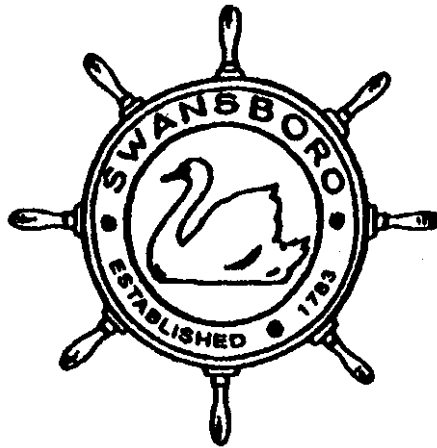


TOWN OF SWANSBORO



CAMA CORE LAND USE PLAN

September 15, 2009

Prepared By:

Holland Consulting Planners, Inc.
Wilmington, North Carolina

The preparation of this document was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.

TOWN OF SWANSBORO
CAMA CORE LAND USE PLAN

Table of Contents

	<u>PAGE</u>
PREFACE – HOW TO USE THE PLAN	i
SECTION 1. INTRODUCTION	1
SECTION 2. HISTORY	2
SECTION 3. REGIONAL SETTING	3
SECTION 4. SWANSBORO COMMUNITY CONCERNS AND ASPIRATIONS.....	5
A. LAND USE ISSUES/EMERGING CONDITIONS	5
1. Housing.....	5
2. Recreation.....	6
3. Major Streets/Public Services.....	7
4. Central Business District/Historic District	8
5. Conclusion.....	9
B. TOWN OF SWANSBORO COMMUNITY VISION	10
SECTION 5. ANALYSIS OF EXISTING AND EMERGING CONDITIONS	11
A. POPULATION, HOUSING, AND ECONOMY.....	11
1. Swansboro Permanent Population.....	11
a. Population Profile.....	11
b. Racial Composition.....	12
c. Age Composition	13
d. Educational Attainment.....	14
e. Population Summary.....	15
2. Housing.....	16
a. Housing Occupancy and Tenure	16
b. Structure Age	16
c. Housing Conditions.....	18
d. Housing Affordability	19
e. Single- and Multi-Family Units	19
f. Housing Summary	20
3. Employment and Economy.....	21
a. Introduction (General Economic Indicators).....	21
b. Household Income	21
c. Employment/Earnings by Industry	22
d. Employment Commuting Patterns.....	23
e. Industries	24
f. Economy Summary	24
4. Population Projections	25

B.	NATURAL SYSTEMS ANALYSIS	26
1.	Natural Features - Analysis and Mapping	26
a.	Topography and Geology.....	26
b.	Climate	26
c.	Flood Zones	27
d.	Manmade Hazards.....	32
e.	Soils.....	32
f.	Water Supply.....	35
g.	Fragile Areas	35
(1)	Estuarine Waters and Estuarine Shorelines (AEC)	35
(2)	Public Trust Areas.....	36
(3)	Wetlands.....	37
(4)	Significant Natural Heritage Areas.....	38
(5)	Slopes in Excess of 12%	40
(6)	Excessive Erosion Areas	40
h.	Areas of Resource Potential	40
(1)	Regionally Significant Parks	40
(2)	Marinas and Mooring Fields.....	40
(3)	Floating Homes	41
(4)	Aquaculture	41
(5)	Channel Maintenance	41
(6)	Marine Resources (Water Quality).....	41
2.	Environmental Composite Map.....	44
3.	Environmental Conditions (Water Quality, Natural Hazards, and Natural Resources)	47
a.	White Oak River Basin	47
b.	Subbasin 03-05-01	49
c.	Growth Trends.....	50
C.	ANALYSIS OF EXISTING LAND USE AND DEVELOPMENT	51
1.	Introduction	51
2.	Existing Land Use.....	51
3.	Land Use Conflicts	54
4.	Future Residential Land Needs	55
5.	Historic District/Sites.....	56
6.	Land Use in Relation to Water Quality	56
D.	ANALYSIS OF EXISTING COMMUNITY FACILITIES/SERVICES.....	59
1.	Transportation	59
2.	Health Care	59
3.	Law Enforcement.....	63
4.	Fire Services	64
5.	Emergency Medical Services	64
6.	Administration	64
7.	Water System	64
8.	Sewer System	67
9.	Schools	67
10.	Child Care Resources	69
11.	Recreation.....	69

