (bed & breakfast operations)

Office & Institutional (O&I) - These properties include all professional office related uses, as well as any institutional and governmental uses. Institutional uses include churches, membership organizations, meeting facilities.

Recreational (Rec) - Recreational land uses on the land use map correspond to all public and private recreational facilities. In the case of the North Topsail Beach, these areas are primarily restricted to the Town's park facilities and the three private campgrounds located in the southern end of town.

Single-Family Residential (SFR) - This land use category includes all single-family residential dwellings. This includes mobile homes on individual lots.

Association Owned Property (AOP) - This land use category includes all properties that serve as common areas and/or private drives for private residential and multi-family developments.

Undeveloped (V) - All vacant land falls under this category.

Table 5 provides a breakdown of land use acreage. All data regarding land use acreage have been provided for the Town's total jurisdiction.

Table 5: Existing Land Use

Land Use	Acreage	% of Total
Commercial	4.3	0.1%
Association Owned Property	15.6	0.4%
Multi-Family	59.1	1.5%
Office & Institutional	12.2	0.3%
Recreational	54.5	1.4%
Single-Family Residential	383.8	10.0%
Vacant	3,302.5	86.2%
Total	3,832.0	100.0%

Source: Holland Consulting Planners, Inc.

2. Land Use Conflicts

Land use conflicts often exist within a Town's planning jurisdiction resulting from a variety of circumstances. Issues leading to land use conflicts can result from a lack of proper land use controls, demand for increased development, and situations beyond the Town's control. The Town has been very conscious of these issues over the past, and has addressed many problems related to land use conflicts through adoption of local ordinances and installation of infrastructure. Although steps have been taken to address potential problems that may be detrimental to environmental conditions, several conflicts still exist within the Town planning jurisdiction.

These land use conflict issues can be summarized as follows:

Residential Development within Flood Hazard Areas. The Town lies on a barrier island and is extremely vulnerable to coastal flooding associated with tropical storm events. The Town's vulnerability to flood hazards is discussed in detail beginning on page 24 of the CAMA Core Land Use Plan. As with other barrier island communities this fact has not slowed development. The Town aims to ensure the safety of all property within the Town's jurisdiction through proper land use controls and enforcement of the Town's Flood Damage Prevention Ordinance. All residential structures are subject to requirements outlined in the Town's Flood Damage Prevention Ordinance, as well as the North Carolina State Building Code.

Development within the CBRA Zone. The Coastal Barrier Resource Act of 1982 places additional constraints on development beyond those tied to standard FEMA flood zones. The CBRA zone was discussed within the natural hazards discussion of the CAMA Core Land Use Plan. Some portions of North Topsail Beach that fall within the CBRA zone are not eligible for federal flood insurance, and limited federal assistance in the event of a natural disaster. These properties must rely on private flood insurance which is typically much more costly than the federally subsidized alternative. This issue became especially problematic subsequent to Hurricane Fran in 1997. Approximately 80-90 property owners within the town's jurisdiction secured federal flood insurance policies, only to determine that their policy was void due to the presence of the CBRA zone. This problem has now been rectified, but property owners within the zone are still restricted from securing federal flood insurance. The presence of the CBRA zone has not hampered development; however, many property owners build within this area without a full understanding of the burden that this federal policy can ultimately have on them in the event of a natural disaster. The town has voiced concerns over educating property owners of this hazard. The Floodplain Administration provides a map information service providing inquirers with information from the town's Flood Insurance Rate Map (FIRM) including information on the provisions of the Coastal Barrier Resources Act (CBRA).

A second problem related to the CBRA zone is that the town cannot receive federal assistance to perform beach nourishment activities. Portions of the town not within the zone are eligible, while those within the zone are not. The town has been struggling to determine a solution regarding a financial plan to address this problem for several years now. As the town moves through this process, the land use plan will be updated to include the town's long term beach nourishment strategy.

Encroachment of residential and urban type uses into forested/environmentally sensitive areas. The Town is home to significant acres of maritime forest, and environmentally sensitive areas including estuarine marshes and wetlands. As discussed in the natural systems analysis portion of the plan, the Town is surrounding on the northwestern side by estuarine wetlands. From the Town's origin there has been a focus on preserving these areas wherever feasible. The Town aims to protect the natural setting throughout Town through preserving the forest where possible, and promoting low density development in an attempt to maintain water quality. The issue of preserving the forest in light of continued development pressures will be addressed in the policy statement section of the plan.

