

Town of Surf City Land Use Plan
2005

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Surf City’s 14 Land Use Plan Maps are located in the back of this document.

Introduction

The coastal area of North Carolina offers residents and visitors a tremendous opportunity to enjoy fine living and a wide variety of recreational pursuits. The abundant fish and shellfish resources of North Carolina are apparent not only from the table at your favorite local seafood restaurant, but also from the fighting chair of the deep sea fishing boats which ply the Gulf Stream waters in search of large sport fish. Beautiful sandy beaches with clear blue water beckon both the residents of Surf City and visitors alike. The beaches and waters of North Carolina are a tremendous resource and they may be found alongside a shoreline which is rich in history.

In recognition of both the value and the fragile nature of our coastal area's natural and cultural resources, the United States Congress passed, in 1972, the Coastal Zone Management Act. The State of North Carolina, which at the very early stages of the national coastal program established itself as a leader amongst all coastal States, enacted in 1974 the Coastal Area Management Act, which has come to be known in North Carolina by its acronym "CAMA." The CAMA did several things. It defined North Carolina's coastal area. Twenty coastal counties were defined as that land area over which the developing coastal program would hold some jurisdiction. The Act created the Coastal Resources Commission (CRC), which is a 15 member body, appointed by the Governor, who create policy and who pass rules governing development activity in the coastal area. The Act also created the Coastal Resources Advisory Council (CRAC), which is a 45 member body which advises the CRC and which works as a liaison between the Commission and local governments in the coastal area. As staff for the CRC the Division of Coastal Management was created to carry out the policies of the program. The basic purpose of the Coastal Area Management Act is ...as stated in the CAMA ... "to insure the orderly balance of use and preservation of our resources on behalf of the people of North Carolina and the nation."

It is widely recognized that the most important aspect of the early development of the coastal program was the planning requirement contained in the CAMA. The Coastal Area Management Act said that each coastal County is required to have a Land Use Plan, and furthermore, these plans were required to be updated every five years. Our work here, on the Town of Surf City Land Use Plan, is a direct result of that requirement in the enabling legislation. As coastal counties began to plan, coastal Towns and Cities began to recognize the benefit of planning for themselves. The local empowerment embodied in the Act's planning requirement showed a clear stroke of brilliance on the part of those who crafted the legislation. This was evidenced by a slow and thoughtful change of perception by Cities and Towns as the municipalities began to request their own opportunity to plan for the long-range future. The booming growth of the coastal area coupled with the planning requirement contained in the statute, brought municipal governments an understanding of the necessity of planning for the preservation of natural resources and a way of life. The Town of Surf City was an early leader in the recognition of a need for land use planning.

The Town of Surf City is a progressive small Town with a group of thoughtful and farsighted leaders. Both the elected and appointed Boards act cautiously on those significant matters which will effect the future of the community. The Town very early realized the benefits of land use planning. This is evidenced in the fact that in 1981 the Town of Surf City created its first Land Use Plan. This effort will be the third update of the Town's original Land Use Plan¹. The Plan has been, and will continue to be, a valuable source of community information and a guide for local leaders on policy on those issues concerning the future growth and development of the

¹ The original land use plan was created in 1981. Updates to this plan were subsequently approved by the Town of Surf City and the NC Coastal Resources Commission in 1987 and 1992.

Town.

The term "Land Use Plan" may be used interchangeably with other terms. The "Land Use Plan" is also referred to as the "comprehensive plan" or the "general plan" or the "master plan." The essential characteristics of the plan, which we will refer to as the Land Use Plan or Land Use Plan Update (LUPUP), is that the plan encompasses all geographic parts of the community and all functional and environmental elements which bear on land use development. The plan will be long-range in the sense that it will look beyond the foreground of current pressing and everyday development pressures and will look to the perspective of problems and possibilities for 10 to 15 years in the future.

For planning purposes the preparation, adoption, and use of the Land Use Plan is considered to be the primary objective of a planning program. Most other plans and planning actions by a local government are designed, at least theoretically, to be based upon the Land Use Plan.

With the production of this Land Use Plan Update we have looked beyond day-to-day concerns and we have taken a thoughtful look at the Town's desired growth patterns for future land use development activity. We have presented and analyzed available data on the economy, population, existing land use, land suitability, and natural resources. We have prepared maps which describe the existing uses of land, maps which show the suitability of area lands for development, and we have prepared a map which describes future desired growth patterns for the municipality. It is the desire of Surf City's Town leaders, that with this information in hand, development proposals can be examined and the impacts of these development proposals analyzed in concert with the suitability of the land and community facilities available to service the growth. Requested uses of land may be viewed along side the vision of desired future growth, and the interrelationships of the proposed development activity may be compared with existing development. Services can also be analyzed with thought given toward the appropriateness of project design.