	<u>PAGE</u>
12. Stormwater Management	70
a. Introduction	70
b. Erosion and Sedimentation	71
c. EPA Regulations	71
d. Construction Activities	73
e. North Carolina Shoreline Buffering.....	73
E. LAND SUITABILITY ANALYSIS (LSA).....	74
F. CURRENT PLANS, POLICIES, AND REGULATIONS.....	77
1. 1991 Town of Swansboro Land Use Plan Update.....	77
2. 1996 Town of Swansboro Land Use Plan Update.....	78
3. Capital Improvements Plan.....	79
4. NC State Building Code.....	80
5. National Flood Insurance Program	80
6. Swansboro Sewer Ordinance	80
7. Thoroughfare Plan for the Town of Swansboro, 2006.....	80
8. Hazard Mitigation Plan	80
9. Waterfront Redevelopment Plan	80
10. Town of Swansboro 2000 Comprehensive Plan: A 20-Year Planning Guide.....	81
11. 2005 Town of Swansboro Unified Development Ordinance	81
12. Comprehensive Parks and Recreation Plan	81
SECTION 6. PLAN FOR THE FUTURE	82
A. FUTURE DEMANDS	82
1. Introduction	82
2. Housing Land Use.....	83
3. Commercial Land Use	84
4. Industrial Land Use.....	85
5. Transportation	85
6. Health Care	86
7. Police and Fire Services.....	87
8. Water and Sewer Utilities	87
a. Introduction	87
b. Future Water Supply and Demand	89
(1) Water Demand.....	89
(2) Water Supply.....	90
c. Wastewater Treatment Need and Available Capacity	95
(1) Wastewater Service Areas.....	95
(2) Wastewater Treatment Need	97
(3) Wastewater Available Capacity.....	98
d. ONWASA Capital Improvements Plan	98
9. Solid Waste	99
10. Recreation.....	101
11. Schools	102
12. Stormwater.....	103
B. LAND USE/DEVELOPMENT GOALS AND IMPLEMENTING ACTIONS.....	104

	<u>PAGE</u>
C. POLICIES/IMPLEMENTING ACTIONS	108
1. Introduction	108
2. Policies Regarding Land Use and Development in AECs	111
D. LAND USE PLAN MANAGEMENT TOPICS.....	113
1. Introduction	113
2. Impact of CAMA Land Use Plan Policies on Management Topics	115
3. Public Access.....	115
4. Land Use Compatibility	117
5. Infrastructure Carrying Capacity	126
6. Natural Hazard Areas	131
7. Water Quality	134
8. Local Areas of Concern.....	138
E. FUTURE LAND USE PLAN.....	143
1. Introduction	143
2. Future Land Use Categories and Locational Aspects of Land Use.....	144
a. Conservation	146
b. Commercial	146
c. Commercial Central Business District.....	147
d. Office and Institutional	147
e. Light Industrial	148
f. Low-Density Residential	148
g. Medium-Density Residential.....	149
h. High-Density Residential	149
i. Undesignated Planning Area	150
j. Urban Waterfront	150
k. Least Suitable Areas for Development	151
l. Future Land Use Compatibility Matrix.....	151
3. Future Land Use Acreages	153
4. Land Demand Forecast/Carrying Capacity Discussion	153
SECTION 7. TOOLS FOR MANAGING DEVELOPMENT	156
A. GUIDE FOR LAND USE DECISION MAKING.....	156
B. EXISTING DEVELOPMENT PROGRAM.....	156
C. ADDITIONAL TOOLS.....	156
D. LAND USE PLAN AMENDMENTS.....	157
E. ACTION PLAN/SCHEDULE.....	158
1. Citizen Participation.....	158
2. Action Plan/Schedule.....	158
F. RESOURCE CONSERVATION MANAGEMENT ACTION PLAN/POSITIVE AND NEGATIVE IMPACTS OF LAND USE PLAN POLICIES	160