Impacts of development and redevelopment on adjacent waterbodies designated as Outstanding Resource Waters (ORW) - As discussed in the Marine Resources section of the CAMA Core Land Use Plan, North Topsail Beach is adjacent to several waterbodies that have been designated as Outstanding Resource Waters by the NC Division of Water Quality. Increased development along North Topsail Beach as well as mainland portions of Onslow County are beginning to have adverse impact on these waterbodies. According to the 2005 Cape Fear River Basinwide Water Quality Plan, several of the ORW stream segments adjacent to North Topsail Beach will be placed on the State's 303(d) list. This list was established as an index of all impaired waterbodies throughout the state. The Town needs to focus on minimizing further negative impacts on adjacent bodies of water through revised land use controls and the establishment of comprehensive stormwater management requirements. Additionally, the Town is working with North Topsail Utilities towards minimizing the use of septic tanks within the town's corporate limits. Currently, approximately 70% of the town's properties are hooked into the North Topsail Utilities central sewer system. These issues will be discussed further in the Future Demands and policy sections of the plan.

3. Existing Land Use Patterns

The Town of North Topsail Beach is a very unique municipality in that a majority of the town's jurisdiction remains as vacant/open space. A majority of the vacant land within Town is comprised of land zoned as conservation areas, and will remain vacant in perpetuity, as long as the Town's policy is to preserve these areas. The land use category comprising the most substantial development of land is single-family residential. Nearly all of the developed acreage within North Topsail Beach is either duplex or single-family residential homes.

IX. LAND USE/DEVELOPMENT GOALS AND IMPLEMENTING ACTIONS

1. Introduction

The purposes 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 2-4. 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 property owner questionnaires were also taken into consideration. Most of the implementing actions are continuing activities. In most situations, specific timelines are not applicable. 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 land suitability analysis which is included in Section V(G) of the CAMA Core Land Use Plan. 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. 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. **If a policy exceeds State or Federal requirements, that fact will be noted.**

3. Public Access

a. Management Goal

The Town will provide adequate 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.

Policies:

P.1 The Town supports Onslow County's economic development efforts and recreational-related developments that protect and preserve the natural environment while promoting the Town as a family vacation destination. It supports the private and public development of waterfront access through private funds and grant monies.

P.2 The Town supports providing shoreline access for persons with disabilities, and further supports the use of grant funding to retrofit existing beach access points in a manner that will address the issue of ADA compliance.

P.3 The Town supports the frequency of shoreline access as defined by 15A NCAC 7M, Section .0300, Shorefront Access Policies.

P.4 The Town supports the development of estuarine and oceanfront access areas to ensure adequate shoreline access within all areas of the Town. Areas that have traditionally been used by the public or have been deemed unbuildable due to development criteria will be given special attention.

P.5 The Town supports the development of a town-wide bicycle and pedestrian trail system.

P.6 The town does not support the development of marinas or public boat ramp facilities within the town's planning jurisdiction. The town does support a "no net loss" policy with regards to existing boat access facilities. NOTE: This policy exceeds the minimum use standards.

P.7 The town supports efforts to increase awareness related to the location of town-wide public beach access points through signage and information available at Town Hall as well as on the town's website.

Implementing Actions:

I.1 The Town will consider the preparation of a shoreline access and public facilities plan and request Division of Coastal Management funding for the preparation of the plan. ***Schedule: Fiscal Years 2010-2011.***

I.2 The Town will pursue funding under the North Carolina CAMA Shoreline Access funding program to address new access points, as well as improvements noted in P.2 relating to ADA compliance. (15A NCAC 7M, Section .0300, Shorefront Access Policies). ***Schedule: Continuing Activity.***

I.3 The Town will pursue the private donation of land and/or easements that may be utilized for public beach access. The town will consider revising the town's subdivision regulations to require large subdivisions and/or large scale multi-family developments to provide public access points in conjunction with the development of a respective project. ***Schedule: Continuing Activity.***

I.4 The Town will cooperate with state and federal agencies as well as private interests to secure estuarine access areas in order to ensure adequate shoreline access within all areas of the Town. ***Schedule: Continuing Activity.***

I.5 The Board of Aldermen will annually review beach access requirements outlined for all funding programs and ensure that the town is adequately addressing all program requirements relating to public access. If it is determined that there is a need related to public access, the committee will review all alternatives available to secure additional access sites. This review will involve requests for funding through the NCDCM Shoreline Access Program. ***Schedule: Review Annually.***

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.8 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 overall low density residential character of the Town. Such re-zoning and amendments in classifications to the

future land use map should be carefully balanced with a demonstrated need for such proposed development that will be the best overall land development policy for the Town.