Local government has a great deal of influence on how a community develops. The buildings, facilities, and improvements provided by local government affect the daily lives of most citizens. These same features give a form and a life to the community and can be a stimulus or an impediment to the development of privately owned land in the area.

The local government is inescapably involved in questions on the physical development of land within the area of its jurisdiction. At nearly every meeting the Town Council and the Planning Board will make decisions concerning zoning, streets, sites for public buildings, or the allocations of funds for public projects of one type or another. And for making these kinds of decisions the lay Boards of local government need technical guidance. If the quickest and most expedient decision is taken, without forethought, local government leaders may find they will make a decision one month only to negate the premise of that decision next month because they are faced with another request for an immediate decision and another quickie answer. If these type of decisions are made over an extended period of time the local government may end up on a path that is not consistent with the desired future of the Town. This type of circumstance may

be avoided by planning. Leaders are advised through the land use plan process to take a proactive rather than a reactionary approach to community development.

To do this the local government needs an instrument, a plan, which will establish long-range general policies for the physical development of the community. With a plan decisions can be made in a coordinated and unified manner. The Land Use Plan Update will provide the Town of Surf City with this sort of an instrument. The plan can be continually referred to as an important source for decisions on those development issues which arise on a regular basis. Zoning classification amendment requests, subdivision approval, the location of roads or highways, extension of public services all of these decisions are made in a manner which best serves the public interest if some systematic planned approach to the decision process is made. The Land Use Plan is the source document for community land use decisions.

The creation of this most recent land use plan for the Town of Surf City began in early 2002 with a decision by Town leaders to commit the community's economic resources and the valuable time of citizens and staff to a process which has led to the successful completion of this plan. Funding assistance, from the NC Division of Coastal Management, Department of Environment & Natural Resources, was applied for and received early in the process. This agreement to fund was important from an economic sense but also, importantly, it created an agreement, a partnership, between the State of North Carolina and the Town of Surf City, which, when coupled with the planning assistance of the Cape Fear Council of Governments, has successfully driven this plan to success.

The format of this plan² follows the land use planning guidelines prepared by the NC Division of Coastal Management and approved by the Coastal Resources Commission.

How to Use the Land Use Plan

This Land Use Plan has been prepared through detailed work with the Town of Surf City Planning Board, Town staff, and the Town Council, and according to planning guidelines created by the State of North Carolina. The planning guidelines are important because they give a framework for creation of the Land Use Plan. The first work on this document was the preparation of an outline. This outline was taken directly from the requirements of 15A NCAC 7B and became the Land Use Plan Table of Contents. Your best source for finding specific information in this Land Use Plan is the Table of Contents.

² This plan is an Advanced Core Land Use Plan, prepared according to the requirements of Chapter 15A of the NC Administrative Code at Subchapter 7B.

The Land Use Plan was created in two parts. Part One gives a summary of community concerns and aspirations, an analysis of existing and emerging conditions, and an analysis of natural systems and environmental conditions. Part Two gives a summary of community goals, a detailed list of Town policies for land use development, and a future land use map and description of each future land use category.

The Land Use Plan is designed to be used by the local government, in each case, when they make decisions concerning land use. The policy statements in this document are created such that when the Planning Board or Town Council is faced with a decision they may receive some advice or counsel on the matter before them by a careful review of this policy document. For other plan users, the document will also provide guidance on what you may expect on decisions by Town appointed or elected Boards. Developers, as well as those residents already well established, may have reason to consult the document for “how to” policy guidance or for development proposals they wish to implement or comment upon.

The creators of this document have gone to extreme lengths to insure the all necessary policy guidance for the Town of Surf City is included here. All decisions on policy were based upon the best information available in 2002-2004. If this Land Use Plan is found to need adjustment, the Land Use Plan amendment process, outlined in 15A NCAC 7B, is the means by which to amend this document.

For questions concerning this Land Use Plan interested parties may call the Surf City Town Hall at 910-328-4131.

Part 1 – Data Collection& Analysis

Section 1: Community Concerns and Aspirations

The purpose of this land use plan section is to provide guidance and direction for plan development on the sensitive matter of community concerns and aspirations.

(A) Significant Existing & Emerging Conditions

Significant and existing conditions have been identified through a dialogue established with the

Planning Board, through the opportunity to hear citizens through the forum of the Planning Board's meetings, through discussions with Town staff, and in conversations with citizens. The identification of emerging conditions, by definition, is a never ending process. They are always popping up. The identification of, or, in some cases, the realization of existing conditions (which is a psychologically adaptive process), sometimes happens in ways which may surprise those who are long-term residents or regular visitors. The conditions or issues we are interested in here are those growth related conditions which influence land use, development, water quality (and other environmental concerns), as well as quality of life issues in the planning area.

The following significant existing and emerging conditions, or trends, have been identified as a part of the land use planning process in Surf City.