TABLES

Table 1	Town of Swansboro, Onslow County, and North Carolina Population Growth, 1980-2007	11
Table 2	Onslow County Population Growth by Township	11
Table 3	Town of Swansboro and Onslow County Racial Composition	12
Table 4	Town of Swansboro and Onslow County Age Composition, 1990 and 2000	14
Table 5	Town of Swansboro and Onslow County Educational Attainment, 2000, Based on Persons 25 Years and Over	15
Table 6	Town of Swansboro and Onslow County Housing Occupancy and Tenure, 2000	16
Table 7	Town of Swansboro and Onslow County Structures Built	17
Table 8	Town of Swansboro Residential Building Permit Activity	18
Table 9	Town of Swansboro and Onslow County Housing Conditions	18
Table 10	Town of Swansboro Housing Problems - Renters	19
Table 11	Town of Swansboro Housing Problems - Owners	19
Table 12	Town of Swansboro and Onslow County Units in Structure and Mobile Home Count, 2000	20
Table 13	Town of Swansboro and Onslow County Summary of Economic Indicators	21
Table 14	Town of Swansboro and Onslow County Household Income, 2000	21
Table 15	Town of Swansboro Employment by Industry, 2000	22
Table 16	Onslow County and North Carolina Wages by Industry, 2000	23
Table 17	Town of Swansboro Travel Time to Work	24
Table 18	Town of Swansboro and Onslow County Population Projections, 2000-2030	25
Table 19	Town of Swansboro and ETJ Flood Hazard Areas	27
Table 20	Town of Swansboro Fast Moving Hurricane Inundation	29
Table 21	Town of Swansboro Soil Characteristics	33
Table 22	Town of Swansboro Wetland Acreage	38
Table 23	NC Division of Water Quality Water Body Classifications	42
Table 24	Town of Swansboro Water Bodies and Classifications	44
Table 25	Town of Swansboro Environmental Composite Map Layers	45
Table 26	Town of Swansboro and ETJ Environmental Composite Acreages by Class	45
Table 27	Local Governments and Planning Units within the White Oak River Basin	49
Table 28	Subbasin 03-05-01 DWQ Classifications by Acres and Miles	50

		<u>PAGE</u>
Table 29	Town of Swansboro Existing Land Use Acreages	54
Table 30	Town of Swansboro Planning Area Undeveloped Land in Relation to the Environmental Composite Analysis	55
Table 31	Town of Swansboro Police Department Fiscal Year to Year Comparison	63
Table 32	ONWASA Water System Average Daily Water Use by Month (MGD), 2007	65
Table 33	ONWASA Water System Average Annual Daily Water Use by Type, 2007	66
Table 34	Onslow County Public Schools Serving Swansboro, 2007-2008 School Year	68
Table 35	Land Suitability Analysis Criteria	75
Table 36	Town of Swansboro and ETJ Land Suitability Analysis, 2005	77
Table 37	Onslow County Population Projections by ONWASA Service Area	88
Table 38	Onslow County Water Demand Projections	89
Table 39	ONWASA Service Regions Summary of Water Demand and Supply Projections	93
Table 40	ONWASA Service Areas Summary of Current and Predicted Wastewater Treatment Demands	98
Table 41	Onslow County Projected Per Capita Waste Disposal	100
Table 42	National Recreation Standards and Demand for Facilities in Swansboro's Planning Area	101
Table 43	Onslow County Public Schools Serving Swansboro 2005 Bond Referendum - Proposed School Investments	103
Table 44	Future Land Use Plan Compatibility Matrix	152
Table 45	Town of Swansboro Future Land Use Acreages	153
Table 46	Town of Swansboro Corporate Limits and ETJ - Land Demand Forecast	154
Table 47	Town of Swansboro Water System Carrying Capacity	155
Table 48	Policy Analysis Matrix - Land Use Plan Management Topics	161