P.9 The Town supports quality future development reflecting the spectrum of housing needs ranging from single-family homes to multi-family development in the form of duplex and triplex housing. Although this policy reflects support for medium density development, the town will not rezone any property to a density less than R-10 (10,000 square feet).

P.10 The Town supports regulating growth to coincide with the provision of public facilities and services. This policy includes regulating development in a manner that will facilitate development in conjunction with available sewer capacity in an effort to minimize and ultimately eliminate the use of septic tank wastewater treatment systems throughout the town's corporate limits.

P.11 The Town supports vegetated buffers and/or landscaping along thoroughfares.

P.12 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, utility, and office and institutional areas.

P.13 The Town acknowledges 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 properties respective POA restrictive covenants. The Town of North Topsail Beach does not have the authority to enforce these covenants.

P.14 The town allows development within the defined inlet hazard areas, assuming the development is consistent with all local zoning and subdivision regulations, 15A NCAC 7H use standards, and the following use standards:

(1) The only new structures allowed in inlet hazard areas shall be single-family structures.

(2) All development in the inlet hazard area shall be set back from the first line of stable natural vegetation a distance equal to the setback required in the adjacent ocean hazard areas;

(3) Established common-law and statutory public rights of access to the public trust lands and waters in inlet hazard areas shall not be eliminated or restricted. Development shall not encroach upon public accessways nor shall it limit the intended use of the accessways;

(4) Shoreline stabilization structures shall be permitted only as a part of a publicly supported project;

(5) All other rules in this subchapter pertaining to development in the ocean hazard areas shall be applied to development within the inlet hazard areas;

(6) The following types of development shall be exempted from these inlet hazard area setback requirements:

- campgrounds that do not involve substantial permanent structures;
- parking areas with clay, packed sand, or similar surfaces;
- outdoor tennis court;
- beach accessways consistent with 15A NCAC 7H use standards; and
- temporary amusement stands

(7) In all cases, development shall only be permitted if it meets other applicable 15A NCAC 7H inlet hazard areas use standards; is landward of the vegetation line; and involves no significant alteration or removal of primary or frontal dunes or the dune vegetation. NOTE: This policy exceeds the minimum use standards.

P.15 The Town of North Topsail Beach does not support the development of any additional condotel structures. A condotel is defined as follows: A condominium project, with individual unit ownership, developed for short-term or transient occupancy. Pursuant to the condominium statutes of the State of North Carolina, a condotel is operated as a commercial hotel even though the units are individually owned.

P.16 The town does not encourage the development of high density multi-family housing complexes.

P.17 The town supports a reduction in development density within portions of town that fall within the FEMA defined CBRA Zone where new home construction is subject to the terms outlined under the Coastal Barrier Resources Act of 1982.

P.18 The town does not support the creation of new flag lots with the exception of PRDs upon approval of the Board of Aldermen. Flag lots are, for the purposes of this plan, defined as follows: a large lot not meeting minimum frontage requirements and where access to the public road is by a narrow, private right-of-way or driveway.

P.19 The town will not support any commercial or residential development in a conservation classified area nor does it permit the rezoning of any lands designated as conservation district (CON-D).

Implementing Actions - Residential:

I.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. During the development review process, all residential development must comply with the development densities outlined under the future land use section of this plan, as well as current zoning standards. If it is determined that a given lot is nonconforming based on the town's currently adopted zoning code then the property owners may secure a variance through the Board of Adjustment prior to securing a zoning compliance certificate approving the development of a given piece of property. ***Schedule: Continuing Activity.***

I.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, including the protection of all islands located along the town's estuarine shoreline. Development of these islands should not exceed a density of two units per acre.

(2) If deficient community facilities and services are identified, the Town should attempt to improve such to the point of adequately meeting demands. This policy does not include the development of water or sewer system infrastructure.

