

SECTION 6. PLAN FOR THE FUTURE

A. FUTURE DEMANDS

1. Introduction

One of the primary purposes of this land use plan is to project the demand for various types of land uses and for infrastructure in the future, so that the Town can provide a sufficient regulatory environment (e.g., zoning compatible with future land use needs) and sufficient infrastructure to accommodate future growth in a responsible and sustainable fashion. This section of the plan projects future demands for land use and infrastructure based on future growth projections as well as predicted demographic and economic changes.

2. Residential Land Use

As noted in Section 5(C) of this Plan, approximately 42 new residential units have been permitted per year, on average, by the Town from the year 2000 through the year 2004. None of the residential units permitted since 2000 have been in buildings with more than four (4) units, with the majority being one and two unit structures, including a large number of mobile homes (approximately 25% of all permitted units since 2000). The vast majority of these newly permitted units have also been on individual “infill” lots in existing developed areas, rather than large conversions of raw land to residential development.

Also as noted in Section 5(C) of this Plan, there are only approximately 50 acres of currently developable raw land in the Town appropriate for residential development; and various regulatory, economic, and practical considerations preclude a gross residential density of the Town much greater than the current 8.31 units per acre.

Therefore, without any significant changes in infrastructure, economic conditions, or regulatory conditions (e.g., zoning requirements, CAMA permitting requirements), the Town can accommodate approximately 415 new residential units before total buildout (in addition to the 350 units approved for the Fred Bunn/Circle Redevelopment Project). This means that at the current pace of residential development (42 new residential units/year), all raw land readily available for residential development will be used within 10 years (i.e., no later than 2015).

Several factors, however, indicate that the future of near-term development (e.g., 2006 through 2013) in the Town of Atlantic Beach may be quite different from the recent past, as follows:

- A significant and persistent increase in property values and an increased number of real estate speculators in the market makes the development of one-and-two-family units increasingly less cost-effective, and thus less likely, except for luxury/waterfront units. Demand for both higher density and luxury residential units will increase significantly during the planning period (5 to 7 years).

Current zoning regulations and generally small lot sizes in the Town favor the development of three-and-four unit residential developments, with the potential to disrupt the primarily single-family nature of many neighborhoods in Town and to strain the capacity to serve this development with current infrastructure (e.g., roads, septic tanks, etc.). Under current regulations, only 6,000 square feet (.138 of an acre) are needed for duplex development and only 10,000 square feet are needed for the development of a quadplex (i.e., 4 units) in most zoning districts.

- The decreasing availability of large (i.e., minimum of 2 acres under current requirements) parcels with proper environmental/site conditions, the above-referenced high land values, the high costs of redeveloping existing sites, the potential impact of the Fred Bunn/Circle Redevelopment project, and the uncertainty over the potential for sewer system development may temporarily stall the development of high density residential units, despite the clear demand for such units.

Over the medium term (3 to 5 years), demand for such units is likely to overcome the aforementioned impediments, as costs of development in comparable beachfront communities such as Carolina Beach or Kure Beach becomes prohibitively expensive. This means that demand for redevelopment of existing developed areas will increase significantly through the planning period (i.e., through 2013).

- An increasing percentage of residents will be year-round or nearly year round, as opposed to seasonal, with the impending retirement or semi-retirement of the large “baby boom” generation. This suggests the need for larger residential units and residential units closely accessible to amenities associated with permanent residency in an area (e.g., health care facilities, pharmacies, financial services offices, etc.).

These factors suggest the following action items that should be taken by the Town of Atlantic Beach in order to help guide residential development to the most appropriate areas in Town and to help establish the density and intensity of residential development:

- The Town should enact fair and consistent standards for the development of multi-family units. Under current zoning regulations, the Town allows a 4-unit development to be developed on as little as 10,000 square feet, while a 5-unit development requires at least 2 acres (approximately 85,000 square feet). Such a revision may result in a development pattern that allows for residential densities more commensurate with land values and prevents encroachment of 3 and 4 unit developments into primarily single-family neighborhoods.
- The Town should consider designating additional appropriate areas with zoning classifications similar to the Circle Development District and consider revising development regulations to encourage dense, mixed-use development in these areas. The Town should also simultaneously consider restricting dense/intense development in districts where the Town wishes to encourage and/or preserve lower density development.

Additional study is recommended in order to identify the most suitable areas for these proposed changes. The most suitable areas for mixed-use zoning designation are those where this type of development is compatible with existing adjacent development, is accessible to necessary infrastructure, and is in areas most likely to experience economic pressure to redevelop in a more dense and intense fashion. Analysis associated with this plan suggests that a total of approximately 5,715 residential units are the maximum number of residential units sustainable based on current infrastructure and Federal/State/local development regulations. Any rezonings should consider this an approximate guideline when considering necessary future densities and intensities of development.

- The Town should work, through the Planning and Public Works Departments, to carefully consider zoning and development regulation modifications prior to the final design and planning stage of any public sewerage system.

Although we do not believe that public sewerage will significantly increase the *overall* residential density of the Town, the significant land valuation increases brought on by sewer installation and the significantly increased density that can be developed on a land site will affect the *distribution* of the Town's overall residential density. In other words, the installation of public sewerage in the Town will likely make high density residential development and higher value low/medium density development considerably more attractive (i.e., than they are currently without public sewerage).

Any such zoning/development regulation modifications should be made in close concert with the Town's Public Works Department to ensure that they do not affect the feasibility/profitability of the system if the system is approved by the Town for installation. Any such modifications, however, should ensure that dense/intense land uses are sited in the most appropriate locations.

- The Town should ensure that hotels/motels converted to condominiums (known as "condotels") are carefully regulated and managed. The trend towards hotel to condo conversion is being driven by a strong residential market, low interest rates, a lack of supply in condominium rooms to meet demand, lower grade hotels that are not earning adequate returns and a strong visitor industry that is doing well with both rates and occupancy (Source: F. Kevin Aucello, vice president and principal at CB Richard Ellis). A condotel is simply a hotel where the ownership of the hotel has been condominiumized from one owner to an owner for each of the rooms and common areas of the hotel. Though the ownership is separated, the property is still run as a standard hotel. Although this practice often results in significant upgrades to the "condotel" sites, it presents some concerns about infrastructure capacity and conflicts between permanent/semi-permanent residents and transient guests.

3. Commercial Land Use

As has been noted previously in this Plan, the commercial development in the Town of Atlantic Beach is largely focused on the service of tourists, with a large proportion of tourist-related businesses (e.g., night clubs, restaurants, other entertainment centers, and souvenir shops). The Town has approximately 129 acres in commercial use, approximately 80% of which are commercial enterprises wholly or substantially reliant on tourism for income (Source: Holland Consulting Planners, 2005 Existing Land Use Survey).

As with many areas of the nation and the State, commercial development has occurred in a linear or strip fashion, along Fort Macon Road and Atlantic Beach Causeway. Both of these linear commercial strips have created some conflicts between adjacent non-commercial developments, as commercial development has encroached on residential districts.

The following factors will affect commercial land use during the 5 to 7 year planning period:

- A combination of factors may lead to an overall reduction in the square footage of commercial development in the Town, as follows:
 - Significantly increased land values make large, “stand-alone” tourist-oriented retail/entertainment businesses more difficult to justify economically; and
 - The Town has an increasingly aging and antiquated commercial building stock; and
 - The range of retail and other commercial opportunities in the Morehead City Area continues to expand; and
 - Very little land zoned commercial and currently undeveloped exists in the Town; and
 - Redevelopment cost of existing commercial facilities is high; and
 - An increasingly permanent, older and wealthier population and tourist base will demand a different mix of goods and services than that currently provided in Town.

- Even though businesses in the Town also serve the Pine Knoll Shores, Indian Beach and Salter Path areas, the population of the area (including the Town) will not be large enough during the planning period to attract commercial concerns larger than a supermarket, pharmacy, or tourist-oriented restaurants/entertainment facilities.

The factors described above suggest that the Town should consider, through modification of existing zoning and development regulations, encouraging the location of smaller and specialized retail, office, and institutional (e.g., health care, financial services) commercial uses that can be readily incorporated into mixed-use residential/commercial uses.

This type of “mixed-use” development provides the following advantages to the Town:

- Minimizes (or does not significantly worsen) traffic congestion
- Concentrates the visual impact of commercial development
- Maximizes the access to new development
- Has the greatest potential market for pass-through and walk-in traffic
- Minimizes encroachments on existing residential neighborhoods and other incompatible land uses

- Allows and encourages the redevelopment of existing commercial development to its highest and best use

The Town should also consider investigating the need for a new zoning district for intense entertainment and other tourism-related uses, such as water parks, miniature golf and large restaurants, in order to avoid conflicts with both existing residential areas and the emerging mixed use developments aforementioned. In general, these types of uses are currently allowed by Special Use Permit in the Resort Commercial (RC) zone.

The area in and near the Coral Bay/Atlantic Station Shopping Centers are and should remain the primary, regional (i.e., eastern Bogue Banks) commercial hub for commercial services oriented towards permanent residents (e.g., supermarket, pharmacy, etc.) during the planning period.

4. Industrial Land Use

The Town does not have any uses classified as industrial, does not have a zoning designation for such uses, has not experienced demand for such uses, and does not have any vacant or readily redevelopable land for such uses.

Intense land uses that could generate noise or odors incompatible with residential uses - such as marinas/boat docks and gas stations - do exist in the Town, but are limited to the General Business, Resort Commercial and/or Resort Sound Districts and subject to site design requirements that minimize the potential for negative impacts to adjacent or nearby residential development.

5. Transportation

As noted in Section 5(D) of this Plan, the NC Department of Transportation (NCDOT) does not anticipate any significant roadway improvements for the Town through at least 2010, despite severe traffic congestion on Fort Macon Boulevard (NC Highway 58) and the Atlantic Beach Causeway during the peak of the tourist season (e.g., weekends from Memorial Day to Labor Day).

Relief of these congested roadway conditions through roadway improvements, however, is unlikely during the planning period (through 2012), for the following reasons:

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

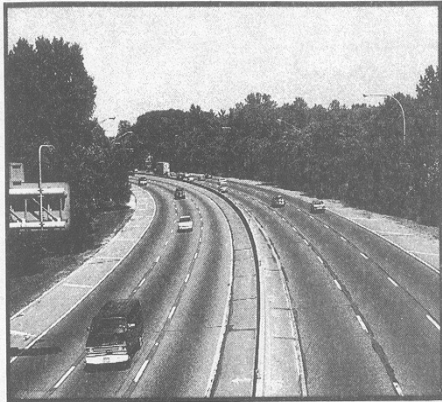
- Any expansion of either Fort Macon Boulevard or the Atlantic Beach Causeway would be very costly and disruptive to existing development, due to the lack of significant additional right-of-way along these routes and high land costs.
- The tremendous seasonal variation in the level of service (LOS) on Fort Macon Boulevard and the Atlantic Beach Causeway makes roadway improvements difficult to justify in terms of cost-effectiveness. LOS is a method of characterizing the relationship of travel demand to roadway capacity used by transportation planners. Six distinct levels-of-service are possible, with letter designations ranging from LOS A, which represents the best operating conditions, to LOS F, which represents the worst operating conditions. LOS D indicates “practical capacity” of a roadway, or the capacity at which the public begins to express dissatisfaction. Various LOSs are depicted on page 157.

On weekends during the summer months, Fort Macon Boulevard and the Atlantic Beach Causeway often reach LOS E or LOS F. During the off-season (November through February), however, LOS A or LOS B are often achieved on these roadways.

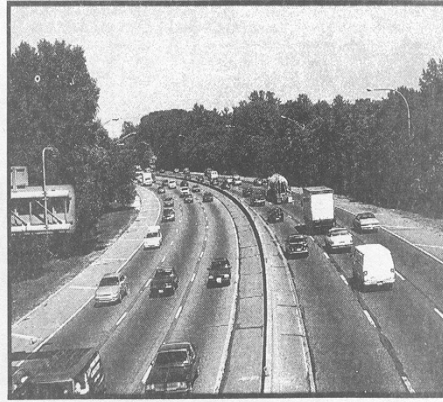
For the above-listed reasons, the Town should consider studying the effectiveness of seasonal trolley service and/or other methods of transportation system improvement that do not involve significant investments in new roadway infrastructure as a method of reducing the seasonal traffic loads and/or reducing the increase in seasonal traffic loads.

Despite the lack of significant transportation system improvements immediately in Town, the current draft of the Crystal Coast Area Long-Range Transportation Plan includes the following policy recommendations that should benefit the Town:

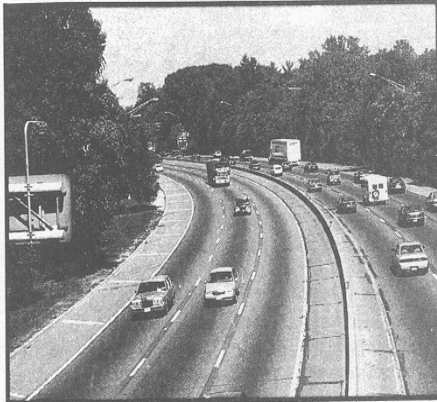
- Widening and other improvements to US Highway 70 at numerous locations between Raleigh and the Town. These improvements, if implemented, will encourage visitation to the Town from the Piedmont/Triangle area.
- Widening of portions of NC Highway 58 (Fort Macon Boulevard) that are currently two lanes to three. These improvements would help ensure that “bottlenecks” of traffic passing through the Town were reduced.



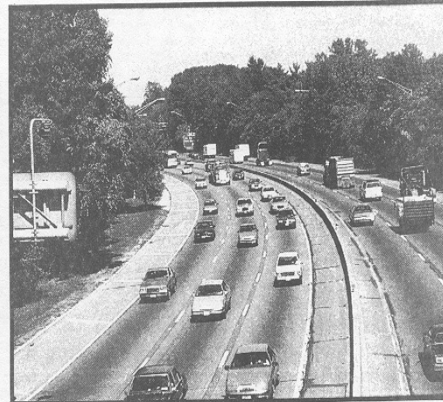
LOS A.