- More year round residents are moving into Surf City. The municipality is trending towards becoming both a resort and a bedroom community.
- People are moving into all areas of the municipality (island/ETJ/mainland) not just the island.
- The new residents are believed to be more affluent.
- Growth is happening at a rapid pace. It needs to be controlled ... not stopped. The community doesn't really want to stop the growth.
- Surf City is getting bigger units on existing lots, more duplexes, triplexes, and bigger houses.
- Through redevelopment the older smaller island or waterfront units will go. Smaller units will be moving off the island.
- It is believed the island areas are not where future manufactured home location will occur. This is believed to be a function of economics. Modular and manufactured home development will continue on the mainland.
- There is little possibility for heavy industry in the area between Holly Ridge and Surf City. This area is environmentally sensitive ... there's lots of wetlands out there. Small or light manufacturing would be desirable.
- Small tourist oriented businesses are seen as appropriate for the island. Intense retail development is seen as likely to occur off island in the mainland area of Surf City.
- There is large undeveloped acreage in the mainland area. Development of this area could, quite literally, change the town character forever. Decisions made concerning mainland development are extremely important.
- Vacant land in Surf City is selling and developing fast. This trend is also true for the Surf City ETJ.
- The recently approved landscaping ordinance is going to have a major impact on the look and feel of the entire Surf City planning area.
- Single family houses are incompatible with existing uses in the C-1/downtown area. The conflicting uses are currently living together in an uneasy truce. This needs a fix.
- The Planning Board strongly feels we will need a policy to decrease stormwater runoff. This is seen as a big issue for Surf City.
- Traffic is a big issue for Surf City. The Planning Board is not currently looking at traffic as an impact to the city when considering development proposals.
- Planning Board members believe there may be some aquaculture type business (fish, oyster farming, etc.) in the ETJ. The traditional old guys who made a living from oyster farming in the area are gone.

- The water quality in banks channel is believed to be very good.
- There is believed to be no timber company land in the area east of HWY 17.
- Holly Ridge is not as affluent as Surf City and has suffered some economic setbacks recently with industry closure and cutbacks.
- The relationship with other area municipalities is good. The relationship with the County is getting better all the time.
- The Planning Board thinks the town/area is feeling the current economic pinch like everybody else (nationwide & NC).
- The Planning Board sees real estate investors moving into Surf City. People are believed to be pulling dollars out of the market and sinking it into real estate.
- Camp Lejeune's nearby location is felt to be positive and gives Surf City an increase in the use of rental property.
- Base location gives Surf City residents a feeling of safety (national security).
- Water capacity is a current issue. The town is currently working on it ... pressure for fire, etc. A new water tower is being built and a new well is being installed on the mainland.
- Parking is seen as a problem ... especially during the warm weather summer months.
- There is a future possibility of ferries from the mainland carrying people over to the beach.
- Public transportation is possible as a means of resolving or lessening a traffic problem. Solutions discussed include: carrying people along the island, carrying people to the beach from the mainland (from hotels and from park and ride lots).
- Geography issue: it has been said there isn't enough depth to allow a lot of ocean front development in Surf City.
- The Town wants to encourage a mix of land uses. It is also true, again, they are cognizant of the problem in the downtown area and see this as not the type of mix they want.
- The swing bridge must be repaired.
- Upgrades are needed to the town street pattern.
- The Surf City layout of streets is "weird" (offsets, etc) and has led to traffic problems.
- Turn lanes are needed at stoplight.
- Turn lanes needed for businesses.
- The Planning Board is concerned about getting people on the island but also about what happens when they get there. No place to park ... the clogging up of traffic arteries ... peak season grid lock ... all are seen as possible, at some point in the not too distant future, without some relief.
- The Town needs sidewalks for day trippers and others who will walk to the store or beach.
- Bike trails are needed.
- Surf City's heritage connects them to the water. They don't want to lose this cultural/historic connection. Mooring buoys in the water (for transients and long-term use is seen as possible).
- Public accessways are important community features and add value to the Town.
- The Police Dept is doing a good job.
- The Fire Dept is doing a good job.
- Each municipality on the island has their own police and fire.
- There are no complaints about rescue services. Service is believed to be adequate.
- In summary, of all conversations of existing and emerging conditions, the single issue upon which people spent the most time, was transportation.

- Stormwater runoff is seen as a very important issue. Even with current water quality thought to be "good," people are still thinking ahead about this issue ... which is also good.
- Low income housing may need to be provided in Surf City. Minimum house and lot size may need to be considered in concert with this need.