(3) Additional residential development should concurrently involve planning for improvements to community facilities and services if excess capacity does not exist within those 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.***

I.8 The Town will review the zoning ordinance for non-residential sites to ensure adequate buffering and landscaping to separate residential and incompatible non-residential uses, and adequate regulation of off-site lighting, hours of operation, and vehicular access and parking locations. ***Schedule: Fiscal Years 2009-2010.***

I.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. ***Schedule: Continuing Activity.***

I.10 The town will consider revising its zoning ordinance in an effort to establish a reduction in the defined maximum lot coverage requirements or buildable area for individual lots throughout the town's planning jurisdiction. This effort will aim to establish a lot coverage cap that will assist in reducing density and compromise the ability of a property owner to construct "mega-structures" that cover a substantial portion of a residential lot. This effort will coincide with considerations related to on-site stormwater retention requirements. ***Schedule: Fiscal Years 2009-2010.***

I.11 The town will consider revising its zoning ordinance to establish ocean hazard and estuarine setback standards that exceed state requirements. The focus of this effort will be to minimize the potential for property loss resulting from ocean front erosion and tidal flooding. As part of this process, the town will consider establishment of lot coverage limits. ***Schedule: Fiscal Years 2009-2010.***

I.12 The town will consider requiring large scale multi-family developments and planned unit developments (PUDs) to conduct traffic impact studies to determine the potential problems that may result from a respective development. The results of these studies will be utilized to make decisions regarding allowable density for a development, as well as site layout and curb cut locations. ***Schedule: Fiscal Years 2009-2010.***

I.13 The town's planning and inspections department will work with local realtors and developers to educate homebuyers of the potential issues relating to homeownership within ocean hazard and inlet hazard areas. This effort will be aimed at educating property owners about issues unique to North Topsail Beach such as redevelopment following a tropical storm event or the impacts of various flood zones. ***Schedule: Fiscal Years 2009-2013.***

Policies - Commercial:

P.20 The Town supports commercial development that is specifically consistent with the Town's future land use map. This may require revisions to the town's existing zoning ordinance.

P.21 The Town opposes the establishment of any industrial operations within its planning jurisdiction.

P.22 The Town opposes the establishment of private or public solid waste collection sites within the Town's planning jurisdiction.

P.23 Commercial operations which are noxious by reason of the emission of smoke, dust, glare, noise, odor, and vibrations should not be located in the Town.

P.24 The town recognizes the need for commercial development that will support visitors during peak summer months; however, the town only supports modest new commercial growth in the form of convenience retail facilities and restaurants. This development should only take place in portions of town defined for commercial development on the future land use map.

Implementing Actions - Commercial:

I.14 The Town will enforce its existing zoning regulations and rely on state permitting agencies to ensure that all commercial development within or adjacent to Areas of Environmental Concern is carried out properly. ***Schedule: Continuing Activity.***

I.15 The Town will review its zoning and subdivision ordinances to ensure compliance with policies P.20-P.24. ***Schedule: Fiscal Year 2009 and review annually.***

Policies - Conservation:

P.25 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.

P.26 The Town aims to maintain its character as an eco-friendly low to moderate density residential community. Commercial development should be permitted only in areas defined for commercial use on the future land use map.

P.27 The town, in an effort to protect the eco-friendly environment that the town has established over the years, may aim to secure lots through either acquisition, grant-funded purchase, or donation. These lots may be secured as open space easements in perpetuity. Special attention will be given to acquire properties that have been deemed unbuildable due to either state or local development regulations.

P.28 It is the policy of the Town to require the construction of dune walkover platforms at all town-maintained public beach access points. The town will seek public access grant funding for the development of these access points. The town will encourage the development of dune crossovers on private property in the future. NOTE: This policy exceeds the minimum use standards.

P.29 The town supports protection of all remaining maritime forest areas. The town will not support the rezoning of any parcel currently designated as conservation on the future land use map. Additionally, it is the town's intent, where feasible, to rezone maritime forest areas to the CON-D zoning district.

P.30 The town will not recognize any accreted land as a defined upland unless a property owner has secured documentation from the US Army Corps of Engineers that their property is by Corps standards deemed an upland area. All upland areas must comply with all existing zoning and subdivision regulations of the town unless a variance is granted through the town's Board of Adjustment. NOTE: This policy exceeds the minimum use standards.