MAPS

Map 1	Town of Swansboro Regional Location Map	4
Map 2	Town of Swansboro Flood Hazard Areas	28
Map 3	Town of Swansboro Storm Surge Inundation	31
Map 4	Town of Swansboro Soils Classifications	34
Map 5	Town of Swansboro Areas of Environmental Concern - Wetlands	39
Map 6	Town of Swansboro Water Quality	43

		<u>PAGE</u>
Map 7	Town of Swansboro Environmental Composite	46
Map 8	Town of Swansboro River Basins and Subbasins	48
Map 9	Town of Swansboro Existing Land Use	53
Map 10	Town of Swansboro Existing Land Use in Relation to Water Quality	58
Map 11	Town of Swansboro Community Facilities and Existing Infrastructure	60
Map 12	Town of Swansboro 2007 Annual Average Daily Traffic Counts	61
Map 13	Town of Swansboro Land Suitability Analysis	76
Map 14	Town of Swansboro Water Service Regions	92
Map 15	Town of Swansboro ONWASA Sewer Service Areas	96
Map 16	Town of Swansboro Future Land Use	145

GRAPHS

Graph 1	Town of Swansboro Racial Composition, 2000	13
Graph 2	Town of Swansboro Age Composition, 2000	13
Graph 3	Town of Swansboro Housing Structure, 2000	17
Graph 4	Water Supply and Demand for ONWASA Service Areas	94

APPENDICES

Appendix I	Town of Swansboro Citizen Participation Plan
Appendix II	Land Use Plan Property Owner Survey Results
Appendix III	NC Tidal Saltwater Class System
Appendix IV	Division of Environmental Health Growing Area D-2 and D-3
Appendix V	Swansboro Comprehensive Transportation Plan Study Maps
Appendix VI	Hazard Mitigation Plan Risk Assessment, Mitigation Strategies, and Policies
Appendix VII	Onslow County 2007-2013 Transportation Improvement Program
Appendix VIII	Police Staffing Ratios
Appendix IX	Fire Protection Standards
Appendix X	Planning Information for ONWASA Service Areas
Appendix XI	Onslow County Five-Year CIP Forecast
Appendix XII	Hawkins Creek Watershed Protection and Restoration Planning Study
Appendix XIII	Traditional Neighborhood Development Street Design Guidelines
Appendix XIV	Levels of Service (LOS)
Appendix XV	Management Recommendations for Local Governments and Land Use Planning Actions
Appendix XVI	Acceptable Land Use Category Permitted Uses and Allowable Area, Yard, and Height Requirements
Appendix XVII	Land Suitability Analysis - User Guide

MATRIX OF REQUIRED ELEMENTS

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(a) Organization of the Plan	page i and 1
(b) Community Concerns and Aspirations (1) Significant Existing and Emerging Conditions	page 5-9
(2) Key Issues	page 5-9
(3) A Community Vision	page 10
(c) Analysis of Existing and Emerging Conditions (1) Population, Housing, and Economy (A) Population: (i) Permanent population growth trends using data from the two most recent decennial Censuses; (ii) Current permanent and seasonal population estimates; (iii) Key population characteristics; (iv) Age; and (v) Income	pages 11-15 page 11 pages 12-14 page 13-14 page 21
(B) Housing Stock: (i) Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multi-family, and manufactured); and (ii) Building permits issued for single-family, multi-family, and manufactured homes since last plan update	pages 16-20 page 18
(C) Local Economy	pages 21-25
(D) Projections	page 25
(2) Natural Systems Analysis (A) Mapping and Analysis of Natural Features (i) Areas of Environmental Concern (AECs); (ii) Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development; (iii) Environmental Management Commission water quality classifications and related use support designations, and Division of Environmental Health shellfish growing areas and water quality conditions; (iv) Flood and other natural hazard areas; (v) Storm surge areas; (vi) Non-coastal wetlands including forested wetlands, shrub-scrub wetlands, and freshwater marshes; (vii) Water supply watersheds or wellhead protection areas; (viii) Primary nursery areas, where mapped; (ix) Environmentally fragile areas; and (x) Additional natural features or conditions identified by the local government.	pages 26-51 pages 35-40 pages 32-34 pages 41-44 pages 27-28 pages 29-31 pages 37-38 page 35 page 35 page 38