(B) Key Issues³

Issues identification is a continuing process for local governments. As a part of the process in the creation of this land use plan a Planning Board and citizen brainstorming session to identify issues and assets was held on October 24, 2002. The resulting list of key issues is as follows:

- Transportation/Traffic
- Economic Development
- Water
- Sewer
- Parking
- Intense commercial development should be kept on the mainland
- Preservation of green space (including maritime forest)
- Beautification/Aesthetics
- Non-beach type recreation opportunities are needed
- Stormwater runoff
- Redevelopment of existing structures (particularly in commercial areas)
- Intergovernmental coordination and cooperation
- Services consolidation
- Hurricane preparedness/evacuation
- Mixed land use (joint uses of property/home occupations)
- Beach preservation/nourishment
- Public beach access
- Public safety
- Family oriented beach community
- Code enforcement
- Pedestrian friendly community
- Waterfront control consistent with CAMA regulations (acquire more land and enhance what we've got)
- Boat mooring areas are needed
- Water supply — storage and protection
- Taxes are forcing people with a fixed income off the island
- Incremental growth of town boundary (municipal land area is increasing)
- Preservation of historic identity
- Avoid unattractive over building

³ Issues are identified as problems or things the Town needs to do something about within the 10 year planning horizon period for the land use plan. Issues are presented here in the order they were discussed/brought up at the Board meeting on October 24, 2002. This should in no way be considered a “final” list. It would more accurate to characterize this as a first list.

- Transition from a resort community to a resort/bedroom community

The “key issues” were subsequently prioritized by a vote of the Planning Board. The issues are shown again below, in the order of their determined priority.

- Transportation/Traffic
- Stormwater runoff
- Parking
- Beach preservation/nourishment
- Preservation of green space (including maritime forest)
- Water
- Beautification/Aesthetics
- Family oriented beach community
- Code enforcement
- Water supply — storage and protection
- Incremental growth of town boundary (municipal land area is increasing)
- Economic Development
- Sewer
- Intense commercial development should be kept on the mainland
- Public beach access
- Avoid unattractive over building
- Transition from a resort community to a resort/bedroom community
- Non-beach type recreation opportunities are needed
- Intergovernmental coordination and cooperation
- Redevelopment of existing structures (particularly in commercial areas)
- Public safety
- Pedestrian friendly community
- Waterfront control consistent with CAMA regulations (acquire more land and enhance what we’ve got)
- Boat mooring areas are needed
- Taxes are forcing people with a fixed income off the island
- Services consolidation
- Hurricane preparedness/evacuation
- Mixed land use (joint uses of property/home occupations)
- Preservation of historic identity

The identification of, and proactive response to, issues arising in Surf City is an ongoing process.

(C) Community Vision

The Town of Surf City’s vision statement was prepared through a facilitated process with the Town’s Planning Board acting as the principal responsible board. The Planning Board approved the “vision” for submittal to the Town Council on November 19, 2002. The Town Council subsequently endorsed the vision statement on December 3, 2002.

The vision statement is important feature of the land use plan because it gives a clear description

on how the area will look in the future. In preparing the “vision” participants were directed to consider the community’s driving forces, priority issues, and citizen values and aspirations. The “vision” depicts in words and images what the local government is seeking to become. The results are shown below. The reader should understand this “vision” was written to describe the current situation in Surf City in 15 years. The present tense is therefore used to describe circumstances which have not yet come to pass but which are desired.

Town of Surf City Vision Statement

Economy

The economy of this community, which serves as both a resort and a bedroom community for the surrounding area, is diverse and balanced serving the needs of both visitors and residents. Surf City is a destination known for its diverse shopping experiences and for its quiet, secluded residential and natural areas.

The economic environment in Surf City is a nurturing and fertile mix of seasonal and tourist type services and also serves a healthy and still growing resident population. People of all socioeconomic status are welcome to live, work, invest, and play in Surf City. Retail outlets on the mainland provide a premier regional shopping experience for residents and visitors. All citizens are employed to their full potential. Our median household income is the highest of any municipality in southeastern North Carolina and well exceeds the national average.

The growth of Surf City has been reinforced by improved infrastructure and a strict adherence to our land use plan and our code of ordinances. We are the premiere resort beach community in southeastern North Carolina.

Livability

The vitality of our economy is directly linked to the quality of our community life.

Parks and recreation, environment, education, and the arts are top priorities for Surf City. We have an abundance of public parks and green spaces in which our residents and visitors may relax or play. Public access to the ocean and Topsail sound beaches is easily available and is free to the public. Our extensive network of safe bike trails and sidewalks connects us to the mainland and to our neighboring island municipalities. The municipal marina is a favorite spot for visitors wishing to rent a boat and go fishing or to just view and enjoy our maritime heritage.

Each year our citizens, and many thousands of visitors from across the state and nation, attend the Surf City spring festival. The Surf City triathlon associated with this event has become a mecca for the nation’s elite competitors. Area residents are also strongly represented in this competition. During the spring festival the downtown Surf City area is a focal point and a favorite choice for residents and visitors who enjoy wandering amongst entertainers, artists, and vendors. As a year-round amenity, our community center serves double duty as a conference center at the beach for upstate businesses looking for a place to retreat, or hold a meeting, and as a well designed true community center for our area residents.