Implementing Actions - Conservation:

I.16 The town will draft and consider adopting a tree ordinance that aims to protect tree species indigenous to the region. ***Schedule: Fiscal Year 2009-2010.***

I.17 In portions of town where sand and erosion has resulted in the accretion of upland areas, the town will account for this increased land area through regulations outlined within the town's Zoning Ordinance. ***Schedule: Continuing Activity.***

I.18 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 historic sites, natural heritage areas, and designated conservation areas to compatible land uses. ***Schedule: Continuing Activity.***

- The town will continue to work with NCDENR through the implementation and enforcement of coastal development regulations in an effort to protect environmentally sensitive areas throughout the town's planning jurisdiction. ***Schedule: Continuing Activity.***

I.19 The Town will review its zoning and subdivision ordinances to ensure compliance with policies P.26, P.30-P.31. ***Schedule: Fiscal Years 2009-2010.***

I.20 The Planning Board will work towards the adoption of a dune protection ordinance that will aim to provide protection for the primary dune line running along the town's ocean hazard area. This ordinance will address dune disturbance policies, and guidelines relating to development adjacent to established dune structures that exceeds current state standards. ***Schedule: Fiscal Years 2009-2010.***

I.21 The town will consider establishing a land trust that will serve to secure undeveloped land through either acquisition or donation as open space easements in perpetuity. This effort will help realize the town's vision to maintain an eco-friendly environment. The town will work with the Conservation Trust of North Carolina throughout this effort to ensure that all land secured is properly protected. ***Schedule: Fiscal Years 2009-2013.***

Policies - Stormwater Control:

P.31 The Town supports reducing soil erosion, runoff, and sedimentation to minimize the adverse effects on surface and subsurface water quality.

P.32 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 Aldermen to mitigate the risks of lives and property caused by severe storms and hurricanes.

P.33 The Town supports the Onslow County National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management program, due to its role in reducing the impact of stormwater runoff to waterbodies throughout the county.

P.34 The town supports and will continue to enforce the NCDENR Coastal Stormwater Rules.

P.35 The town supports the enforcement of maximum lot coverage requirements, as well as the enforcement of on-site stormwater retention requirements.

Implementing Actions - Stormwater Control:

I.22 The town will continue to monitor revisions to the Coastal Stormwater Rule Policy, and may amend town ordinances to either meet or exceed development requirements established through these state guidelines. ***Schedule: Fiscal Years 2009-2010.***

I.23 The Town will consider adopting and enforcing a soil erosion and sediment control ordinance. ***Schedule: Fiscal Years 2009-2010.***

I.24 The Town will review its stormwater control policies and include updates regarding regulations for water detention and/or retention facilities in new developments as new state and federal policy requires. This will include a consideration of reducing the town's current maximum lot coverage requirements and policy relating to on-site stormwater retention/detention. ***Schedule: Fiscal Years 2009-2010.***

I.25 The Town supports ongoing planning and capital improvement efforts to address the drainage problems associated with flooding from tropical storm events. ***Schedule: Fiscal Years 2009-2013.***

I.26 The Town will continue to seek grant funding from state and federal agencies for capital improvement projects that will aid the Town in alleviating flooding and storm drainage problems. ***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, utility lines may have to extend through some 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

The following are the Town's policies for infrastructure carrying capacity.

Policies:

P.36 The Town supports providing adequate community services and facilities which meet the needs of the Town's citizens and businesses.

P.37 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 and sewer services in the Town.

P.38 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.

P.39 The Town opposes the installation of on-site wastewater treatment systems throughout the town's corporate limits. Additionally, the town strongly encourages that existing homes utilizing septic systems and/or on-site package plants tie into North Topsail Utilities central sewer service as additional capacity becomes available.

P.40 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.

P.41 The Town supports all efforts of ONWASA and North Topsail Utilities under terms outlined within current service agreements established between the town and each respective utility operator.