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(B) Composite Map of Environmental Conditions: <ul style="list-style-type: none"> (i) Class I (ii) Class II (iii) Class III 	pages 44-46
(C) Environmental Conditions <ul style="list-style-type: none"> (i) Water Quality: <ul style="list-style-type: none"> (I) Status and changes of surface water quality, including impaired streams from the most recent NC Division of water Quality Basinwide Water Quality Plans, 303(d) List and other comparable data; (II) Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation Section of the NC Division of Environmental Health; (III) Areas experiencing chronic wastewater treatment system malfunctions; and (IV) Areas with water quality or public health problems related to non-point source pollution (ii) Natural Hazards: <ul style="list-style-type: none"> (I) Areas subject to storm hazards such as recurrent flooding, storm surges, and high winds; (II) Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities; and (III) Where data is available, estimates of public and private damage resulting from floods and wind that has occurred since the last plan update (iii) Natural Resources: <ul style="list-style-type: none"> (I) Environmentally fragile areas or areas where resource functions may be impacted as a result of development; and (II) Areas containing potentially valuable natural resources 	pages 47-51
(3) Analysis of Land Use and Development	pages 51-58
(A) A map of land including the following: residential, commercial, industrial, institutional, public, dedicated open space, agriculture, forestry, confined animal feeding operations, and undeveloped;	page 53
(B) The land use analysis shall including the following: <ul style="list-style-type: none"> (i) Table that shows estimates of the land area allocated to each land use; (ii) Description of any land use conflicts; (iii) Description of any land use-water quality conflicts; 	page 54 pages 54-55 pages 56-58

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
<ul style="list-style-type: none"> (iv) Description of development trends using indicators; and (v) Location of areas expected to experience development during the five years following plan certification by the CRC and a description of any potential conflicts with Class II or Class III land identified in the natural systems analysis 	<ul style="list-style-type: none"> page 55 page 55
<ul style="list-style-type: none"> (C) Historic, cultural, and scenic areas designated by a state or federal agency or by local government 	page 56
<ul style="list-style-type: none"> (D) Projections of future land needs 	pages 55, 82
<ul style="list-style-type: none"> (4) Analysis of Community Facilities 	
<ul style="list-style-type: none"> <ul style="list-style-type: none"> (A) Public and Private Water Supply and Wastewater Systems 	page 64-67
<ul style="list-style-type: none"> <ul style="list-style-type: none"> (B) Transportation Systems 	page 59 and Appendix V
<ul style="list-style-type: none"> <ul style="list-style-type: none"> (C) Stormwater Systems 	pages 70-73
<ul style="list-style-type: none"> <ul style="list-style-type: none"> (D) Other Facilities 	pages 59-73
<ul style="list-style-type: none"> (5) Land Suitability Analysis <ul style="list-style-type: none"> (A) Water quality; (B) Land Classes I, II, and III summary environmental analysis; (C) Proximity to existing developed areas and compatibility with existing land uses; (D) Potential impacts of development on areas and sites designated by local historic commission or the NC Department of Cultural Resources as historic, culturally significant, or scenic; (E) Land use and development requirements of local development regulations, CAMA Use Standards and other applicable state regulations, and applicable federal regulations; and (F) Availability of community facilities, including water, sewer, stormwater, and transportation 	pages 74-77
<ul style="list-style-type: none"> (6) Review of Current CAMA Land Use Plan <ul style="list-style-type: none"> (A) Consistency of existing land use and development ordinances with current CAMA Land Use Plan policies; (B) Adoption of the land use plan's implementation measures by the governing body; and (C) Efficacy of current policies in creating desired land use patterns and protecting natural systems 	pages 77-81
<ul style="list-style-type: none"> (d) Plan for the Future <ul style="list-style-type: none"> (1) Land Use and Development Goals: <ul style="list-style-type: none"> (A) Community concerns and aspirations identified at the beginning of the planning process; (B) Needs and opportunities identified in the analysis of existing and emerging conditions 	<ul style="list-style-type: none"> pages 5-9 pages 82-103