Education

Pender County schools are national models with a broad student mix and the lowest drop-out rate in North Carolina. Compensation for teachers and modern, state of the art, equipment and conditions make Pender County schools a top choice for the best teachers and educators in North Carolina. Internships in all work sectors (including public administration) are provided for top high school and college students. The Surf City branch of the Pender County public library system provides an interesting and attractive recreational alternative to beach residents and visitors. The eastern Pender County satellite campus for Cape Fear Community College, located in the mainland area of Surf City, is providing significant new, challenging, interesting, and important learning opportunities for interested persons of all ages.

Environment

Surf City has a reputation for a beautiful, wide, well maintained beach which is re-nourished every four years through a regular program of work established cooperatively by the Town of Surf City, the state of North Carolina, and the U.S. Army Corps of Engineers. The beach front serves as a beautiful natural amenity and is recognized as a recreational asset for all and as a means of protection from the storm surge of the occasional hurricane or northeaster.

The proximity of the water, the preservation of wetlands areas, the system of parks, public accessways, and existing bicycle trails and sidewalks all serve to give residents and visitors a feeling of being one with nature at Surf City. As a practical matter, imaginative zoning regulations and creative subdivision design, along with strong local support for enforcement when necessary, and an adherence to state and federal rules and regulations as a matter of course, have all made water quality in the waters in and around Surf City of exceptionally good quality. Surf City is a beautiful place and has a clean environment in which to live.

Appearance

Beautification is one of this municipality's top priorities. Clean beaches and clean beautiful corridors lead into the Town of Surf City. Streets, roadways, signs, landscaping, construction projects, and all other visible features of commerce, transportation, and the like, are all kept in a well maintained condition. Municipal facilities such as parks, town hall, police, fire, public accessways and the like, are all kept in impeccable condition. Municipal ordinance height restrictions have given the community a low profile and residential, low density, feel. Underground utility lines enhance all major transportation arteries and residential areas. When it comes to putting its best face on for the world, beauty is as beauty does, and Surf City does it better.

Infrastructure

Our infrastructure binds all of our working components into a smoothly and safely functioning whole.

Water, Sewer, and Drainage

A water and sewer service second to none is available to all developed and developable areas throughout Surf City and its extraterritorial area. An abundance of clean, pure water is there for our needs. Surf City's municipal water wells on the mainland serve a regional system, owned by

the municipality, which includes service to Topsail Beach and Pender County. Antiquated water lines have all been replaced and water pressure throughout the system is excellent for home, business, industrial, and emergency services purposes.

A municipally owned regional sewer system is in place serving the entirety of Topsail Island. A state of the art sanitary sewerage disposal system is located in Onslow County, outside of the Surf City extraterritorial area, with excess capacity for anticipated/planned growth.

Our vital heritage of a strong connection with the waters in and around the island has been greatly improved through a filtered drainage system for stormwater runoff. Our water quality is excellent. Surf City always considers the implications of development projects to the environment prior to ordinance modification or the granting of subdivision approval.

Highways and Transportation

Long-range planning coupled with adequate state and local funding for roads has given Surf City an enviable system of well maintained roads. The four lane (high rise or draw) bridge from the mainland portion of the city allows traffic to flow to and from the barrier island at all times in a smooth and regular fashion. Due to a well designed traffic system, accidents rates within the town of Surf City's jurisdiction are low. Surf City cooperates with other regional municipalities and Counties in the RPO (Rural Transportation Planning Organization). This administrative entity has proven to be an effective means of communication with other area governments and with state and federal transportation officials. Surf City considers good transportation as a basic infrastructure item and, as with other services, provides only the best for residents and visitors. Transportation considerations and concerns in Surf City are comprehensive and include easy access for all residents to roads, bike trails and sidewalks, public beach access areas, public transportation, and, as regional transportation services, both rail and air travel are conveniently located nearby.

The Surf City comprehensive transportation system is in place and working well to serve all residents and visitors.

Services

U.S. mail service is efficiently handled in a conveniently located post office on the island within the Town of Surf City. Adequate and convenient parking for users of this facility is available. Dependable police, fire, and emergency medical service are a phone call away for residents and businesses throughout Surf City and Pender County. A 24 hour a day urgent care facility offering comprehensive medical services is located in the Town of Surf City. A regional health system, with rescue services, is on line around the County, around the clock.

Community

Municipalities and Counties have forged their common goals into a single alloy. A sense of unity and purpose prevails.

As a result of our outstanding commitment to community we are perceived as one of the top

places to live on the North Carolina coast. Our choices of enduring quality for the community have made the community marketable and have established a strong, agreed upon, identity.