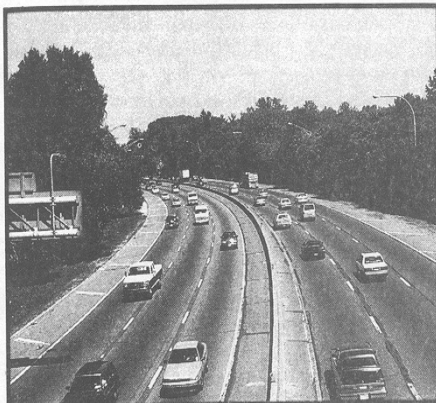
LOS D.



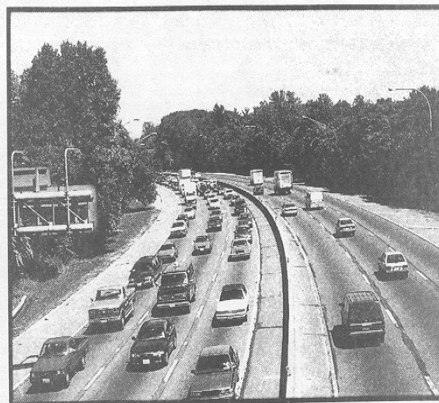
LOS B.



LOS E.



LOS C.



LOS F.

Graphic Representation of Various Roadway Levels of Service

6. Education

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

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

7. Recreation

As has been previously discussed in this Plan, the Town does not own or operate any non-shoreline related recreational sites. Furthermore, a 1999 study conducted by the Town in conjunction with East Carolina University found that a large majority of the Town's citizens do not favor spending public monies on a Town-sponsored recreation program or facilities, as the County and Morehead City provide numerous non-shoreline related facilities available for use of the Town's citizens. As the Town's permanent population and demographics (i.e., increasingly older and more wealthy) change over the planning period, however, the demand for recreation facilities and programs should be carefully monitored.

The Town maintains three regional and 11 local public shoreline access sites (see page 115 of this Plan for additional details). The three (3) regional shoreline access sites have a total of 417 parking spaces and one of these facilities has restroom/shower facilities. The 11 local public access sites are primarily located at the terminus of the Town's north-to-south streets which dead-end at the ocean. The town has used state grants to build dune-crossovers and walkways at these street ends, but there are parking spaces at only a select few. Current public shoreline access is sufficient to meet minimum CAMA and Section 33 (Beach Renourishment) program requirements regarding public shoreline access.

Despite the fact that shoreline access in Town meets minimum standards for shoreline access, the Town has long prided itself on its ability to provide the average citizen with access to the shore. With approximately 25,000 to 30,000 persons in Town on peak weekends, existing shoreline access sites are inadequate to meet demand, especially in regards to parking and facilities (e.g., shower/restrooms) and additional public access sites should be strongly considered.

Historically, the primary source of public shoreline access have been privately-owned but publicly-accessible fishing piers. As recently as 2005, there were three of these private piers - Triple S, Oceanna, and Sportsman's. These piers were in operation for decades and provided public access to the shoreline and safe, convenient spots for fishing at a very modest cost. Additionally, these piers served as "anchors" of small, tourism-based, commercial hubs, providing convenience services, souvenirs, dining and related services to visitors and residents alike. With the recent, and dramatic, increase in property values in the Town, only one remains - Oceanna.

The likelihood that shoreline access could be restricted at the last fishing pier and at other "semi-public" access sites in Town indicates that a Comprehensive Shoreline Access Plan is needed as soon as possible to evaluate the following questions and concerns:

- A) What are the minimum standards for public shoreline access acceptable to the Town, especially considering regulatory requirements regarding public access and the expected diminution of "semi-public" shoreline access?
- B) What is the best mix of legally, financially, and politically supportable planning options (e.g., regulation, density bonuses or other incentives, fee simple purchase, required easement dedication, etc.) that will ensure an adequate level of public shoreline access in the Town?

8. Water System

As with most public services in the Town, use varies significantly based on season. Even at peak usage, however, the Town's water system experienced a peak of 1.64 million gallons per day (July 2002), or 65.8% of system capacity. System capacity and water pressure have been determined to be sufficient to meet the demand for new service connections and increased permanent residency through the planning period (i.e., approximately 2025), based on the infrastructure carrying capacity analysis, see page 206.

9. Wastewater Disposal/Sewer System

As has been stated earlier in this Plan, the Town does not currently have a centralized, public sewer system. As was also noted earlier, a Design/Build/Own Action Plan for a centralized, Town-wide wastewater collection and treatment system has been completed by Infrastructure Management Group, Inc. (IMG) of Bethesda, Maryland. IMG has already conducted an initial economic and environmental feasibility analysis of a community-wide sewer system in Town and found it to be feasible of both accounts. However, the Town has opted not to address installation of a central sewer system in this manner.

Until a central sewer system is developed, privately operated, on-site treatment facilities called “package plants” and individual septic tanks will continue to provide wastewater disposal in the Town. The only private wastewater treatment systems currently anticipated during the planning period are package plants to address development within “The Circle” redevelopment area (see Map 15).

As indicated earlier in this Section of the Plan, the Town already has a gross residential density of approximately 8.3 housing units per acre and the Town has a significant coverage of impervious (i.e., hardened surfaces that do not allow seepage of rain water) surfaces. From a land use perspective, a centralized sewer system will increase land values and allow for greater site density. The Town should carefully evaluate its zoning ordinance in advance of the implementation of any centralized sewer system and ensure that desired density levels are not exceeded. As suggested earlier in this Plan, it is unlikely that the State would permit a centralized sewer system that presumes a higher gross density than currently exists in the Town, so distributing densities to the most appropriate and desired areas of Town is essential. The Town is currently working with WK Dickson on the preparation of a feasibility study and wastewater master plan to identify the options that are available to the town with regards to a central sewer system. As part of this effort, the Town will solicit substantial public input through the mailing of questionnaires and public hearings. It is too early at this point to determine whether the Town will move forward with the development of a Town-wide sewer system. Subsequent to the completion of the wastewater master plan, the Town should be able to make a more informed decision on this issue.

If the Town’s Zoning Ordinance is modified to ensure that current growth densities are not exceeded, a centralized sewage treatment system should provide a net benefit to the Town. This is due to the fact that failing private wastewater disposal systems are a significant contributor to high fecal coliform counts and a source of other pollutants, affecting the estuaries adjacent to the Town. Finally, a sewage system will increase property values in the Town, which will support the Town’s long-term economic well-being.

10. Stormwater Management/Drainage

The quality and quantity of stormwater runoff is a serious concern in the Town. As was mentioned on page 91 of this Plan, the bacteriological water quality of Bogue Sound and the viability of shellfishing beds near the Town continue to decline, primarily due to the pollutant-and-nutrient laden stormwater discharges and wastewater system failures. Although the Town is not currently required to manage/treat stormwater and the fact that on-site septic systems, flat topography and minimal land available for stormwater retention/detention systems makes stormwater and drainage management

logistically difficult, some efforts to manage the quantity and quality of stormwater are warranted during the planning period.

The development of a centralized sewer system in the Town should provide a significant opportunity to improve stormwater management, due to the fact that land abutting and in Town rights-of-way currently used as septic drainfields and/or repair areas can be used to assist in collecting and settling stormwater. Additionally, pollutant discharges directly from on-site wastewater systems should be eliminated.

The Town should seriously consider additional efforts to manage stormwater, including the following:

- A) Adoption of a stormwater management ordinance and development of a stormwater management program that contains the following components:
 - i) Implement site development regulations to ensure reduction in nitrogen and phosphorous loads for new development; and
 - ii) Identify locations currently discharging significant loads of nitrogen and phosphorus and implement retrofitting opportunities; and
 - iii) Implement a public education campaign.

- B) Adoption of a stormwater utility ordinance and implementation of a stormwater utility. A stormwater utility would allow the Town to charge a small (generally 3 to 7 dollars per month to residential units, 50 to 100 dollars per month to commercial) fee to each existing water customer based on their approximate contribution to the Town's stormwater runoff problem. These funds, in turn, can be used to assist the Town in implementing a stormwater management program. Although grant funds, such as the Clean Water Management Trust Fund and the Wetland Restoration Program, are available to assist in the implementation of the above, it is likely that the Town will need additional trained and qualified staff and consulting assistance to implement the requirements of the above regulations over the 5 to 7 year planning period.

Currently, the Town is under contract with WK Dickson to prepare a comprehensive stormwater master plan. This effort will identify all stormwater problem areas within the Town (including those areas that result in pumped stormwater) and establish potential solutions for each identified area. These solutions will be ranked in terms of feasibility based on cost and benefit. In identifying which stormwater projects should be completed first, water quality and adverse environmental impacts will be taken into account.

11. Solid Waste

The Town's contract with Waste Industries for residential refuse collection, Town-contracted and voluntary recycling services, and private, individually negotiated contracts for waste disposal for businesses should be in effect through the 2012 planning period. The regional landfill at Tuscarora, opened in 1994, has sufficient capacity to handle the Town's waste disposal needs through the planning period.

12. Law Enforcement

According to Major Reeme of the Town's Police Department, the Department has only very minor capital and staffing needs during the 5 to 7 year planning period. These include routine equipment purchases and the procurement of six (6) mobile data terminals for police cruisers, to improve communications with the Department's dispatch and headquarters.

The Town currently has 18 sworn officers to serve a permanent population of approximately 1,900 persons and a peak seasonal population of approximately 25,000. The national average for Cities and Towns under 10,000 population is 3.2 officers per 1,000 population, which is obviously exceeded during off-season for the Town (Source: Federal Bureau of Investigation). The current staffing level is well justified, however, based on the seasonal population of the Town and relatively high incidence of crimes that can be associated with seasonal visitors.

13. Fire/Rescue Services

According to Captain Simpson of the Atlantic Beach Fire/EMS Department, no significant changes are needed in regards to equipment and personnel during the planning period. The Department does plan to have a dive rescue team in place in 2006. The thirteen (13) paid firefighters and fifteen (15) volunteer firefighters should be adequate throughout the planning period (e.g., through 2012).

B. LAND USE/DEVELOPMENT GOALS AND IMPLEMENTING ACTIONS

This section of the will guide the development and use of land in Atlantic Beach. The future land use maps and policies are intended to support Atlantic Beach's and CAMA's goals. Specifically, this section includes goals, land use development policies, and the future land use map for the town. The future land use map and the specified development goals are based on the community concerns (identified on pages 11 and 12 of this plan) and the future needs/demands (identified in Section V (G) of this plan).

C. EXISTING DEVELOPMENT PROGRAM

The Town of Atlantic Beach maintains an active planning program which includes a staffed planning department, planning board, board of adjustment, and the Board of Commissioners. All of these will be actively involved in the implementation of this plan. Section 5.E., page 122 of this document specifies/describes existing plan, policies and regulations which will be instrumental in the implementation of this document. The planning decisions are based on and coordinated with these documents. The extensive list of land use related documents is indicative of the town's sensitivity to growth/development issues. The development of all land use related documents have been coordinated with applicable state and federal laws and regulations.

D. POLICIES/FUTURE IMPLEMENTING ACTIONS

It is intended that the policies included in this plan are consistent with the goals of CAMA. This plan addresses the CRC management topics for land use plans and complies with all state and federal rules and regulations. The following will serve as a guideline to assist in assuring that this land use plan will direct the development and use of land in a manner that is consistent with the management goal(s), planning objective(s), and land use plan requirements of this document. All policies/implementing actions shall be used for consistency review by appropriate state and federal agencies. It should be noted that the land use plan categories associated with the Future Land Use Map (page 197) are intrinsically tied to the policies created during the development of this plan.

E. GUIDE FOR LAND USE DECISION MAKING

1. **Introduction**

Specifically, in implementing this plan, the Atlantic Beach Planning Board and Board of Commissioners will:

- Consult the Land Use Plan during the deliberation of all land use related issues, including the review of subdivision plats and site plans.
- Consider the following in deliberation of all zoning petitions:
 - Consider the policies and implementing actions of this plan and all applicable CAMA regulations in their decisions regarding land use and development (including 15A NCAC 7H).
 - All uses that are allowed in a zoning district must be considered. A decision to re-zone or not to re-zone a parcel or parcels of property cannot be based on consideration of only one use or a partial list of the uses allowed within a zoning district.

- Zoning decisions will not be based on aesthetic considerations.
- Requests for zoning changes will not be approved if the requested change will result in spot zoning. Spot zoning is a form of discriminatory zoning whose sole purpose is to serve the private interests of one of more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan. Spot zoning is based on the arbitrary and inappropriate nature of a re-zoning change rather than, as is commonly believed, on the size of the area being re-zoned.
- Zoning which will result in strip development should be discouraged. Strip development is a melange of development, usually commercial, extending along both sides of a major street. Strip development is often a mixture of auto-oriented enterprises (e.g., gas stations, motels, and food stands), and truck-dependent wholesale and light industrial enterprises along with the once-rural homes and farms that await conversion to commercial use. Strip development may severely reduce traffic-carrying capacity of abutting streets by allowing for excessive and conflicting curb cuts.
- The concept of uniformity should be supported in all zoning deliberations. Uniformity is a basic premise of zoning which holds that all land in similar circumstances should be zoned alike; any different circumstances should be carefully balanced with a demonstrated need for such different treatment. Properly designed mixed use development is not considered to be at variance with the concept of uniformity.
- Zoning regulations should be made in accordance with the Atlantic Beach Land Use Plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land in Atlantic Beach's planning jurisdiction.
- Specifically, the Planning Board and Board of Commissioners should ask the following questions:
 - Does Atlantic Beach need more land in the zone class requested?