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
<p>(2) Policies:</p> <p>(A) Shall be consistent with the goals of the CAMA, shall address the CRC management topics for land use plans, and comply with all state and federal rules;</p> <p>(B) Shall contain a description of the type and extent of analysis completed to determine the impact of CAMA Land Use Plan policies on the management topics, a description of both positive and negative impacts of the land use plan policies on the management topics, and a description of the policies, methods, programs, and processes to mitigate any negative impacts on applicable management topics;</p> <p>(C) Shall contain a clear statement that the governing body either accepts state and federal law regarding land uses and development in AECs or, that the local government's policies exceed the requirements of state and federal agencies.</p>	pages 108-113
<p>(3) Land Use Plan Management Topics.</p>	pages 113-115
<p>(A) Public Access</p>	pages 115-117
<p>(B) Land Use Compatibility</p>	pages 117-126
<p>(C) Infrastructure Carrying Capacity</p>	pages 126-131
<p>(D) Natural Hazard Areas</p>	pages 131-133
<p>(E) Water Quality</p>	pages 134-138
<p>(F) Local Areas of Concern</p>	pages 138-143
<p>(4) Future Land Use Map</p> <p>(A) 14-digit hydrological units encompassed by the planning area;</p> <p>(B) Areas and locations planned for conservation or open space and a description of compatible land use and activities;</p> <p>(C) Areas and locations planned for future growth and development with descriptions of the following characteristics:</p> <p>(i) Predominant and supporting land uses that are encouraged in each area;</p> <p>(ii) Overall density and development intensity planned for each area;</p> <p>(iii) Infrastructure required to support planned development in each area</p> <p>(D) Areas in existing developed areas for infill, preservation, and redevelopment;</p> <p>(E) Existing and planned infrastructure, including major roads, water, and sewer</p> <p>In addition, the plan shall include an estimate of the cost of any community facilities or services that shall be extended or developed. The amount of land allocated to various uses shall be</p>	<p>pages 143-155</p> <p>pages 153-155</p>

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
<p>calculated and compared to the projection of land needs. The amount of land area thus allocated to various uses may not exceed projected needs as delineated in Part (c)(3)(A)(iv) - Projection of Future Land Needs.</p>	
<p>(e) Tools for Managing Development</p> <ul style="list-style-type: none"> (1) Guide for Land Use Decision-Making (2) Existing Development Program (3) Additional Tools. <ul style="list-style-type: none"> (A) Ordinances: <ul style="list-style-type: none"> (i) Amendments or adjustments in existing development codes required for consistency with the plan; (ii) New ordinances or codes to be developed (B) Capital Improvements Program (C) Acquisition Program (D) Specific Projects to Reach Goals (4) Action Plan/Schedule 	<p>pages 156-169</p> <p>page 156</p> <p>page 156</p> <p>page 156</p> <p>page 158</p>

PREFACE - HOW TO USE THE PLAN

WHY IS A PLAN NEEDED?

This plan is intended to fulfill the Coastal Area Management Act (CAMA) requirements for the preparation of a Core CAMA Land Use Plan. This plan is organized to adhere to the 15A NCAC 7B requirements. The matrix following the table of contents specifies how/where compliance with 15A NCAC 7B is accomplished. The reader should review Section 7, Tools for Managing Development which begins on page 156.

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

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

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

- Analysis of Existing and Emerging Conditions, page 11.
- Analysis of Land Use and Development, page 51.
- Land Suitability Analysis, page 74.
- Plan for the Future, page 82.
- Tools for Managing Development, page 156.

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

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

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

The policies and implementing actions section of this plan, pages 115 to 143 includes numerous recommendations for new regulatory ordinances and revisions to existing regulatory ordinances. These revisions are essential to the successful implementation of this document. No CAMA permits will be issued which are inconsistent with the policies included in this plan.