Strong neighborhood associations, working in collaboration with local government, give real meaning to the concept of effective citizen participation in Surf City and Pender County. All people and points of view are considered in community decisions, regardless of race, gender, national origin, or social status. Whether in business, professions, or in community leadership our citizens realize: We are many. We are one.

Government

Cooperation is not the exception but the rule amongst all area governing units.

Cooperative decisions amongst area municipalities have allowed for the orderly, safe, and environmentally friendly growth of residential and commercial properties. This cooperation has been especially important on regional transportation issues, public safety, beach nourishment, recreation, and the safe and sanitary provision of water and sewer services. Surf City is in an enviable position as the geographic center of a group of proactive municipalities growing in a responsive and cooperative County in an orderly manner.

Surf City is well known for a proactive and quick response to the hint of an emerging problem in the area of public affairs. Regular joint forums of area local government leaders and citizens have proven an effective means of issue identification and recommended resolutions.

Cooperation in government is given a high priority by all. This is especially true at Surf City. Excellent leadership, from both the Town Council and a great Planning Board, are instrumental in the notable successes enjoyed at Surf City.

Alternative revenue sources for local government have helped to diversify the local tax structure, which is considered to be one of the fairest and most equitable in North Carolina. Both city and County residents share equitably in the cost of government services at Surf City.

Region

The citizens and elected officials in Surf City recognize and appreciate the fact that the entire region has needs. Thinking, planning, and sharing helps us to properly address infrastructure needs and to provide other government services. Working together with other area local governments, with Cape Fear Council of Governments as the lead regional agency, has proven an effective means of anticipating and resolving issues, thus avoiding common problems and allowing those issues which do arise to be dealt with in a proactive and an effective way.

Participation in Government

Dialogue between the public and private sectors is positive and on-going. We have eighty percent of eligible citizens registered to vote and seventy percent of those registered actually voting. Our local government, with open and effective communication as a core value, attracts the best leaders from amongst us.

Leadership

We have a shared vision of what is possible for our community. A unified approach and commitment to this vision will allow our vision to be realized.

An informed electorate has brought tough but fair-minded leaders into office. As a result, their decisions are proactive rather than reactive and bring benefit to the entire community. Priorities have meaning, and implementation takes place through a creative and progressive approach to getting the job done right the first time.

Surf City understands the responsibility of local government to patiently and carefully listen to all citizens and to bring diversity to solutions.

We anticipate the challenges of today with a clear minded view of tomorrow. We will accept no less than the best for our city, for each of us, and for all of us.

The Town of Surf City’s vision statement is far reaching and encompasses an overall view of the community. The “vision” has strong support amongst community leaders.

Section 2: Analysis of Existing and Emerging Conditions

The purpose of this plan section is to provide the sound factual and analytical base necessary to support the land use and development policies in the land use plan.

(A) Population

(1) Current Permanent

<u>Pender County Municipal & County Population, 2001</u>
Atkinson = 237
Burgaw = 3,375
St. Helena = 402
Surf City = 1,423
Topsail Beach = 481
Wallace = 18
Watha = 153
Pender County = 42,051
Onslow County = 148,454

Population Estimates⁴

According to the most recent information available (July 2001)⁵, the current permanent population for the Town of Surf City is 1,423. The U.S. Census Bureau count in 2000 gave the population of Surf City as 1,393. The percentage growth rate over the last year was therefore 2.1%. In real numbers, the growth in the number of persons residing in Surf City was 30 persons.⁶ From a population growth/statistical point of view, a municipal growth rate of 3% is considered a high rate of growth.

The number of persons per household in the Pender County portion of Surf City is 2.0389. In the Onslow County portion of Surf City there are 1.9597 persons per household.

The comparable growth of Surf City versus other southeastern North Carolina beach communities can be seen in the following table.

NC Municipal Beaches -- Population Growth 1990-2001⁷

Municipality	1990 Population	2001 Population	Percentage Growth, 1990-01	Percentage Growth (Ave Yearly), 1990-01
Sunset Beach	311	1,849	494%	44.9%
Ocean Isle Beach	523	441	(15.6%)	(1.4%)
Holden Beach	626	819	30.8%	2.8%

⁴ Estimates of the July 1, 2001 permanent resident population of each of North Carolina's 543 active, incorporated municipalities within boundaries as of July 1, 2001 were released in September of 2002. These estimates were based, in part, upon July 1, 2001 population estimates for North Carolina and each of its 100 counties which were released in August of 2002.

⁵ This population estimate is from the NC State Data Center, July 2001. State Data Center estimates are based on the U.S. Census Bureau count in 2000.

⁶ An estimated growth in the Pender County area of Surf City (33 persons) and an estimated decline in the Onslow County area of Surf City (-3 persons) gives a net effect of 30 additional persons.