- Is there other property in the town that might be more appropriate for this use?
- Is the request in accordance with the Atlantic Beach land use plan? All zoning text and map amendments shall be consistent with the land use plan.
- Will the request have a serious impact on traffic circulation, parking space, sewer and water services, and other utilities?
- Will the request have an impact on other town services, including police protection, fire protection, or the school system?
- Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?
- Will the request, as proposed, cause serious noise, odors, light, activity, or unusual disturbances?
- Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, need for this type of use?
- Does the request adversely impact any CAMA AEC's or other environmentally sensitive areas including water quality?

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

- Atlantic Beach's ordinances should be revised from time to time to be consistent, as reasonably possible, with the recommendations of this plan.
- Land development regulations should be designed: to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; to protect Atlantic Beach's AEC's; and to support redevelopment in the Circle area.
- Atlantic Beach will coordinate all development proposals with appropriate state and/or federal agencies.

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

Except for policy P.16, Atlantic Beach accepts state and federal law regarding land uses and development in AEC's. By reference, all applicable state and federal regulations are incorporated into this document. The AEC's within Atlantic Beach's planning jurisdiction are identified in Section 5.B.1.g., page 58. However, Atlantic Beach does not consider the following issues to be relevant at this time:

- Outstanding Resource Waters
- Development of Sound and Estuarine System Islands
- Peat or Phosphate Mining's Impact on any Resource

All policies and implementing actions are to be utilized by the State of North Carolina for consistency review. Note the following:

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

F. LAND USE PLAN MANAGEMENT TOPICS

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, 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 all of Atlantic Beach's planning jurisdiction. The local concerns which should be addressed in this plan are identified on pages 11 and 12. These concerns and issues were utilized to develop the goals and objectives which are included in this plan. Most of the policies and implementing actions are continuing activities. In most situations, specific timelines are not applicable. Refer to page 213 for a list of those policies/implementing actions which have a specific schedule. The policies and implementing actions frequently utilize the following words: should, continue,

encourage, enhance, identify, implement, maintain, prevent, promote, protect, provide, strengthen, support, work. The intent of these words is defined in Appendix IV. 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 heavily on the CAMA-prescribed existing suitability analysis which is included in Section 5.F of this document. It is intended that this document is supportive of the CAMA regulations for protection of AEC’s (15A NCAC 7H). This plan is intended to support the Atlantic Beach vision statement which was developed based on the key issues identified on pages 11 and 12 of this document and the CAMA AEC regulations. No negative impacts are anticipated by the implementation of the goals, objectives, and policies which are included in this plan. Also, please refer to Tools for Managing Development, page 210.

Note: Unless specifically excepted, it is intended that all policies are consistent with (do not exceed) applicable state and federal requirements when state and federal requirements apply.

G. PUBLIC ACCESS

1. Management Goal

Atlantic Beach will protect, maintain and improve its existing shoreline access facilities for both ocean access and sound facilities.

2. Planning Objective

Atlantic Beach will endeavor to maintain adequate shoreline access for both year-round residents and seasonal users.

3. Land Use Plan Requirements

Atlantic Beach’s policies/implementing actions will focus on providing adequate public access. The following summarizes the town’s policies/implementing actions for public access.

Policies

P.1 - The Town of Atlantic Beach supports the redevelopment of the “Circle” area as an action supportive of the town’s provision of shoreline access.

P.2 - Atlantic Beach supports the frequency of shoreline access sites as defined by 15A NCAC 7M, Section .0300, Shorefront Access Policies. The Town also supports the preservation and maintenance of areas that have traditionally been used for public use (pedestrian and motorized boat access) and working waterfront areas.

P.3 - Atlantic Beach supports providing shoreline access for persons with disabilities.

P.4 - Atlantic Beach supports state/federal funding for piers for crabbing and fishing.

P.5 - Atlantic Beach supports the utilization of local, state, and federal funds for the acquisition of additional shoreline access sites.

P.6 - Atlantic Beach supports the donation of land for additional and expanded shoreline access sites.

Implementing Actions

I.1 - The Town of Atlantic Beach will update its 1999 Public Access - Preliminary Recreation Assessment and request Division of Coastal Management funding for the preparation of the plan. *Schedule: Fiscal Year 2008-2009.*

I.2 - Atlantic Beach will pursue private sources of funding for the development of shoreline access facilities, including the donation of land. *Schedule: Continuing Activity.*

I.3 - Atlantic Beach may pursue funding under the North Carolina CAMA Shoreline Access funding program (15A NCAC 7M, Section .0300, Shorefront Access Policies). *Schedule: Continuing Activity.*

I.4 - Atlantic Beach will pursue funding from the North Carolina Wildlife Commission for the provisions of soundside boat ramps. Emphasis should be placed on the west end of town. *Schedule: Continuing Activity.*

I.5 - The town’s public access sites should be clearly marked. *Schedule: Continuing Activity.*

I.6 - Atlantic Beach will make all improved shoreline access facilities handicapped accessible. *Schedule: Continuing Activity.*

I.7 - The town will prepare a map for public distribution which clearly indicates the location of all shoreline access sites and associated public parking. Copies of the map will be placed in local businesses for distribution. *Schedule: Fiscal Year 2008-2009.*

I.8 - Atlantic Beach will pursue options for the increase of off-street parking for shoreline access sites. *Schedule: Continuing Activity.*

I.9 - Atlantic Beach will continue to monitor the number of access sites with the demand and consider expansion when feasible. *Schedule: Continuing Activity.*

H. LAND USE COMPATIBILITY

1. Management Goal

Atlantic Beach will support land uses which are mutually compatible and which minimize adverse environmental impacts; avoid risks to public safety/welfare; and consider the limitations of land suitability.

2. Planning Objectives

Atlantic Beach's planning program/efforts will provide guidance to the local decision process while balancing development with a concern for protection of the town's natural resources.

3. Land Use Plan Requirements

Atlantic Beach's land use compatibility policies and implementing actions support the development, preservation of land uses as depicted on the future land use map. These actions reflect a desire for balanced residential and non-residential preservation and growth.

Policies - Residential

P.7 - Atlantic Beach supports the preservation of the "cottage" areas which are depicted on the Future Land Use Map, Map 20.

P.8 - Atlantic Beach supports residential development within commercial mixed-use areas as depicted on the future land use map.

P.9 - Atlantic Beach supports residential development which meets the 15A NCAC 7H minimum use standards.

P.10 - Atlantic Beach supports revisions to the North Carolina state statutes which would allow the local imposition of impact fees or special legislation to allow them within the town's planning jurisdiction. Note: Impact fees would be levied against land developers to establish a revenue source to support the additional demand for services generated by the people occupying the proposed developments such as roads, water and sewer infrastructure, and recreational facilities.

P.11 - Atlantic Beach will continuously monitor the impact which the construction of a central sewer system will have on the town.

P.12 - Atlantic Beach will restrict dense/intense development in areas where the town wishes to encourage/preserve lower density development.

Implementing Actions - Residential

I.10 - Atlantic Beach will review its zoning and subdivision ordinances to ensure consistency with the recommendations included in this plan (see pages 152, 153, and 154). **The town's zoning ordinance must be revised to attain the densities which are delineated on the Future Land Use Map, page 197.** *Schedule: Fiscal Year 2007-2008.*

I.11 - Atlantic Beach will support residential development at the following residential densities which are reflected on the future land use map, page 197 (see page 139 for descriptions of zoning districts and the land use categories discussion on page 198 for descriptions of desired uses and allowable building heights):

- (1) Low-density residential/1-6 units per acre.
- (2) Medium-density residential/7-10 units per acre.
- (3) High-density residential/over 10 units per acre.
- (4) Mixed use residential/over 10 units per acre.
- (5) Mixed use commercial/7-10 units per acre.
- (6) Conservation/green space - No development except buildings accessory to recreational use in the RS district. *Schedule: Continuing Activity.*

I.12 - In the "cottage" districts, the Town of Atlantic Beach will maintain buildings at the existing size, height, and density through enforcement of its zoning ordinance (see Cottage District discussion on page 203). *Schedule: Continuing Activity.*

I.13 - Atlantic Beach will permit residential development to occur in response to market needs provided that the following criteria are met:

- (1) Due respect is offered to all aspects of the environment.
- (2) If deficient community facilities and services are identified, the town will attempt to improve such to the point of adequately meeting demands.
- (3) Additional residential development will 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 Atlantic beach policies and the land use map as contained in this plan update.

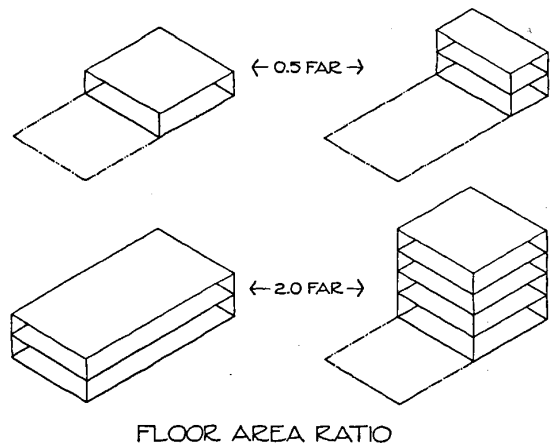
This implementing action will be enforced through the Atlantic Beach zoning and subdivision ordinances. *Schedule: Continuing Activity.*

I.14 - All re-zoning and subdivision approvals will consider the existing and future land use suitability maps and analyses which are included in this plan. *Schedule: Continuing Activity.*

I.15 - Atlantic Beach will review its zoning and subdivision ordinances and consider establishing floor area ratio requirements to ensure that development is consistent with the density requirements of this plan. *Schedule: Fiscal Year 2007-2008.*

The following defines floor area ratio: Floor area ratio is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

Comment. The floor area ratio (FAR) was developed as a more refined and adaptable measure of intensity than building coverage. It expresses in one measure, instead of several, the mathematical relation between volume of building and unit of land. However, FAR cannot replace more traditional bulk controls entirely. Often, it is not a sufficient height control nor does it regulate the placement of the building on the site.



I.16 - It is town policy to promote, foster, and encourage the redevelopment of old, poorly designed and underutilized areas. Redevelopment is preferred and deemed more important than development of currently undeveloped areas. Many developed areas are in poor condition with poor road design, lack of vegetation, dilapidated housing, mixed uses, etc. The town will continue a program of strict enforcement of the minimum code as a means to improve the quality of existing development. *Schedule: Continuing Activity.*

I.17 - Atlantic Beach will take an active supervisory role in all future redevelopment projects. All projects are required to consider the town's environmental policies and to address the town's other public needs, especially its needs for a sound street system. *Schedule: Continuing Activity.*

I.18 - Atlantic Beach will allow the reconstruction of any structures demolished by natural disaster or by other causes in accordance with all applicable federal, state and local regulations. *Schedule: Continuing Activity.*

I.19 - Atlantic Beach supports adoption by the U. S. Department of Housing and Urban Development of stricter standards for the construction of mobile homes which are to be located in the coastal zone. Such standards should increase wind resistant capabilities to a level consistent with that which is required for conventional site built housing. *Schedule: Continuing Activity.*

I.20 - The Town supports rezonings that are appropriate for the area. Requests for zoning changes will not be approved if the requested change will result in spot zoning. Spot zoning is a form of discriminatory zoning whose sole purpose is to serve the private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan. Spot zoning is based on the arbitrary and inappropriate nature of a re-zoning change rather than, as is commonly believed, on the size of the area being re-zoned. *Schedule: Continuing Activity.*

Policies - Commercial/Industrial

P.13 - The Town of Atlantic Beach opposes any industrial development/land use within its planning jurisdiction.

P.14 - The Town of Atlantic Beach supports commercial/mixed-use redevelopment of "The Circle" area.

P.15 - The Town of Atlantic Beach supports the concept of commercial/residential mixed use in all mixed use commercial areas as shown on the future land use map, see page 197.

P.16 - The Town of Atlantic Beach opposes the construction of any privately-owned signs (including commercial signs) in areas of environmental concern as defined by 15A NCAC 7H. (It should be noted that this policy exceeds 7H development standards.)

P.17 - The Town of Atlantic Beach will support commercial development within AECs which meets the 15A NCAC 7H minimum use standards, Atlantic Beach zoning and subdivision requirements, and all policies contained within this plan.

P.18 - The Town of Atlantic Beach desires that new commercial development blend with surrounding neighborhoods. The concept of uniformity should be supported in all zoning deliberations. Uniformity is a basic premise of zoning which holds that all land in similar circumstances should be zoned alike; any different circumstances should be carefully balanced with a demonstrated need for such different treatment. Properly designed mixed use development is not considered to be at variance with the concept of uniformity.

P.19 - The Town of Atlantic Beach has concerns with potential offshore drilling and will oppose drilling operations and onshore support facilities for such operations. The Town recognizes that this policy is not enforceable outside of State and local waters.

P.20 - The Town of Atlantic Beach will oppose the construction of any nuclear power plants within Carteret County.

P.21 - The Town of Atlantic Beach will support commercial/recreational fishing and marinas as significant contributors to the local economy.