Implementing Actions:

I.27 The Town will amend the future land use map, when needed, to reflect water and sewer upgrade and/or extension projects as they are planned. ***Schedule: Continuing Activity.***

I.28 The Town will consult the future land use map when considering new public facilities and private development. ***Schedule: Continuing Activity.***

I.29 The Town will rely on its existing land use and development ordinances to regulate development and may amend or modify regulations to encourage or require the provision of central water service to lots or parcels proposed in new developments. ***Schedule: Continuing Activity.***

I.30 The Town will rely on the NC Division of Environmental Management and the Onslow County Department of Environmental Health to oversee the proper operation, management, and maintenance of all wastewater treatment facilities within the Town. Although the town opposes on-site wastewater treatment systems, the town will continue to rely on the County Health Department to permit and monitor the operation of all existing systems. ***Schedule: Continuing Activity.***

I.31 The town will continue to monitor the efforts of North Topsail Utilities with respect to increasing sewer capacity for the Town of North Topsail Beach. If it is determined that proper steps are not being taken to address concerns relating to capacity, the town will take all steps necessary to assure that North Topsail Utilities abides by the current service agreement that has been adopted by the town. ***Schedule: Annually.***

I.32 The town will continue to provide sufficient emergency management personnel and facilities to adequately serve the projected off season and peak seasonal population growth. ***Schedule: Continuing Activity.***

I.33 The Town will coordinate the development of recreational facilities with all applicable property owners' 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 network 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 policies/implementing actions for transportation:

Policies:

P.42 The Town of North Topsail Beach opposes any NCDOT or municipal street or road projects that will result in blocking both access points into town at any given time.

P.43 The town supports limited access from development along the town's major thoroughfares to provide safe ingress and egress from residential and non-residential development.

P.44 The town supports maintaining an effective signage and addressing system for all right-of-ways including private drives and access streets. All addressing shall be coordinated with the Onslow County Emergency Management Department.

P.45 The town supports state and federal funding for maintenance/dredging of the Intracoastal Waterway, as well as the New River Inlet. Town residents and visitors rely on these resources for recreational and navigational purposes. Furthermore, the town supports efforts to realign the New River Inlet in an effort to minimize impacts on development within northern portions of the town's corporate limits.

P.46 The town supports the development of a town-wide bicycle/pedestrian path. Additionally, the town supports establishing a schedule aimed at ensuring that the town's bicycle trail system is properly maintained.

P.47 The Town of North Topsail Beach opposes access to oceanfront and estuarine public access areas by any privately owned automobile or all terrain vehicle.

P.48 The town supports increasing the speed limit signage located throughout its corporate limits.

P.49 The town would like to establish a turn lane to aid in ease of access into Town Hall.

P.50 All bridges to access islands within the corporate limits of North Topsail Beach shall adhere to NCDOT standards.

Implementing Actions:

I.34 The town will review and update its subdivision ordinance to ensure compliance with policies P.44 through P.45. ***Schedule: Fiscal Year 2009-2010.***

I.35 The town will continue to consider the dedication of all street right-of-ways for town maintenance. Dedication of all existing and proposed streets will be determined on a case-by-case basis, and will be determined based on whether the respective street right-of-way meets the design specifications of the town and NCDOT if applicable. ***Schedule: Continuing Activity.***

I.36 The town will continue to seek grant funding through the NCDOT Enhancement program, as well as other grant programs that address the installation of pedestrian and bicycle trail systems. ***Schedule: Review Annually***

I.37 The town's planning department will work with the police department to identify where deficiencies exist with respect to speed limit signage. Subsequent to identifying these deficiencies, the planning department will phase in all new signage as required. ***Fiscal Years 2009-2010.***

I.38 The town will work to establish a turn lane to provide safe access to Town Hall. ***Fiscal Years 2009-2010.***

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.51 The town supports the US Army Corps of Engineers policy on dredging the New River Inlet; however, the town would like to work with the Corps to establish a dredging process that will provide sand to the town. This will help the town in their efforts to establish a long term solution to beach nourishment.

P.52 The town supports the use and installation of legal alternative shoreline stabilization structures.

P.53 The town supports the US Army Corps of Engineers' regulations and 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, coastal wetlands, and 404 wetlands.

P.54 The town supports relocation of structures endangered by erosion, if the relocated structure will be in compliance with all applicable local, state, and federal policies and regulations including the town's zoning and subdivision ordinances. Relocation of structures should comply with density standards outlined within the future land use map section of the CAMA Core Land Use Plan.

P.55 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, and adopt policies accordingly.

P.56 The town supports hazard mitigation planning. Hazard mitigation policies have been included as Appendix V to the CAMA Land Use Plan and are incorporated herein by reference.