⁷ U.S. Department of Commerce, Bureau of the Census, 2000. NC State Data Center, 2001.

Oak Island	4,550	6,898	51.6%	4.6%
Caswell Beach	175	392	124%	11.2%
Bald Head Island	78	184	135%	12.2%
Kure Beach	619	1,573	154%	14%
Carolina Beach	3,630	5,225	43.9%	3.9%
Wrightsville Beach	2,937	2,604	(11.3%)	(1%)
Topsail Beach	346	481	39%	3.5%
Surf City	970	1,423	46.7%	4.2%
North Topsail Beach	947	833	(12%)	(1%)
Emerald Isle	2,434	3,538	45.3%	4.1%
Indian Beach	153	93	(39.2%)	(3.6%)
Pine Knoll Shores	1,360	1,529	12.4%	1.1%
Atlantic Beach	1,938	1,777	(8.3%)	(.75%)
Nags Head	1,838	2,801	52.3%	4.7%
Kill Devil Hills	4,238	6,122	44.4%	4%
Kitty Hawk	1,937	2,991	54.4%	4.9%
Southern Shores	1,447	2,201	52.1%	4.7%
Duck	0	459	N/A	N/A

Four NC beach municipalities had declining populations between 1990 and 2001⁸. One barrier island beach community was created during this same period of time and thus has no comparable growth statistics to offer.

For the period from 1990 through 2001, the permanent population of Surf City grew by 46.7%. This represents a straight line growth over the past eleven years of 4.2% per year. Of the 21 total barrier island beach municipalities, stretching nearly 300 miles along the North Carolina coast, Surf City ranked ninth in population growth. As with a number of the other beach communities in North Carolina, Surf City's permanent population growth was partially on the mainland and

⁸ These municipalities are Ocean Isle Beach (Brunswick County), Wrightsville Beach (New Hanover County), North Topsail Beach (Onslow County), and Atlantic Beach (Carteret County).

partially due to annexation.

The table below ranks population in Surf City as compared to the other municipal beach communities in North Carolina. This table also give a total for NC, Onslow County, and Pender County.

NC Municipal Beach Population, 2001⁹

<u>Municipality</u>	<u>2001 Population</u>
Southern Shores	2,292
Kitty Hawk	3,116
Kill Devil Hills	6,122
Nags Head	2,801
Atlantic Beach	1,777
Pine Knoll Shores	1,529
Indian Beach	93
Emerald Isle	3,538
North Topsail Beach	833
☛Surf City	1,423
Topsail Beach	481
Wrightsville Beach	2,604
Carolina Beach	5,225
Kure Beach	1,573
Bald Head Island	184
Caswell Beach	392
Oak Island	6,898
Holden Beach	819
Ocean Isle Beach	441
Sunset Beach	1,849
☛Pender County	42,051
☛Onslow County	148,454

⁹ NC State Data Center, 2001. The recently incorporated municipality of Duck, in Dare County, was not included as a part of the 2000 U.S. Department of Commerce, Bureau of the Census, survey. As a result, they are not included here. The 2001 estimated population for Duck is 459 persons.

☛North Carolina	8,188,008
☛NC Municipal Beach Average Pop	2,199.5
☛Ttl NC Municip Beach Residents/NC %	43,990/.537%
☛Surf City Municipal Beach Rank by Pop	13th of 20
☛Total # NC Municipalities /% Beach	20 of 543 = 3.68%

Surf City’s extraterritorial jurisdiction area is also growing in population. This area, very likely, will one day be annexed and counted as a part of the permanent population at Surf City.

(2) Current Seasonal Population Estimates

The seasonal population of a resort area municipality such as Surf City is composed of two components. These components are: (1) **permanent population** — these are the people who usually reside in the planning area, and those people who are also frequently referred to as the year ‘round residents; (2) **seasonal population** — these are the people who are temporary residents of the planning area (including tourists and vacationers), but who usually reside in another location. Another term to understand, which is related to seasonal population, is **peak population**, which is the permanent population plus the seasonal population on a peak vacation week during the summer season. To give an estimate on seasonal population and peak population we must make some assumptions and assign some numbers, based on experience with the habits of beach visitors, and, especially, with the habits of those visitors to Surf City.

It has been determined by the NC State Data Center, based on the 2000 Census that there were 1,423 permanent residents of Surf City in 2001. According to the 2000 U.S. Census and the number of permits issued for residential construction during 2001, as determined by the Surf City Planning Department, there were 2,692 housing units in Surf City in 2001. If we assume the same percentage occupancy rate for 2001 as the U.S. Bureau of the Census found in 2000, which was 27%, we have 726 housing units occupied by permanent residents in 2001. This gives 1,968 housing units occupied seasonally.