Implementing Actions - Commercial/Industrial

I.21 - The Town of Atlantic Beach will enforce its zoning regulations for type and location of commercial land uses (see the future land use map, Map 20). *Schedule: Continuing Activity.*

I.22 - The Town of Atlantic Beach will review its zoning and subdivision ordinance and revise as necessary to ensure consistency with the policies and implementing actions included in this plan. This review will focus on the following:

- Significant land use compatibility problems;
- Significant water use compatibility identified problems including those in the applicable Division of Environmental Management basinwide plan;
- Significant problems that have resulted from unplanned development and that have implications for future land use, water use, or water quality;

- An identification of areas experiencing or likely to experience changes in predominant land uses;
- Significant water quality conditions and the connection between land use and water quality. *Schedule: Fiscal Year 2007-2008.*

I.23 - The Town of Atlantic Beach will rely on its zoning and subdivision ordinances and the CAMA permitting process to protect AECs. *Schedule: Continuing Activity.*

I.24 - All commercial development efforts will be coordinated with the Town of Atlantic Beach Planning Board. *Schedule: Continuing Activity.*

I.25 - Commercial development will be coordinated with the Town of Atlantic Beach updated shoreline access plan. *Schedule: Continuing Activity.*

I.26 - In guiding commercial development, the Town of Atlantic Beach will support the following locational guidelines:

- Encourage renovation of commercial areas including emphasis on “The Circle” area.
- Encourage location of new commercial/retail uses in vacant commercial buildings.
- Encourage mixed residential/commercial and recreational development. *Schedule: Continuing Activity.*

I.27 - The Town of Atlantic Beach Storm Hazard Mitigation, Post-Disaster Recovery, and Evacuation Plan provides policies for responding to hurricanes or other natural disasters. Those policies address reconstruction needs. The town will allow the reconstruction of any commercial structures demolished by natural disaster when the reconstruction complies with all applicable local, state, and federal regulations. *Schedule: Continuing Activity.*

I.28 - The Town of Atlantic Beach will review and possibly amend its zoning ordinance to reduce/control pollution from commercial development. *Schedule: Fiscal Year 2007-2008.*

I.29 - During its review of proposed commercial development, the Town of Atlantic Beach will consider the following: (1) a preference to have commercial and other intense land uses that generate a substantial amount of traffic and other off-site impacts develop as self-contained areas having minimal ingress and egress to main traffic routes; (2) a preference to have the uses described above located with entrances and exits along streets and roads that are perpendicular to the nearest main traffic route; and (3) a preference to redevelop areas in poor condition. *Schedule: Continuing Activity.*

I.30 - The Town discourages zonings and rezonings that will result in strip development. Strip development is a melange of development, usually commercial, extending along both sides of a major street. Strip development is often a mixture of auto-oriented enterprises (e.g., gas stations, motels, and food stands), and truck-dependent wholesale and light industrial enterprises along with the once-rural homes and farms that await conversion to commercial use. Strip development may severely reduce traffic-carrying capacity of abutting streets by allowing for excessive and conflicting curb cuts. *Schedule: Continuing Activity.*

Policies - Conservation

P.22 - The Town of Atlantic Beach supports 15A NCAC 7H for the protection of all AECs.

P.23 - The Town of Atlantic Beach supports the regulation of off-road vehicles in the beach/ocean hazard areas.

P.24 - The Town of Atlantic Beach opposes all projects which would block or impair existing navigation channels, increase shoreline erosion in non-ocean hazard areas, private deposition of spoils below mean high tide, cause adverse water circulation patterns, violate water quality standards, or cause degradation of shellfish waters.

P.25 - In the event of a “blow-out,” the Town of Atlantic Beach supports inlets being filled or returned to their original condition.

P.26 - The Town of Atlantic Beach supports preservation of its maritime forest areas.

P.27 - The Town of Atlantic Beach opposes the location of floating homes within its jurisdiction. This policy exceeds state requirements.

P.28 - Except for Money Island, the Town of Atlantic Beach opposes the development of sound and estuarine islands. This policy exceeds state requirements.

P.29 - The Town of Atlantic Beach supports the construction of all marinas, docks, and piers which minimize or eliminate adverse effects on coastal wetlands and subaquatic vegetation and comply with 15A NCAC 7H minimum use standards. Marina development standards are outlined on pages 73-76.

P.30 - Except as otherwise permitted in this plan, the Town of Atlantic Beach will not support residential and commercial development in coastal wetlands.

P.31 - The Town of Atlantic Beach will support residential and commercial development which meets 15A NCAC 7H use standards in estuarine shoreline, estuarine water, and public trust areas.

P.32 - The Town of Atlantic Beach will support the preservation and maintenance of its environmentally sensitive areas while promoting tourism and capitalizing on its natural resources. The Town will rely on NCDENR regulations to ensure that development has a minimal impact on environmentally sensitive areas. The Town will continue to employ a local permit officer to enforce these regulations.

P.33 - The Town of Atlantic Beach supports state and federal regulations for the preservation/protection of freshwater (404) and coastal wetlands.

Implementing Actions - Conservation

I.31 - The Town of Atlantic Beach will review its zoning and subdivision ordinances to ensure compliance with policies P.21 through P.32. *Schedule: Fiscal Year 2007-2008.*

I.32 - The Town of Atlantic Beach will utilize printed materials and public service announcements to educate the public about environmentally sensitive areas and what actions may be taken to support preservation. *Schedule: Continuing Activity*

I.33 - The Town of Atlantic Beach will review all development proposals to ensure the protection of Hoop Hole Creek (see page 70). *Schedule: Continuing Activity.*

I.34 - The Town of Atlantic Beach will enforce/pursue the following actions to regulate floating homes and both open water and upland marina development:

- (1) Atlantic Beach considers boating activities an extremely important part of its tourist industry and overall economy. Subject to the policies stated herein and the town's zoning ordinance, the town does not oppose the construction of both open water and upland marinas. *Schedule: Continuing Activity.*
- (2) The Town of Atlantic Beach supports revisions to the zoning ordinance or adoption of a separate ordinance to prohibit floating homes and live-aboard boats. *Schedule: Fiscal Year 2007-2008.*
- (3) The construction of all marinas, docks and piers shall minimize or eliminate adverse effects on coastal wetlands and subaquatic vegetation and comply with 15A NCAC 7H minimum use standards (see page 73). *Schedule: Continuing Activity.*

- (4) Atlantic Beach will allow construction of dry stack storage facilities for boats associated with or independent of marinas. Dry stack storage is generally defined as the storing of multiple boats out of the water and off of the ground. Marinas store boats in the water. All applicable zoning, subdivision, 15A NCAC 7H, or other regulations must be satisfied. Water access to dry stack storage facilities should not disturb shellfishing waters or subaquatic vegetation. *Schedule: Continuing Activity.*
- (5) Existing marinas, docks and piers may be reconstructed to their prior size so long as all local ordinances and other applicable policies of this plan are satisfied and met when reconstruction occurs. *Schedule: Continuing Activity.*

I.35 - The Town of Atlantic Beach will protect ocean hazard areas by the following actions:

- (1) Atlantic Beach will support only uses within the ocean hazard areas which are allowed by 15A NCAC 7H and are consistent with the town's zoning and land protection ordinances. *Schedule: Continuing Activity.*
- (2) Atlantic Beach supports the deposit of dredge spoil by the US Army Corps of Engineers on the beach and relocation as the preferred erosion control measures for ocean hazard areas. *Schedule: Continuing Activity.*
- (3) The Town of Atlantic Beach will vigorously enforce Article X of the town's zoning ordinance which establishes stringent requirements for the preservation and protection of sand dunes and vegetation thereon. *Schedule: Continuing Activity.*
- (4) The town supports state requirements pertaining to shoreline stabilization in ocean hazard areas. *Schedule: Continuing Activity.*
- (5) Atlantic Beach will support the limited adjustment of the CAMA setback line in association with ongoing deposit of sand from dredge spoil projects and the establishment of new permanent dune and vegetation lines. However, it is understood that this action will not impact permit decisions regarding CAMA setback line in ocean hazard areas unless the Coastal Resources Commission modifies the State use standards for this AEC. *Schedule: Continuing Activity.*

I.36 - Except in ocean hazard areas, the Town of Atlantic Beach will not oppose bulkhead construction within its jurisdiction as long as construction fulfills the use standards set forth in 15A NCAC 7H and the town zoning ordinance. The town is opposed to all bulkhead construction in ocean hazard areas. *Schedule: Continuing Activity.*

I.37 - Atlantic Beach recognizes the uncertainties associated with sea level rise. Although the rate of rise is difficult to predict, the town will support the following actions:

- (1) The Town of Atlantic Beach will cooperate with county, state, and federal efforts to inform the public of the anticipated effects of sea level rise. *Schedule: Continuing Activity.*
- (2) The Town of Atlantic Beach will continuously monitor available information on sea level rise and revise as necessary all local building and land use related ordinances to establish setback standards, long-term land use plans, density controls, buffer vegetation protection requirements, and building designs which will facilitate the movement of structures. *Schedule: Continuing Activity.*
- (3) Atlantic Beach will allow the construction of bulkheads which satisfy 15A NCAC 7H in all areas, except ocean hazard areas, to protect structures and property from rising sea level. *Schedule: Continuing Activity.*

I.38 - The Town of Atlantic Beach will implement the following to protect maritime forests:

- (1) The Town of Atlantic Beach will require large lot sizes in maritime forest areas and limit the amount of clearing of vegetation to only as much as necessary to site a home and provide access. This will be supported by the town's zoning and subdivision ordinance. *Schedule: Continuing Activity.*
- (2) The Town of Atlantic Beach will enforce Article VIII of the town's zoning ordinance which establishes stringent requirements for lot clearing. *Schedule: Continuing Activity.*
- (3) The Town of Atlantic Beach will review and strengthen its dune protection ordinance. *Schedule: Fiscal Year 2008-2009.*

Policies - Stormwater Control

P.34 - The Town of Atlantic Beach supports reducing soil erosion, runoff, and sedimentation to minimize adverse effects on surface and subsurface water quality.

P.35 - The Town of Atlantic Beach supports the improvements of surface water quality to protect fragile areas and to provide clean water for recreational purposes.

P.36 - The Town of Atlantic Beach supports the use of “best management practices” to minimize the rapid release of pollutants into coastal waters (see page 116, Erosion and Sedimentation).

P.37 - The Town of Atlantic Beach recognizes comments that were made to the CRC by DWQ regarding coastal stormwater rules. DWQ concluded that its current coastal stormwater rules have not been adequately effective towards addressing water quality impacts to public trust waters. Additionally, DWQ’s review of scientific studies resulted in a determination that local governments’ simply deferring to state and federal rules to address water quality issues still results in impaired local water quality based on the following conclusions:

- Areas with impervious surfaces of 10% or greater can be linked to local stream degradation.
- Biological diversity has been shown to drop when impervious surfaces increase beyond 10-15%.
- Stream stability is affected when impervious surfaces approach 10% in an area.
- Estuaries generally degrade with impervious surfaces of 10% or greater.
- Sensitive fish species loss increases after about 12% impervious surface.

Therefore, the Town of Atlantic Beach supports reducing impervious surface areas for existing and proposed developments.

Implementing Actions - Stormwater Control

I.39 - The Town of Atlantic Beach will adopt a local stormwater control ordinance. The ordinance will support the following basic phases:

- (1) Site Planning and Design Development Phase,
- (2) Assessment Phase,
- (3) Control Selection/Design Phase,
- (4) Certification/Verification/Approval Phase,
- (5) Implementation/Construction Phase,
- (6) Final Stabilization/Termination Phase.
- (7) Incorporation of the following EPA objectives:
 - Public Education and Outreach on Stormwater Impacts.
 - Public Involvement and Participation.
 - Elicit Discharge Detection and Elimination.

- Construction Site and Stormwater Runoff Control.
- Post-Construction Stormwater Management, and New Development or Redevelopment.
- Pollution Prevention and Good Housekeeping for Municipal Operations.

Schedule: Fiscal Year 2008-2009.

I.40 - The stormwater control ordinance will require xeriscaping (native vegetation) in estuarine shoreline areas. *Schedule: Continuing Activity.*

I.41 - The Town of Atlantic Beach will support existing state regulations relating to stormwater runoff resulting from development (Stormwater Disposal Policy 15 NCAC 2H.001-.1003) through enforcement of the town's subdivision ordinance. *Schedule: Continuing Activity.*

I.42 - The Town of Atlantic Beach will cooperate with the NCDOT, the North Carolina Division of Water Quality, and other state agencies in mitigating the impact of stormwater runoff on all conservation classified areas. The town will support the Division of Water Quality stormwater runoff retention permitting process through its zoning permit system by verifying compliance prior to issuance of a zoning permit. *Schedule: Continuing Activity.*

I.43 - The Town of Atlantic Beach will attempt to apply for grant funds, and utilize Powell Bill funds, to improve stormwater drainage systems associated with existing rights-of-way. *Schedule: Continuing Activity.*

I.44 - The Town of Atlantic Beach will support existing state regulations relating to stormwater runoff resulting from development (Stormwater Disposal Policy 15 NCAC 2H.001-.1003) through enforcement of the town's subdivision ordinance. *Schedule: Continuing Activity.*

I.45 - The Town of Atlantic Beach will emphasize elimination of stormwater drainage problems for those areas delineated on Map 18. *Schedule: Continuing Activity.*

I.46 - The Town of Atlantic Beach will support the State of North Carolina shoreline buffer rules in the review and approval of all development proposals (see page 118). *Schedule: Continuing Activity.*

I. INFRASTRUCTURE CARRYING CAPACITY

1. **Management Goal**

The Town of Atlantic Beach supports the construction of adequate infrastructure systems throughout the town including water, sewer, and transportation systems.

2. **Planning Objective**

The Town of Atlantic Beach's planning objective is to support infrastructure systems which are compatible with the town's environmentally sensitive areas including AECs and fragile areas.

3. **Land Use Plan Requirements**

The Town of Atlantic Beach's infrastructure carrying capacity policies and implementing actions are intended to provide for the town's peak population. The following provides the policies/implementing actions for infrastructure carrying capacity.

Policies

P.38 - The Town of Atlantic Beach supports efforts to determine if the provision of central sewer service (collection and treatment) throughout the town is the proper method of wastewater treatment for the town. For the purposes of this plan, service areas will encompass the Town's entire corporate limits.

P.39 - The Town of Atlantic Beach supports maintenance of its central water supply system including wells and storage tanks.

P.40 - The Town of Atlantic Beach supports transportation projects which will improve the efficiency of its transportation system including pedestrian and bicycle access safety.