P.57 The town supports the land use densities that are specified in the CAMA Core Land Use Plan. Through enforcement of the zoning ordinance, these densities will minimize damage from natural hazards and support the hazard mitigation plan.

P.58 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.

Implementing Actions:

I.39 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 as policy is adopted and/or amended. The town's Floodplain Management Ordinance will be enforced through requiring elevation monuments at two feet above base flood elevation. A flood elevation certificate from a registered land surveyor is required. ***Schedule: Continuing Activity.***

I.40 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.41 In the event of a natural disaster, the town permits reconstruction of previously developed parcels, provided all local, state, and federal policies, regulations, and ordinances are complied with. Reconstruction, including infrastructure, should be designed to withstand natural hazards. ***Schedule: Continuing Activity.***

I.42 The town will enforce the density controls in the zoning ordinance and subdivision ordinance in potential reconstruction areas to control growth intensity. Special attention will be given to portions of town that fall within the CAMA defined inlet hazard areas. ***Schedule: Continuing Activity.***

I.43 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.44 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.45 The town will continue to seek funding through the US Army Corps of Engineers Section 933 Beach Renourishment Program in an effort to establish a comprehensive solution to maintaining a stable shoreline that will help mitigate adverse impacts on the built environment. ***Schedule: Review Annually.***

I.46 The town will draft a dune stabilization and protection ordinance that will aim to protect the primary dune line running along the ocean hazard portion of the town's corporate limits. ***Fiscal Years 2009-2010.***

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 process 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.59 The town supports the guidelines of the Coastal Area Management Act and 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.

P.60 The town supports conserving subsurface groundwater resources throughout the Castle Hayne Aquifer, which serves as the source of drinking water for the citizens of North Topsail Beach.

P.61 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 to improve conditions so that commercial and recreational fisheries will not be depleted. It also supports the preservation of nursery and habitat areas.

P.62 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.

P.63 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). Additionally, the town supports all efforts of the Onslow County NPDES Phase II stormwater management program.

P.64 The town supports regulation of underground, as well as above ground, storage tanks in order to protect its groundwater resources; however, the town does not support the establishment of new underground or above ground storage tanks within the town's corporate limits. This policy shall include the installation of private on-site septic systems where central sewer service is currently available.

P.65 The town supports the policy that all State of North Carolina and Town of North Topsail Beach projects should be designed to limit to the maximum extent practicable stormwater runoff into coastal waters.

P.66 The town supports implementation of the Cape Fear and White Oak River Basin Water Quality Management Plans.

P.67 The town supports protection of those waters known to be of the highest quality or supporting biological communities of special importance, including the High Quality (HQW) and Outstanding Resource (ORW) Waters adjacent to the town's corporate limits.

P.68 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.

P.69 The town opposes the installation of package treatment plants as an alternative method for wastewater treatment throughout the town's corporate limits. The town will continue to work with North Topsail Utilities to increase sewer capacity and ultimately expand central sewer service throughout the town's planning jurisdiction.

P.70 The town opposes the installation of private on-site wastewater treatment systems. In the event that a private property owner secures a septic permit from the Onslow County Health Department, the town will issue a zoning compliance certificate until additional sewer capacity becomes available.

P.71 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.

- An ongoing source of state funding should be developed to provide continuous support for an incentives grant program.

- 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.

- The ongoing effort of the Department of Environment and Natural Resources to develop administrative rules implementing the Cape Fear River Basin Management Strategy should continue to involve local government officials in the development, review, and refinement of the proposal.

P.72 The town opposes the location of floating homes within its jurisdiction. This policy includes all forms of transient boat mooring.

P.73 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.

<u>Implementing Actions:</u>

I.47 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 and above ground storage tank installation/abandonment with the town Emergency Management personnel and the Groundwater Section of the North Carolina Division of Environmental Management. The town, in conjunction with ONWASA, 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.48 The town will enforce its zoning and subdivision regulations to aid in protecting sensitive shoreline areas. It will rely upon state and federal agencies to promote and protect the waters of the Cape Fear and White Oak River Basins, as well as other nursery and habitat areas adjacent to the town. ***Schedule: Continuing Activity.***

I.49 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 and above ground storage tanks adopted during the planning period (see policy P.67 for town policy regarding UST's). ***Schedule: Continuing Activity.***