Implementing Actions

I.47 - The Town of Atlantic Beach will pursue all available state and federal funding to continue the study of viable options for the establishment of economically feasible/environmentally acceptable central sewer service. *Schedule: Continuing Activity.*

I.48 - The Town of Atlantic Beach supports the construction of package treatment plants that are approved and permitted by the State Division of Environmental Management and by the Carteret County Health Department/Division of Health Services. If any package

plants are approved, Atlantic Beach supports the requirement of a specific contingency plan specifying how ongoing private operation and maintenance of the plant will be provided, and detailing provisions for public assumption of the plant should the private operation fail. Additionally, it is the town's policy that existing package treatment plants continue to operate but must be tied into the municipal sewage treatment system upon its completion. The town will revise its zoning and subdivision ordinances to require that, as part of the development approval process, ongoing operational plans be provided and provisions for incorporation of package treatment plants into a central sewer system be specifically approved. *Schedule: Continuing Activity and revise zoning and subdivision ordinances Fiscal Year 2007-2008.*

I.49 - The Town of Atlantic Beach will promote water saving devices and incorporate appropriate modifications to its existing water rate structure. *Schedule: Fiscal Year 2008-2009.*

I.50 - Atlantic Beach will conserve its surficial groundwater resources by supporting CAMA and NC Division of Environmental Management stormwater runoff regulations, and by coordinating local development activities involving chemical storage or underground storage tank installation/abandonment with Carteret County Emergency Management personnel and the Groundwater Section of the NC Division of Environmental Management. *Schedule: Continuing Activity.*

I.51 - Atlantic Beach will encourage and support water conservation efforts. This will include limiting the maximum output of each town well to a rate which will ensure that the town's water conservation policies will be met. Motels and rental units will be requested to post notices encouraging water conservation by tourists. *Schedule: Continuing Activity.*

I.52 - The Town of Atlantic Beach will support efforts by Carteret County to ensure that aquifer recharge areas are adequately protected. *Schedule: Continuing Activity.*

I.53 - The Town of Atlantic Beach recognizes the potential for well contamination from salt water intrusion due to over pumping of individual wells. The town will continuously investigate measures which may be taken to avoid such consequences. Atlantic Beach will support state and federal groundwater research, monitoring, and management programs. *Schedule: Continuing Activity.*

I.54 - The Town of Atlantic Beach will pursue NC Department of Transportation Bicycle and Pedestrian Planning Grant Funds to develop a comprehensive pedestrian/bicycle plan. *Schedule: Fiscal Year 2009-2010.*

I.55 - The Town of Atlantic Beach will support the transportation improvements identified in Section VI, Plan for the Future - A.5., Transportation, page 155. *Schedule: Continuing Activity.*

I.56 - The Town of Atlantic Beach will review its zoning and subdivision ordinances to ensure support of mixed use development which will aid in reducing adverse impacts from traffic (see page 155). *Schedule: Continuing Activity.*

I.57 - The Town of Atlantic Beach will support the development of a third bridge from the mainland to Bogue Banks, initially called for to connect the Salter Path/Indian Beach area to the mainland and included in the 1993-1999 NCDOT Transportation Improvement Plan (TIP). *Schedule: Continuing Activity.*

I.58 - The Town of Atlantic Beach will consider studying the feasibility and cost-effectiveness of seasonal trolley service, water taxi service, pedestrian improvements, and/or other methods of transportation system improvement that do not involve significant investments in new roadway infrastructure as a method of reducing the increase in seasonal traffic loads. *Schedule: Continuing Activity.*

I.59 - The Town will ensure that zoning regulations are made in accordance with the Atlantic Beach Land Use Plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land in Atlantic Beach's planning jurisdiction. *Schedule: Continuing Activity.*

J. NATURAL HAZARD AREAS

1. **Management Goal**

The Town of Atlantic Beach will conserve and maintain its barrier dunes, beaches, floodplains, storm surge areas, coastal wetlands, estuarine shorelines, and other coastal features (refer to 15A NCAC 7H) for their natural protection features. Refer to the Conservation policies and implementing actions on pages 175 to 178.

2. Planning Objective

The Town of Atlantic Beach will acknowledge and protect all natural hazard areas in its review and approval of proposals for development, including redevelopment activities.

3. Land Use Plan Requirements

The Town of Atlantic Beach recognizes that the protection of its natural hazard areas is essential to the community's public health, safety, welfare, and economic stability. The following are Atlantic Beach's policies/implementing actions for natural hazard areas.

Policies

P.41 - The Town of Atlantic Beach supports the protection of its natural hazard areas which are defined in this plan and by 15A NCAC 7H. Please refer to the Conservation policies on page 175.

P.42 - Atlantic Beach supports the relocation of structures endangered by erosion, if the relocated structure will be in compliance with all applicable Federal, State, and local policies and regulations.

P.43 - The Town of Atlantic Beach supports its hazard mitigation plan which was adopted in January 2005 (refer to page 144). The goals and mitigation implementation measures that were developed as part of the plan are included as Appendix III. The land use plan and the hazard mitigation plan should be consistent with one another. Should they ever be inconsistent, the land use plan will take precedence.

P.44 - The Town of Atlantic Beach supports beach renourishment efforts at least once every eight to ten years. NOTE: Implementation of this policy is essential for the following reasons, including protection of natural hazard areas:

- Protection from land loss, due to erosion.
- Elimination of the need for hardened/engineered erosion protection structures, such as jetties and seawalls.
- Increased public safety, due to protection of private property and roads needed for use by emergency services in a storm/disaster event.
- Recreational benefits, due to increased shoreline availability.
- Increased business and tax revenues due to attractiveness and availability of beachfront.
- Enhanced property values.

- Increased property tax revenues.
- Job creation.
- Improvement of habitat for sea turtles, shore birds, and shoreline vegetation, if projects are properly designed.
- Aesthetic benefits.

P.45 - The Town of Atlantic Beach supports programs designed to foster development and building practices that will minimize flood damage from storms and erosion.

P.46 - The Town of Atlantic Beach acknowledges and endorses the 404 wetlands permit process as defined by the Corp of Engineers' 1987 Manual for Wetlands Identification.

Implementing Actions

I.60 - The Town of Atlantic Beach will permit the redevelopment of developed areas provided all applicable policies, regulations, and ordinances are complied with. All redevelopment should be designed to withstand natural hazards. *Schedule: Continuing Activity.*

I.61 - Atlantic Beach will continue to enforce its existing zoning and flood damage prevention ordinances and follow the storm hazard mitigation plan. *Schedule: Continuing Activity.*

I.62 - The Town of Atlantic Beach will support and implement the community rating system which allows for reduced flood insurance rates. *Schedule: Continuing Activity.*

I.63 - The Town of Atlantic Beach will utilize the future land use map and its zoning ordinance to control development. The land use map and any zoning changes will be coordinated with the land suitability map (see Map 19, page 149). *Schedule: Continuing Activity.*

I.64 - The Town of Atlantic Beach will continue to enforce its dune protection ordinance (see page 143) and revise the ordinance when necessary to ensure continued effectiveness. *Schedule: Continuing Activity.*

I.65 - To regulate development in natural hazard areas, the Town of Atlantic Beach will support the densities indicated on the future land use map, page 197. *Schedule: Continuing Activity.*

I.66 - The Town of Atlantic Beach will continue to enforce its Beach and Shoreline Regulations and update them as necessary to ensure their continued effectiveness (see page 137). *Schedule: Continuing Activity.*

I.67 - The Town of Atlantic Beach will support the implementing actions for sea level rise contained in I.37, page 178. *Schedule: Continuing Activity.*

K. WATER QUALITY

1. **Management Goal**

In keeping with the Town of Atlantic Beach vision statement (see page 12), the town will protect its environmental assets to preserve sound and ocean water quality. This includes consideration of the waters in all coastal wetlands, estuarine waters, and both natural and man-made drainage corridors.

2. **Planning Objective**

The Town of Atlantic Beach's water quality planning objective is to adopt/enforce implementing actions which will support the White Oak River Basin water quality management plan and to maintain water quality and improve/eliminate impaired waters.

3. **Land Use Plan Requirements**

The following policies/implementing actions are intended to control nonpoint discharges and to protect shellfishing waters. The reader should refer to I.15, floor area ratio requirements, page 171; the conservation policies/implementing actions, page 175; and the stormwater policies/implementing actions, page 178.

Policies

P.47 - The Town of Atlantic Beach supports the goals of the White Oak River Basin Water Quality Management Plan (see page 85).

P.48 - The Town of Atlantic Beach will oppose all aquaculture activities which will have a negative impact on water quality.

P.49 - The Town of Atlantic Beach supports the guidelines of the Coastal Area Management Act and the efforts and programs of the NC Department of Environment and Natural Resources, Division of Coastal Management and the Coastal Resources Commission to protect/preserve the coastal wetlands, estuarine waters, estuarine shorelines, 404 wetlands, and public trust waters of the Town.

P.50 - The Town of Atlantic Beach supports commercial and recreational fishing and will cooperate with other local governments and state and federal agencies to control pollution to improve water quality so that commercial and recreational fishing will increase.

P.51 - The Town of Atlantic Beach recognizes the value of water quality maintenance to the protection of fragile areas 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 and CAMA rule 15A NCAC 7H.0205-.2008, see page 60). The Town also supports development of more stringent impervious surface requirements based on comments presented by DWQ to the CRC (see policy P.37, page 179).

P.52 - The Town of Atlantic Beach supports the policy that all public and private projects will be designed to limit stormwater runoff into coastal waters and areas of environmental concern, see Map 9, page 63.

P.53 - The Town of Atlantic Beach 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 White Oak River Basin Management Strategy should continue to involve local government officials in the development, review, and refinement of the proposal.

Implementing Actions

I.68 - The Town of Atlantic Beach will require the preparation/approval of a water quality control statement for all proposed developments. The statement will specifically define how the following will be addressed:

- Use watershed-based land use planning.
- Protect sensitive natural areas, including coastal wetlands.
- Establish buffer network.
- Minimize impervious cover in site design.

- Limit erosion during construction.
- Maintain coastal growth measures.
- Restoration of impaired waters.
- Management of the cause and sources of pollution to ensure the protection of those waters currently supporting their uses allowing for reasonable economic growth.
- Reduction of nutrients in Atlantic Beach waters.
- Reduction of bacterial contamination sources to all waters.

This implementing action requirement will be addressed in the update of the Town's zoning and subdivision ordinances (I.31, page 176) and in the adoption of a stormwater control ordinance (I.39, page 179). *Schedule: Fiscal Year 2007-2008 and Fiscal Year 2008-2009).*

I.69 - The Town of Atlantic Beach will revise its zoning ordinance to regulate aquaculture activities. *Schedule: Fiscal Year 2007-2008.*

I.70 - The Town of Atlantic Beach will revise its zoning ordinance to regulate mooring fields(see pages 73-77 for definitions of mooring fields and floating homes). *Schedule: Fiscal Year 2007-2008.*

I.71 - The Town of Atlantic Beach will review and amend the local zoning ordinance with regard to underground chemical and gasoline storage regulations to ensure a minimum of risk to local groundwater resources. *Schedule: Fiscal Year 2007-2008.*

I.72 - The Town of Atlantic Beach will continuously enforce, through the development and zoning permit process, all current regulations of the NC State Building Code and NC Division of Health Services relating to building construction and septic tank installation/replacement in areas with soils restrictions. *Schedule: Continuing Activity.*

I.73 - Through its public awareness program (see I.32, page 176 and I.51, page 182) and preparation of a stormwater control ordinance (see I.39, page 179), the Town of Atlantic Beach will support the following water quality and water conservation related actions:

- Avoid planting turf in areas that are hard to water such as steep inclines and isolated strips along sidewalks and driveways.
- Use the garbage disposal sparingly. Compost instead and save gallons every time.
- Plant during the spring and fall when the watering requirements are lower.

- Use a layer of organic mulch around plants to reduce evaporation and save hundreds of gallons of water a year.
- Divide your watering cycle into shorter periods to reduce runoff and allow for better absorption every time you water.
- Only water your lawn when needed. You can tell this by simply walking across your lawn. If you leave footprints, it is time to water.
- Adjust your lawn mower to a higher setting. Longer grass shades root systems and holds soil moisture better than a closely clipped lawn.
- Use porous materials for walkways and patios to keep water in your yard and prevent wasteful runoff.
- Direct downspouts and other runoff towards shrubs and trees, or collect and use for your garden.
- Water your summer lawns once every three days and your winter lawn once every five days.
- Reduce the amount of grass in your yard by planting shrubs, and ground cover with rock and granite mulching.
- Don't water your lawn on windy days. After all, sidewalks and driveways don't need water.
- When watering grass on steep slopes, use a soaker hose to prevent wasteful runoff.
- While fertilizers promote plant growth, they also increase water consumption. Apply the minimum amount of fertilizer needed.
- Next time you add or replace a flower or shrub, choose a low water use plant for year-round landscape color and save up to 550 gallons each year.
- Landscape with Xeriscape trees, plants and groundcovers. Call your local conservation office for more information about these water thrifty plants.
- Water only as rapidly as the soil can absorb the water.

- Aerate your lawn. Punch holes in your lawn about six inches apart so water will reach the roots rather than run off the surface.

Schedule: Continuing Activity and implementing action I.39, page 179.

I.74 - The Town will consider revising its zoning ordinance to provide for parking requirements for compact cars in larger developments (developments with 25 or more spaces). *Schedule: Fiscal Year 2007-2008.*

L. LOCAL AREAS OF CONCERN

1. **Management Goal**

The Town of Atlantic Beach supports local concern policies/ implementing actions which will strengthen the Town's planning program and respond to the overall goals of CAMA.

2. **Planning Objective**

The planning objective is to address local concern policies and implementing actions which may not be specifically addressed in the CAMA Land Use Plan guidelines.

3. **Land Use Plan Requirements**

The following policies/implementing actions focus on areas of local concern to specifically address cultural, historical, and scenic areas; economic development; general health and human services needs; redevelopment; and funding options.

Policies - Cultural, Historical, and Scenic Areas

P.54 - The Town of Atlantic Beach does not have any nationally significant historic sites within its jurisdiction, but it will strive to protect any discovered sites.

P.55 - The Town of Atlantic Beach will support preservation of the cultural significance of "The Circle" area.

P.56 - The Town of Atlantic Beach will support preservation /protection of the Fort Macon State Park.

P.57 - The Town of Atlantic Beach will support preservation/protection of the estuarine, inlet, and ocean shoreline areas as valuable scenic assets.

P.58 - The Town of Atlantic Beach supports the North Carolina Aquarium in Pine Knoll Shores in their efforts to provide a regional and cultural destination.

Implementing Actions - Cultural, Historical, and Scenic Areas

I.75 - The Town of Atlantic Beach will emphasize the protection of scenic areas in the update of its 1999 Public Access - Preliminary Recreation Assessment (see I.1). *Schedule: Fiscal Year 2008-2009.*

I.76 - The Town of Atlantic Beach will guide/encourage development and redevelopment to protect any historic properties identified within the Town. *Schedule: Continuing Activity.*

I.77 - The Town of Atlantic Beach will coordinate all Town public works projects with the NC Division of Archives and History to ensure the identification and preservation of significant archaeological sites. *Schedule: Continuing Activity.*

Policies - Economic Development

P.59 - The Town of Atlantic Beach supports the economic development efforts of the Carteret County Tourism Development Authority.

P.60 - The Town of Atlantic Beach supports redevelopment of “The Circle” area as essential to the Town’s economic growth.

P.61 - The Town of Atlantic Beach supports the following development/growth objectives as crucial to effective economic development:

- Supports feasibility studies relating to the development of a central sewer collection and treatment system.
- Protect maritime forest and dunes areas.
- Maintain existing overall average residential density.
- Redevelop deteriorated residential and commercial areas.
- Maintain an adequate water supply.
- Improve traffic flow, especially on NC 58.
- Continuing regular, periodic deposit of dredge spoil projects in conjunction with the Corps of Engineers.

Implementing Actions - Economic Development

I.78 - The Town of Atlantic Beach will review its zoning and subdivision ordinances and revise, if necessary, to accommodate redevelopment of “The Circle” area. *Schedule: Fiscal Year 2007-2008.*

I.79 - The Town of Atlantic Beach will support the activities of the NC 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 resources. *Schedule: Continuing Activity.*

I.80 - The Town of Atlantic Beach will support mixed-use development through its zoning ordinance. The ordinance will be reviewed and amended, as necessary, to support mixed-use (residential/non-residential) development. *Schedule: Fiscal Year 2007-2008.*

I.81 - The Town of Atlantic Beach is receptive to state and federal programs, particularly those which provide improvements to the Town. The Town will continue to support fully such programs, especially the following: North Carolina Department of Transportation road and bridge improvement programs, environmental protection, tourism, planning, the US Army Corps of Engineers regulatory and permitting efforts, dredging and channel maintenance by the US Army Corps of Engineers, the North Carolina shoreline access grant program, flood insurance, and federal and state projects which provide efficient and safe boat access for commercial and sport fishing. *Schedule: Continuing Activity.*

I.82 - The Town of Atlantic Beach considers tourism to be the cornerstone of its economy and will implement the following to improve opportunities for tourism:

- The Town will continue to support the activities of the Carteret County Tourism Development Bureau and the North Carolina Division of Travel and Tourism.
- The Town's development priorities and goals of environmental and resource protection clearly state its strong desire to encourage and promote tourism. This policy will be implemented through the network of conservation-related policies contained in this plan.
Schedule: Continuing Activity.

Policies - General Health and Human Service Needs

P.62 - The Town of Atlantic Beach will support the development of the following community facilities:

- New municipal administration building/police department/fire station complex as circumstances dictate.
- Expansion of the town's water system to include supply wells and storage tanks.
- Stormwater drainage facilities.
- Construction of additional shoreline access facilities.

- State and local transportation facilities, including roads.
- Construction of general use year-round recreational facilities.
- Extension of electrical utilities.

P.63 - The Town of Atlantic Beach will implement its Hazard Mitigation Plan to improve public safety in the event of a natural disaster.

P.64 - The Town of Atlantic Beach supports a comprehensive recreational program to provide a broad range of recreation facilities for its citizens.

P.65 - The Town of Atlantic Beach will support waste recycling efforts.

P.66 - The Town of Atlantic Beach will continue to support a private contract for collection of residential refuse and disposal of solid waste at the Tuscarora regional landfill (see Section 6.A.11, page 162).

P.67 - The Town of Atlantic Beach supports mutual aid in the form of Fire/EMS service with Carteret County and area municipalities.

Implementing Actions - General Health and Human Services Needs

I.83 - The Town of Atlantic Beach will prepare a specific capital improvements plan (CIP) with emphasis on services/facilities which will affect growth, development, and human services needs. This will support policies P.61 to P.66. *Schedule: Fiscal Year 2009-2010.*

I.84 - The Town of Atlantic Beach will provide sufficient emergency services to all residents by ensuring the implementation of the following:

- (1) Require that all necessary infrastructure firefighting capability/capacity be provided in new developments. *Schedule: Continuing Activity.*
- (2) Continue to maintain an effective signage and addressing system for all streets and roads. *Schedule: Continuing Activity.*

I.85 - The Town of Atlantic Beach will appoint a community appearance committee to establish guidelines and procedures for community appearance awards and to address the problem of litter on beaches and along roads. *Schedule: Fiscal Year 2008-2009 and Continuing.*

I.86 - The Town of Atlantic Beach will selectively support state and federal programs related to the Town's general health and human services needs. 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.87 - The Town of Atlantic Beach will, through its public information efforts, educate people and businesses on waste reduction and recycling. *Schedule: Continuing Activity.*

Policies - Redevelopment

P.68 - The Town of Atlantic Beach will promote, foster, and encourage the redevelopment of old, poorly designed and underutilized areas. Redevelopment is preferred and deemed more important than development of currently undeveloped areas. Many developed areas are in poor condition with poor road design, lack of vegetation, dilapidated housing, mixed uses, etc.

P.69 - The Town of Atlantic Beach supports redevelopment of "The Circle" area.

Implementing Actions - Redevelopment

I.88 - The Town of Atlantic Beach will continue a program of strict enforcement of the minimum code as a means to improve the quality of existing development. *Schedule: Continuing Activity.*

I.89 - The Town of Atlantic Beach will take an active supervisory role in all future redevelopment projects. All projects are required to consider the Town's environmental policies and to address the Town's other public needs, especially its needs for a sound street system and for public access to the beaches. *Schedule: Continuing Activity.*

I.90 - The Town of Atlantic Beach will allow the reconstruction of any structures demolished by natural disaster or by other causes in accordance with all applicable federal, state, and local regulations. *Schedule: Continuing Activity.*

I.91 - The Town of Atlantic Beach will consider, on a case-by-case basis, the expenditure of local funds to acquire unbuildable lots in hazardous areas. Donations of such lots will be accepted. *Schedule: Continuing Activity.*

Policies - Funding Options

P.70 - The Town of Atlantic Beach 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.

Implementing Actions - Funding Options

I.92 - The Town of Atlantic Beach will continue to support state and federal programs that are deemed necessary, cost-effective, and within the administrative and fiscal capabilities of the Town. These include, but are not necessarily limited to:

- (1) Emergency Medical Services
- (2) Coastal Area Management Act, including shoreline access funds
- (3) Small Business Association
- (4) Economic Development Administration Funds
- (5) Federal Emergency Management Program
- (6) Parks and Recreation Trust Fund
- (7) NC Clean Water Management Trust Fund
- (8) NC Division of Water Quality Section 319

Schedule: Continuing Activity.

M. FUTURE LAND USE

1. Introduction

The future land use map (Map 20) depicts application of the policies for growth and development and the desired future patterns of land use and land development. **The areas indicated as low suitability are not intended to prohibit development but are intended to indicate areas where a more careful review of proposed development should be undertaken.** A more careful review could include additional steps because of the nature of the area, i.e., requiring elevations if it is in a floodplain, ensuring wetlands are protected. 15A NCAC 7B requires that the future land use map include the following:

- Areas and locations planned for conservation or open space and a description of compatible land uses and activities.
- Areas and locations planned for future growth and development with descriptions of the following characteristics:
 - Predominant and supporting land uses that are encouraged in each area;

- Overall density and development intensity planned for each area; and
- Infrastructure required to support planned development in each area.
- Land use which reflects existing and planned infrastructure.
- Reflect the information depicted on the Composite Map of Environmental Conditions (Map 12) and Map of Land Suitability Analysis (Map 19).

There may be areas on the Future Land Use Map that are considered least suitable for development (resulting from the Environmental Composite Map - Map 12 and the Land Suitability Analysis - Map 19) which have been assigned a Future Land Use category other than Conservation/Open Space. In those cases, they are considered least suitable because of their location in a floodplain, wetland area, or an Area of Environmental Concern. For those undeveloped parcels in an AEC or with wetlands coverage, the Town will make every effort to ensure that any development that occurs will be located outside of the sensitive areas or that the negative impact to the environment is minimal, if any. For those undeveloped parcels with all or portions located within a floodplain, the Town will encourage the location of development on the portions outside of the floodplain, including elevation.

The Town of Atlantic Beach Future Land Use Plan was drafted in consideration of the following:

- Preservation of existing residential neighborhoods.
- Protection of environmental assets.
- Limiting of potential land use conflicts.
- Encouraging mixed-use, including entertainment uses.
- Existing zoning land use patterns. However, the existing zoning ordinance should be revised to support the land use densities indicated on the future land use map.
- Open access to the beach and sound areas.
- Achieve/sustain a vibrant and diverse community.
- Enhancement of Town services and infrastructure.
- Encourage non-automobile transit improvements.

The future land use map delineates Atlantic Beach's future land use districts. These districts are defined in the following section.

Map 20 - future land use

2. Land Use Categories and Acreage

The future land use categories and acreages are provided in Table 40. The future land use map depicts a desired pattern of land uses, which are generally consistent with the Land Suitability Analysis. The land use categories have been coordinated with Atlantic Beach’s zoning districts. The zoning districts specify allowable uses for each land use category. Refer to the Town’s zoning ordinance for specific uses allowed in each district. The land use categories are intrinsically tied to the policy section of this plan.

Table 40. Town of Atlantic Beach
Future Land Use Acreages

Future Land Use Categories	Residential Density	Corresponding Existing Zoning Districts	Acres
Conservation/Open Space	No units	RS, CZ	409.73
Mixed-Use Commercial	7-10 units per acre	RC, CDD*, GGB	90.80
Mixed-Use Residential	Over 10 units per acre	RR	50.45
Residential - Low Density	1-6 units per acre	RA-1, RA-1.5, RA-1M	370.47
Residential - Medium Density	7-10 units per acre	RA-2	323.59
Residential - High Density	Over 10 units per acre	RA-3, RA-3M, RA-3V	79.91
Right-of-way			178.32
Water			147.31
Total			1,650.58

*The CDD zoning district is limited in area, but can allow up to 50 residential units per acre.

NOTE: Mixed-use commercial objective - 50% Commercial/50% Residential; Mixed-use residential objective - 25% non-residential/75% residential.

NOTE: The RA-2 and RA-3 zoning districts are very similar. The Town should consider merging these districts in an effort to simplify the Town’s existing code.

Source: Holland Consulting Planners, Inc.

The descriptions of each zoning district specified for each land use category are provided on pages 139 and 140. The following summarizes land use categories by type and the corresponding zoning district(s). **NOTE: The existing zoning ordinance must be revised to support the densities which are depicted on the Future Land Use Map, Map 20.**

a. Conservation

The Conservation designation is located on the north side of the island in areas of environmental concern. The designation is intended to be used for the protection and preservation of these environmentally sensitive lands through minimizing development potential.

Corresponding zoning districts: RS-Recreational Sound District
CZ-Conservation Zone

Permitted uses: Piers, floating docks, boat lifts, marinas, public accesses, pier houses, open space, and maximum 2,500 SF educational facilities (single structure). Note: Not all uses listed above are permissible in both zoning districts.

Not permitted uses: All uses not listed above

Allowable density: N/A

Maximum height: RS - 20 feet, CZ - 15 feet

Minimum lot size: N/A

Maximum lot coverage: None

b. Mixed Use - Commercial

Commercial land uses in Atlantic Beach are primarily located along the Atlantic Beach Causeway and Fort Macon Drive. The majority of future commercial development will be part of a mixed use initiative and be located along Atlantic Beach Causeway and on West Fort Macon Road for approximately five blocks west of the Causeway and on East Fort Macon Road for approximately two blocks east of the Causeway.

Corresponding zoning districts: RC - Resort Commercial District
CDD - Circle Development District
GB - General Business Zone

Permitted uses: Mixed commercial/residential developments, restaurants, retail establishments, office spaces, and service establishments.

Not permitted uses: Industrial uses.

Allowable densities: RC and GB - Single family - 8.7 units/acre
Multi-family - 12.1 units/acre
CDD - 50 units/acre

Maximum height: RC and GB - 55 feet
CDD - 55-185 feet

Minimum lot size: RC and GB - Single family - 5,000 s.f.
Multi-family - 5,000 s.f.
CDD - None

Maximum lot coverage: Residential - May not exceed 40%
Commercial - May not exceed 85%

c. *Mixed Use - Residential*

Mixed Use - Residential will be located in two areas on Fort Macon Road; one on West Fort Macon Road and one on East Fort Macon Road.

Corresponding zoning districts: RR - Resort Residential District
CDD - Circle Development District

Permitted uses: Single- and multi-family residences; low impact commercial development such as hotels and motels with restaurants, lounges, gift shops, etc., located within the building; day cares; churches; and recreational uses such as tennis courts, swimming pools, and golf courses. Note: Not all uses listed above are permissible in both zoning districts.