I.50 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 replacement in areas where central sewer service is not currently available. ***Schedule: Continuing Activity.***

I.51 The town will implement the following actions through local ordinances to improve water quality (NOTE - these actions are especially significant in areas adjacent to estuarine waters):

- Minimize impervious cover in site
- Limit erosion during construction through establishment of an erosion and sedimentation control ordinance.
- Maintain coastal growth measures
- Restoration of impaired waters (through cooperation with state programs)
- Reduction of nutrients in the town waters through stormwater management concepts. ***Schedule: Review local ordinances annually.***

I.52 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 (if applicable). ***Schedule: Continuing Activity.***
- Require that wetland areas be surveyed and delineated on all preliminary and final subdivision plats and development plans. ***Schedule: Fiscal Year 2009-2010.***
- Encourage cluster development in order to protect sensitive natural areas within high density housing developments. ***Schedule: Fiscal Year 2009-2010, revised zoning and subdivision ordinances.***

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 - Cultural, Historic, and Scenic Areas:

P.74 The town supports protection of the town's remaining maritime forest areas.

P.75 The town supports the protection of the sea turtle habitats located throughout oceanfront portions of the town's corporate limits.

Implementing Actions - Cultural, Historic, and Scenic Areas:

I.53 The town will guide development so as to protect the maritime forest where feasible. The town will consider drafting more comprehensive language within the town's code of ordinances to protect the town's maritime forest resources. ***Schedule: Fiscal Years 2009-2010.***

I.54 The town will work with federal agencies to assist in protecting sea turtle nesting grounds between the months of May and October. This proposed ordinance will involve a series of fines for individuals found in violation of the ordinance. This program will require involvement and assistance from the town's permanent and seasonal residents. ***Schedule: Fiscal Year 2009-2010.***

Policies - Economic Development:

P.76 Tourism is important to the town and will be supported in an effort to promote North Topsail Beach as a family vacation destination.

P.77 The town will encourage both residential and commercial development, as outlined on the future land use map, while aiming to protect the town's natural resources and preserve its environmentally friendly atmosphere.

P.78 The town will encourage moderate commercial development in areas with existing infrastructure that does not infringe on existing or planned residential areas.

P.79 The town supports the extension of sewer services from existing systems and encourages the use of central sewer systems for new developments whether residential or non-residential in nature.

Implementing Actions - Economic Development:

I.55 The town will continue to support the activities of the North Carolina Division of Travel and Tourism, specifically, the monitoring of tourism-related industry, efforts to promote tourism-related commercial activity, and efforts to enhance and provide shoreline access resources. ***Schedule: Continuing Activity.***

I.56 The town will support projects that will increase public access to shoreline areas through continued monitoring of areas where new public access points may be available (refer to public access policies). ***Schedule: Continuing Activity.***

Policies - General Health and Human Services Needs:

P.80 The town supports the continued public provision of solid waste disposal, law enforcement, and educational services to all citizens of the town. Additionally, the town supports the establishment of a curbside recycling service.

P.81 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 future land use 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.

- 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.

- 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.

- The town supports the construction of water systems with adequate line sizes to ensure adequate water pressure and fire protection.

- The town opposes the establishment of package treatment plants within the town's corporate limits (see infrastructure carrying capacity policies).

- The town opposes the installation of on-site wastewater treatment systems.

P.82 The town supports the establishment of a tree planting program. This program shall be established a volunteer program involving in-kind and financial contributions from town citizens.

Implementing Actions - General Health and Human Services Needs:

I.57 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 the town Land Development Ordinances.

- Prohibit the installation of underground and above ground storage tanks in the 100-year floodplain.

- Zone for open space, recreational, low to moderate density residential, or other low-intensity uses within the floodplain.
  Schedule: Continuing Activities.

I.58 The town will research alternatives for establishing a curb-side recycling service in conjunction with existing waste management services. ***Schedule: Continuing Activity.***

I.59 To effectively manage the town's investment in existing and proposed community facilities and services, the town needs to develop a capital improvements plan with emphasis placed on services and facilities which affect growth and development. This effort should especially focus on dealing with the effects of seasonal population fluctuations. ***Schedule: Fiscal Years 2009-2010.***

I.60 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.61 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 programs 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
- US Army Corps of Engineers Section 933 Program

I.62 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.63 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.***