Not permitted uses: Industrial uses and high impact commercial establishments such as strip retail development.

Allowable densities: RR - 6.2 units/acre
CDD - 50 units/acre

Maximum height: RR - 45 feet
Projects with more than 4 units in a single building - 55 ft.
CDD - 55-185 feet

Minimum lot size: RR - 5,000 s.f.
CDD - None

Maximum lot coverage: RR - May not exceed 40%
CDD - None

d. *Residential*

Residential land uses have been divided into three separate land use categories based on associated variable residential densities. These categories include high, medium, and low density residential. The location of residential land uses by density was based on existing residential development patterns and constraints to development (i.e., floodplains and wetlands).

i. High Density Residential

Corresponding zoning districts: RA-3 - Residential District
RA-3M - Residential District
RA-3V - Residential District

Permitted uses: Single- and multi-family residences, recreational vehicles, neighborhood commercial uses, hotels and motels, schools, greenhouses, and hospitals. Note: Not all uses listed above are permissible in all zoning districts.

Not permitted uses: Industrial uses

Allowable densities: Single-family - 8.7 units/acre
Multi-family - 12.1 units/acre

Maximum height: 45 feet

Minimum lot size: 5,000 s.f.

Maximum lot coverage: May not exceed 40%.

ii. Medium Density Residential

Corresponding zoning districts: RA-2 - Residential District

Permitted uses: Single- and multi-family development

Not permitted uses: All non-residential development

Allowable densities: Single family - 8.7 units/acre
Multi-family - 12.1 units/acre

Maximum height: 45 feet

Minimum lot size: 5,000 s.f.

Maximum lot coverage: May not exceed 40%

iii. Low Density Residential

Corresponding zoning districts: RA-1 - Residential District
RA-1.5 - Residential District
RA-1M - Residential District

Permitted uses: Single-family and duplex residences and manufactured homes. Note: Not all uses listed above are permissible in all zoning districts.

Not permitted uses: All non-residential uses

Allowable densities: Single-family - 7.3 units/acre
Multi-family - 12.1 units/acre

Maximum height: 45 feet

Minimum lot size: 6,000 s.f.

Maximum lot coverage: May not exceed 40%

Notes related to zoning district requirements listed above:

- (1) Maximum lot coverage as noted above assumes that a given property owner will develop an on-site stormwater management system which will manage the first inch and a half of precipitation for a given rain event. Without the installation of a stormwater management system, maximum lot coverage will be 25% for residential properties and 30% for commercial structures.
- (2) Developments that will incorporate greater than four units in a single structure and/or two or more buildings on a single lot will fall under the Town's group housing zoning requirements and must be approved by the Town's Planning Board.
- (3) The minimum lot size requirements listed above are based on an Ordinance amended adopted February 2, 2006. These requirements became effective February 2, 2007.
- (4) Maximum building height listed above is for usable heated square footage only. Proposed developments may incorporate an additional five feet to a respective structure's maximum building height for the addition of ornamental elements. This additional five feet may not be usable square footage.

e. *Least Suitable Land Overlay*

The Future Land Use Map (Map 20, page 197) includes a least suitable land overlay. These areas parallel the areas that are least suitable as identified during the land suitability analysis (Map 19, page 149). Development of any areas located within the overlay should be sensitive to protection of the environmentally sensitive areas. These areas may have additional regulations for development, if development is allowed.

f. *Overlay Districts*

Guidelines for development of Cottage Overlay Districts are as follows:

- Promote renovation of existing structures.
- Establish Zoning Ordinance language to grandfather existing building footprints or lot coverage if a property owner renovates/expands a structure. This policy will apply even if the cost of improvements exceeds 50% of the structures fair market value.
- In the event a structure is removed from a lot, setback, lot coverage, and building height regulations of the underlying zoning district will apply.

The future land use map identifies the following Cottage Overlay district areas:

<u>District</u>	<u>Acreage</u>
Club Colony District	21.496
Money Island District	19.357
Old Atlantic Beach East	23.856
Old Atlantic Beach West	<u>30.623</u>
Total	95.332

The identified acreages are included in the land use acreages specified in Table 40. All of the Cottage Districts are located in residential land use categories. The Cottage Districts are not specified in the Town of Atlantic Beach zoning ordinance. These areas are not designated historic districts. However, the character, building scale, and architectural style reflect “old Atlantic Beach.” It is the Town’s intent to preserve the scale/appearance of these areas. To accomplish this, revisions to the Town’s zoning and subdivision ordinances may be

required. Potential revisions will be considered during the Fiscal Year 2007-2008 update of the Town's zoning and subdivision ordinances.

The future land use map emphasizes mixed-use development. Such development is considered essential to the redevelopment which is expected to occur in Atlantic Beach. The desired mix of residential and non-residential use are specified for the mixed-use land use categories in Table 40. Approximately 141.25 acres, or 8.6%, of Atlantic Beach's total area is delineated for mixed-use development. **NOTE: the specified mix of uses is an objective. To accomplish the mixed-use objectives, revision to the Town's zoning and subdivision ordinances will be required in Fiscal Year 2007-2008.**

g. Urban Waterfront Overlay District

The Town of Atlantic Beach will seek urban waterfront designation under 15A NCAC 7H.0209, Urban Waterfronts, for the Atlantic Beach Causeway subsequent to certification of this plan by the Coastal Resources Commission (CRC).

h. Land Use Compatibility Matrix

Each of the land use categories is supported by zoning districts contained in the Town's existing Zoning Ordinance. Table 41 provides a comparison of the land use categories and the Town's existing zoning districts. The reader is cautioned that this is an "overview" and detailed analysis must be based on careful review of the Zoning Ordinance. The existing Zoning Ordinance must be revised to coincide with some of this information.

Table 41. Future Land Use Plan Compatibility Matrix
 Consistency Review of Future Land Use Map Designations and Existing Zoning Districts

Zoning Districts	RS	CZ	RC	CDD	GB	RR	RA-3	RA-3M	RA-3V	RA-2	RA-1	RA-1.5	RA-1M
Min. Lot Size (SF)	N/A	N/A	5,000	None	5,000	5,000	5,000	5,000	5,000	5,000	6,000	6,000	6,000
Max. Bldg. Height (ft.)	20	15	55	185	55	Note 1	45	45	45	45	45	45	45
Max. Lot Coverage (%)	None	None	Note 2	85%	Note 2	40%	40%	40%	40%	40%	40%	40%	40%
Designations/Average Density (du per acre)													
Mixed Use-Commercial/8.7-50	x	x	g	g	g	g	g	c	x	x	x	x	x
Mixed Use-Residential/8.7-50	x	x	g	c	c	g	g	c	x	x	x	x	x
High Density Residential/8.7-12.1	x	x	g	g	c	g	g	g	g	c	x	x	x
Med. Density Residential/8.7-12.1	x	x	c	c	x	x	c	g	c	g	x	x	x
Low Density Residential/7.3-12.1	x	x	x	x	x	x	x	x	x	x	g	g	g
Conservation/N/A	g	g	x	x	x	x	x	x	x	x	x	x	x

g = generally consistent; c = conditionally consistent; x = inconsistent

Note 1: 45 feet for projects with 4 or fewer units in a single building; 55 feet for projects with more than 4 units in a single building.

Note 2: Residential - may not exceed 40%; commercial - may not exceed 85%.

3. Land Demand Forecast and Infrastructure Carrying Capacity

The Town of Atlantic Beach faces many obstacles with respect to future growth and development throughout its jurisdiction. The town does not currently have much buildable vacant land remaining; however, large scale redevelopment projects are either in the planning stage, or being discussed. The most substantial redevelopment effort will take place within the “Circle District” (see Map 15), and has been established as a special district within the town’s existing zoning ordinance. Redevelopment of this area is still in the planning stages, and it is still unclear as to how this area will be developed with respect to land use. On the Future Land Use Map, this area has been shown as Mixed Use Commercial. The “Circle” at Atlantic Beach has traditionally served as the civic and cultural center for the Town. For this purpose, the Circle Development District is designed to re-establish and preserve the area as the primary civic, retail, office, institutional, cultural and entertainment center for the community.

One of the primary concerns of Atlantic Beach citizens with respect to land use is to either maintain existing densities or reduce density where possible. Establishing a solution to this concern is difficult due to the fact that the town is nearly built out. Based on data established through the Existing Land Use Map (Map 14, page 96), there are currently 466 vacant acres of land within the town’s corporate limits, comprising approximately 35% of its total jurisdiction. Based on the districts outlined on the Future Land Use Map (Map 20, page 197), approximately 410 (91%) of these acres are designated as Conservation/Open Space. This leaves only 56.6 acres of vacant buildable land within the town for future development.

The vacant land that does remain within Atlantic Beach falls entirely within two distinct future land use districts: Low Density Residential (1-6 units per acre) and Medium Density Residential (6-10 units per acre). The densities outlined for these districts are to be interpreted as minimum and maximum allowable densities. For the purposes of this plan, the town would like to maintain an average single-family residential density of approximately five units per acre. The town is fully aware of the problems that existing residential density have generated with respect to water quality. These concerns have been documented within the existing community facilities (sewer system) and water quality sections of the plan. Although it is nearly impossible to rectify densities with respect to existing properties, the town can aim to reduce density on the development of new properties, as well within substantial redevelopment projects.

At this time, the town is issuing an average of approximately 20 single-family residential building permits annually dating back to fiscal year 2000. At this rate, the town can expect to see an increase of 100 housing units every five years throughout the infrastructure planning period horizon of 2025. Through 2025 that would result in 400 additional housing units. In an effort to maintain a reasonable density, if you assume an average single-family housing density of five units per acre, as noted above, there is only enough vacant land remaining within town to support the construction of approximately 283 additional single-family homes.

Based on this estimate, it is anticipated that all remaining vacant buildable land within Atlantic Beach will be utilized by 2020 at the latest. Due to this fact, infrastructure carrying capacity discussion will be based on three primary factors: existing conditions (see Existing Land Use Map, Map 14); future development (single-family residential construction); and redevelopment (“Circle District” and redevelopment of existing mobile home and mobile home park properties). It is assumed based on current market demand that all mobile homes, whether stand alone or within a mobile home park, will be redeveloped during the planning period (2025). Based on the factors outlined above, Table 42 below has been included to establish an estimated number of residential and nonresidential units that can be expected upon build out of Atlantic Beach. It is difficult at this time to determine what and how portions of the town will be redeveloped, outside of the “Circle District” and mobile home park areas. The most significant factor currently acting as an impediment to development is the lack of a central sewer system. The town has struggled with this issue for years, and the current situation is discussed in both the existing community facilities and future demands section of the plan.

Table 42
Estimated Build Out Acreage*(Through 2025)

Land Use	Existing Units	Redevelopment Units	New Construction Units	Total Units**	Average Units Per acre
Mobile Homes	242	0	0	0	N/A
Residential	3,563	513***	283	4,359	5
Commercial/ Mixed Use	176	545****	0	721	50****
Office & Institutional	8	8	0	8	N/A
Total	3,989	4,805	283	5,088	N/A

*Only land use units (structures) that will have an impact on infrastructure carrying capacity have been included.

**Total Units does not include redeveloped mobile homes.

***This figure assumes total redevelopment of all mobile home properties to single-family homes or medium density multi-family units at an average density of five units per acre. This will result in an increase of 513 new residential units based on a total acreage of 151.1 currently occupied by either individual mobile homes or mobile home parks.

****This figure is based on the redevelopment of the town’s established “Circle District”. This district is 10.9 acres in size, and therefore, proposed units (545) have been based on the maximum allowable units for this future land use district as currently established in the Town’s Circle Development District Ordinance. It is anticipated that development within this area will be utilized to the maximum density allowed, pending approval of an on-site wastewater treatment system that will support the development. The maximum allowable density within this district is 50 units/acre. The 545 units will be considered mixed use/commercial for the purposes of the infrastructure forecast listed above. This forecast is based on the maximum allowable density and it is not anticipated that maximum will be achieved. The number of units permitted within the CDD varies depending on a respective property’s square footage and maximum building height. For a determination on density for a specific property, refer to the Town’s Circle Development District Ordinance. At this time, it is difficult to determine how many units will be residential versus non-residential; therefore, the average daily water use/wastewater treatment capacity will be based on commercial development.

*****This acreage figure includes the Mixed Use Residential district as indicated on the Future Land Use Map.

a. *Water System*

As discussed earlier in the plan, Atlantic Beach’s water system capacity is currently 2.5 million gallons per day. Utilization of this capacity fluctuates substantially due to seasonal population fluctuations. During the slow season (winter months), the average daily water usage is approximately 482,000 gallons per day (GPD), while during peak summer months water usage reaches as high as 1,645,000 GPD. During summer months the town’s water system operates at approximately 65.8% of total capacity. In order to assess what impact new development and redevelopment will have on available system capacity, estimates of increased demand based on Table 42 above have been compiled. These estimates have been based on average daily usage estimate for various land uses as established by the American Water Works Association (AWWA). Estimated average daily usage rates are as follows:

Water System Average Daily Usage Rates(Gallons Per Day)

Residential:	170
Non Residential:	100

Based on these estimates, the town can expect to see the following increases in water system capacity demand due to the land use forecast outlined in Table 42 above.

Type of Development	Increased Units	Increased Demand (GPD)
New Residential Units	796	135,320
New Nonresidential Units	545	54,500
Total		189,820

According to this table, assuming buildout based on the criteria outlined above, the town can expect to see an increase in water system demand of 189,820 GPD. This would result in a total of approximately 1,834,820 GPD demand during peak summer months. Under this scenario, 73.4% of the town’s water system will be utilized, leaving nearly 30% of overall plant capacity to account for additional redevelopment efforts.

b. *Sewer System*

As has been discussed throughout this plan, the Town of Atlantic Beach is well aware of its problems related to wastewater treatment. At this time, the town is still researching its options with respect to establishing town-wide central sewer service. Until an alternative is identified, the town will continue to rely on both private septic systems, and on-site wastewater treatment system (package plants). The town will continue to work with both the Carteret County Health Department and NC DENR to

ensure that failing systems are kept to a minimum. If the town were to establish a town-wide sewer system, it estimated that this system's capacity should at a minimum be 2.0 million gallons per day. The American Water Works Association states that approximately 95% of a given jurisdiction's potable water supply gets channeled through the wastewater treatment plant. Assuming the water demand estimates outlined above, it would at least require 2.0 million GPD to support the town at buildout; however, the town should aim to establish capacity between 2.5 and 3 million gallons per day assuming permits for the system can be secured. This will assist in assuring that demand due to redevelopment efforts will be met. It is anticipated that if central sewer system were to be established land values would increase drastically, requiring redevelopment to take place at higher densities.

SECTION 7. TOOLS FOR MANAGING DEVELOPMENT

A. GUIDE FOR LAND USE DECISION MAKING

This plan is expected to be an integral part of the Town of Atlantic Beach’s decision making process concerning future land use. This document should be consulted prior to any decision being made by the Atlantic Beach staff, Planning Board, and/or Town Council concerning land use and development.

The intent of this decision making process is defined by the following excerpt from 15A NCAC 7B:

“Land development generally takes place as the result of a series of decisions by private individuals and government. If left entirely to chance, the resulting pattern of development in a locality may not be in the best interest of the overall community. In order to promote community interest for both present and future generations, a Land Use Plan shall be developed, adopted, and kept current by local governments in the coastal area. The Land Use Plan is a framework that guides local leaders as they make decisions affecting development. Businesses, investors, new residents, and other private individuals, as well as other levels of government, also use the plan to guide their land use decisions. Use of the plan by these groups leads to more efficient and economical provision of public services, protection of natural resources, sound economic development, and protection of public health and safety.”

B. EXISTING DEVELOPMENT PROGRAM

The Town of Atlantic Beach existing development program is summarized in Section 5.E, Current Plans, Policies, and Regulations (page 122). These documents have been implemented by the Town of Atlantic Beach and have provided the foundation for the Town’s planning program.

C. ADDITIONAL TOOLS

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

- Conduct annual training sessions for the Town of Atlantic Beach Planning Board and Board of Adjustment.
- The Planning Department staff, in concert with the Planning Board, shall prepare an annual report assessing the effectiveness of plan implementation. This report shall be presented to the Town Council.

- At a minimum, update the Land Use Plan and implementation process every six to seven years.
- In Fiscal Year 2007-2008, revise the Town’s zoning and subdivision ordinances to support the policies and implementing actions contained in this plan.
- The Town of Atlantic Beach will, at least annually, conduct a joint meeting of the Town Council and the Planning Board to identify planning issues/needs.
- Amendment or adjustment to existing development codes and adoption of new ordinances are specified in the policies and implementing actions section of this plan. This includes adoption of a Capital Improvements Plan.

D. LAND USE PLAN AMENDMENTS

At which time the Town of Atlantic Beach CAMA Core Land Use Plan needs to be amended, the Town will apply the guidelines for Land Use Plan Amendments under Subchapter 7B, Section 0.400 of the North Carolina Administrative Code. A brief summary of the amendment process is provided below.

- The Land Use Plan may be amended and only the amended portions will be submitted to the CRC. If half or more of the policies are amended, a new locally adopted plan will be submitted to the CRC.
- The Town must hold a public hearing of which the public has been properly notified.
- Copies of the proposed amendment(s) must be available for review at the Town’s Planning Department during designated hours.
- The Executive Secretary or a designated agent of the Coastal Resources Commission shall be give notice of the public hearing, a copy of the proposed amendment(s), and a reason for the amendment(s) no less than 30 days prior to the public hearing. After the public hearing, the local government shall provide the Executive Secretary or her/his designee with a copy of the locally adopted amendment no earlier than 45 days and no later than 30 days prior to the next CRC meeting for CRC certification.
- Amendments must be consistent with the Coastal Resources Commission’s Land Use Planning Guidelines (15A NCAC 7B) and, if possible, with the Land Use Plans of adjacent jurisdictions. The local resolution of adoption shall include findings

which demonstrate that amendments to policy statements or to the Future Land Use Plan Map have been evaluated for their consistency with other existing policies.

- If possible, the Town will adopt the plan amendments expeditiously following the close of the public hearing.
- All amendments to the text or maps shall be incorporated in context in all available copies of the plan and shall be dated to indicate the dates of local adoption and CRC certification.
- The Town shall provide one copy of the amendment to each jurisdiction with which it shares a border and Carteret County within 90 days of certification.
- The Town will provide the Executive Secretary of the Coastal Resources Commission with a copy of the amended text or maps, and certification of adoption within seven (7) days of adoption.

E. ACTION PLAN/SCHEDULE

1. **Citizen Participation**

For the preparation of this plan, the Town of Atlantic Beach adopted a citizen participation plan on September 20, 2004. A copy of that plan is included as Appendix I. Following adoption of this plan, the Town of Atlantic Beach will implement the following to ensure adequate citizen participation:

- The Town will encourage public participation in all land use decisions and procedure development processes and encourage citizen input via its boards and commissions.
- The Town of Atlantic Beach will advertise all meetings of the Town's Planning Board and Board of Adjustment through newspaper advertisements and public service announcements.
- All Planning Department activities will be outlined on the town's web-site. The site will include this plan.
- Ensure that the membership of all planning related and ad hoc advisory committees has a broad cross section of Atlantic Beach's citizenry.

2. Action Plan/Schedule

The following describes the priority actions that will be taken by the Town of Atlantic Beach to implement this CAMA Core Land Use Plan and the fiscal year(s) in which each action is anticipated to begin and end. This action plan will be used to prepare the implementation status report for the CAMA Land Use Plan.

Policy References	Implementing Actions	Schedule	
		Begin	End
P.1 - P.6	The Town of Atlantic Beach will update its <u>1999 Public Access - Preliminary Recreation Assessment</u> and request Division of Coastal Management funding for the preparation of the plan.	FY2008	FY2009
P.1 - P.6	The town will prepare a map for public distribution which clearly indicates the location of all shoreline access sites and associated public parking. Copies of the map will be placed in local businesses for distribution.	FY2008	FY2009
P.7 - P.12 P.13 - P.21 P.22 - P.33 P.38 - P.40 P.47 - P.53 P.59 - P.61	Atlantic Beach will review its zoning and subdivision ordinances to ensure consistency with the recommendations included in this plan.	FY2007	FY2008
P.22 - P.33	The Town of Atlantic Beach will review and strengthen its dune protection ordinance.	FY2008	FY2009
P.34 - P.37 P.47 - P.53	The Town of Atlantic Beach will adopt a local stormwater control ordinance.	FY2008	FY2009
P.38 - P.40	The Town of Atlantic Beach will promote water saving devices and incorporate appropriate modifications to its existing water rate structure.	FY2008	FY2009
P.38 - P.40	The Town of Atlantic Beach will pursue NC Department of Transportation Bicycle and Pedestrian Planning Grant Funds to develop a comprehensive pedestrian/bicycle plan.	FY2009	FY2010
P.54 - P.58	The Town of Atlantic Beach will emphasize the protection of scenic areas in the update of its <u>1999 Public Access - Preliminary Recreation Assessment</u> .	FY2008	FY2009
P.62 - P.67	The Town of Atlantic Beach will prepare a specific capital improvements plan (CIP) with emphasis on services/facilities which will affect growth, development, and human services needs.	FY2009	FY2010
P.62 - P.67	The Town of Atlantic Beach will appoint a community appearance committee to establish guidelines and procedures for community appearance awards and to address the problem of litter on beaches and along roads.	FY2008	FY2009

F. RESOURCE CONSERVATION MANAGEMENT ACTION PLAN/POSITIVE AND NEGATIVE IMPACTS ON LAND USE PLAN POLICIES

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

- Infrastructure improvements which may extend through sensitive environmental areas.
- Potential infringement of growth on sensitive areas.
- Increased stormwater runoff.
- Overall impact of growth on the capacity of Atlantic Beach’s facilities.

The management objectives, policies, and implementing actions address the issues associated with these possible negative impacts. Mitigating policies are stated in the conservation policies, page 175; stormwater control policies, page 178; infrastructure carrying capacity policies, page 181; and water quality policies, page 186.

Table 43 provides an analysis matrix which summarizes this plan’s policies and identifies them as beneficial, neutral, or detrimental.

Table 43
Town of Atlantic Beach
Policy Analysis Matrix - Land Use Plan Management Topics

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

Table 43 (continued)

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

Table 43 (continued)

Management Topics	Policy Benchmarks - Indicate whether policy <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
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P.30	B	B	N	B	B	N
P.31	N	N	N	D	N	B
P.32	B	B	N	N	B	B
P.33	N	N	B	N	B	B
P.34	N	B	N	B	B	B
P.35	B	N	N	N	B	B
P.36	N	N	B	B	B	B
P.37	N	N	B	B	B	B
Infrastructure Carrying Capacity:						
P.38	N	B	B	N	B	B
P.39	N	B	B	N	N	B
P.40	B	B	B	N	N	B
Natural Hazards:						
P.41	B	B	N	B	N	B
P.42	N	B	N	B	N	B
P.43	N	B	B	B	N	B

Table 43 (continued)

Management Topics	Policy Benchmarks - Indicate whether policy <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
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P.44	B	B	B	B	B	B
P.45	N	B	B	B	N	B
P.46	N	B	N	B	B	B
Water Quality: P.47	N	B	N	B	B	B
P.48	N	B	N	B	B	B
P.49	N	B	N	B	B	B
P.50	N	B	N	B	B	B
P.51	N	B	B	B	B	B
P.52	N	B	N	B	B	B
P.53	N	B	N	B	B	B
Local Concerns: P.54	B	N	N	N	B	B
P.55	B	N	B	B	N	B
P.56	B	N	B	N	N	B
P.57	B	B	N	N	B	B
P.58	B	N	N	N	N	B

Table 43 (continued)

Management Topics	Policy Benchmarks - Indicate whether policy <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
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P.59	B	N	N	N	N	B
P.60	B	N	N	N	N	B
P.61	N	B	B	N	B	B
P.62	B	B	B	B	B	B
P.63	N	B	B	B	N	B
P.64	B	N	B	N	N	B
P.65	N	N	B	N	N	B
P.66	N	N	B	N	N	B
P.67	N	N	B	B	N	B
P.68	N	B	B	B	B	N
P.69	N	B	B	B	B	N
P.70	B	B	B	B	B	B

Notes to the Policy Analysis Matrix:

1. Public Access

P.1(B) through P.6(B) - Policies P.1 through P.6 address the provision of public access within Atlantic Beach. These policies are intended to support the improvement of existing facilities and to provide additional facilities which will comply with NC CAMA Standards. State funding is necessary to the provision of facilities and state access standards will be followed. Locational decisions for facilities will be based on the availability of land, environmental conditions, and fiscal resources.

2. Land Use Compatibility

P.7(B) and P.12 (B) - Atlantic Beach supports policies which will preserve the history and cultural heritage of the Town. Overall development densities should not increase.

P.8(B) and P.9(B) - Atlantic Beach supports residential development in mixed-use areas and areas of environmental concern.

P.10(B) - The Town of Atlantic Beach supports actions to require proposed development to mitigate the impacts it creates.

P.11(Potentially D) - The construction of a central sewer system could stimulate development at increased densities and require greater support services. The impacts must be continuously monitored and appropriate mitigative actions taken.

P.13(B) - The Town of Atlantic Beach opposes all industrial development except for light industrial development which is compatible with the town's sensitive environment.

P.14(B) through P.21(B) - Atlantic Beach supports commercial development which is compatible with its sensitive environmental areas and residential development. This includes energy generation facilities.

P.22(B) through P.33(B) - The Town of Atlantic Beach policies for land use compatibility which are associated with conservation support the 15A NCAC 7H minimum use standards for areas of environmental concern. The reader should review policies P.34-P.37 and the associated implementing actions I.36-I.43 for discussion of stormwater concerns/control. The Town of Atlantic Beach recognizes that preservation of environmental sensitive areas is crucial to its economic development, especially the tourist industry.

P.34(B) through P.37(B) - These policies address stormwater control. It is important that the reader analyze these policies in concert with the implementing actions I.36-I.43. In addition, the reader should review the Water Quality policies P.47-P.53. The Town of Atlantic Beach emphasizes stormwater control in both the policies and implementing actions contained in this plan.

3. Infrastructure Carrying Capacity

P.38 (Potentially D) - This policy is potentially detrimental because it could stimulate increased density of development, in particular, residential development. The development of long-range plans for central sewer service must take this into consideration.

P.39(B) and P.40(B) - The Town of Atlantic Beach supports development of a central sewer system and continuation/maintenance of its central water system. The associated implementing actions acknowledge that development of a central sewer system is under study. Policy 40 addresses improvement of the Town's transportation system. Emphasis is placed on diversifying the transportation system through implementing actions I.50, I.51, I.52, I.53, and I.54.

4. Natural Hazard Areas

P.41(B) through P.46(B) - The natural hazard area policies for Atlantic Beach focus on protection of the areas of environmental concern as defined by 15A NCAC 7H, support of the Town's hazard mitigation plan, and beach renourishment. The reader should also refer to the land use compatibility conservation policies P.22 through P.33.

5. Water Quality

P.47(B) through P.53(B) - These policies reflect a basic goal of the land use plan to improve water quality.

6. Local Areas of Concern

P.54(B) through P.58(B) - These policies reflect the Town's desire to protect its cultural, historic, and scenic areas.

P.59(B) through P.69(B) - These policies reflect the Town's desire to support economic development efforts, general health and human services needs, and redevelopment efforts.

P.70(B) - This policy reflects the Town's desire to pursue potential funding sources to aid in implementation of this plan.