The number of persons per housing unit in Surf City, in 2001, based on permanent population (1,423 divided by 726), is 1.96. For purposes of figuring seasonal peak population we will add one additional person per residence, so ... we have 2.96 persons per housing unit for the calculation of the seasonal peak. A standard number, frequently used, for the number of occupants in a vacation cottage is 6.5 persons per unit. A low figure for the seasonal population based solely on housing units would be equal to the permanent population (1,423) plus the additional 1 person per unit (726), plus vacation cottage rental (6.5 multiplied by 1,968 = 12,792) gives a total of 14,941 persons.

The table below lists the number of motels in Surf City and the number of rooms at each motel.

Motels & Number of Rooms, 2002¹⁰

Name of Motel	Number of Rooms
Blizzard's Rooms & Apartments	6
Blue Roof Inn	6
Island Inn	20
Loggerhead Inn	37
Pink Palace	3
Sea Star Motel	23
Shorehaven Inn	8
Surfside Motel	13
Tiffany's Motel	28
Williamsons Rooms & Apartments	6
Parker Rentals	3
<u>TOTAL</u>	<u>142</u>

A standard number, frequently used, for the number of beach visitors occupying a motel unit is 3.5 persons. When all units are occupied, the additional number of people straining the municipal infrastructure and support systems is 497.

The estimated 2001 seasonal population at Surf City is 15,438 persons¹¹.

This figure does not include day trippers. This is a particularly difficult population element upon which to get a count. The average daily traffic on the causeway leading across the Surf City bridge in 2001 was 8,400. A portion of this traffic was going to Topsail Beach and North Topsail Beach. No break-out for seasonal peak days (Memorial Day, Fourth of July, or Labor Day) was given as a part of this NC Department of Transportation count.

(3) Permanent Population Growth Trends

Surf City 1990 = 653 (Pender County part) plus 317 (Onslow County part) = 970

Surf City 2001 = 1,134 (Pender County part) plus 289 (Onslow County part) = 1,423

¹⁰ This information was gathered by the Town of Surf City Planning & Inspections Department.

¹¹ This figure is composed of the following: 1,423 (permanent population), 726 (additional one person per permanently occupied housing unit), 12,792 (vacation cottage rental), 497 (motel occupancy) = 15,438.

Surf City had a 46.7% growth rate between 1990 and 2001. The annualized growth rate is 4.2%.

Pender Co 1990 = 28,855

Pender Co 2001 = 42,051

Pender Co had a 45.7% growth rate between 1990 and 2001. That's 4.1% annualized rate.

Onslow Co 1990 = 149,838

Onslow County 2001 = 148,454

Onslow County has a negative growth rate between 1990 and 2001. This incidence is believed to have occurred as a result of troop movements associated with Camp Lejeune and is believed to be an anomaly.

Region O (Brunswick, Columbus, New Hanover, Pender) 1990 = 249,711

Region O (Brunswick, Columbus, New Hanover, Pender) 2001 = 337,611

Region O had a 35% growth rate between 1990 and 2001.

NC 1990 = 6,632,448

NC 2001 = 8,188,008

NC had a 23% growth rate between 1990 and 2001.

(4) Key Population Characteristics¹²

Surf City is a mix of the old and the new. The newcomers, affluent and mobile, are balanced out by the long-term residents of this former rural fishing community. This is an exciting and interesting mix. Retirees are choosing to settle here in large numbers. Baby boomers, some soon to retire and others with years of gainful employment ahead of them are also settling in ... using Surf City as their residence while one or both spouses may be working in either Wilmington or Jacksonville. Another key component of the current situation in Surf City, a component which reflects on the economy in 2001, is that people are investing in real property/real estate. After suffering the losses of the last few years in the markets, people are rediscovering the benefits and security of owning real estate.

Key characteristics of the Town's population are shown below. For comparative purposes the Pender County, Onslow County, and (in most cases) the North Carolina figure is also mentioned.

- ◆ Surf City's population increased from 1980 (390) to 2001 (1,423) by 365%.
- ◆ Surf City's population increased from 1990 (970) to 2001 (1,423) by 46.7%.
- ◆ Pender County population increased from 1980 (22,262) to 2001 (42,051) by 88.9%.
- ◆ Pender County population increased from 1990 (28,855) to 2001 (42,051) by 45.7%.
- ◆ North Carolina population increased from 1990 (6,632,448) to 2001 (8,188,008) by 23.4%. The total number of NC housing units increased from 1990 to 2000 by 21%.

- ◆ The population in Surf City is 50.5% male & 49.5% female.

¹² Data is from the U.S. Department of Commerce, Bureau of the Census, 2000, and the NC State Data Center, 2001.

- ◆ The population in Pender County is 50.3% male & 49.7% female.
- ◆ The population in North Carolina is 49% male & 51% female.

- ◆ Occupied housing units:
 - Surf City — 26.7%
 - Pender County — 77.2%
 - Onslow Count — 86.4%
 - North Carolina — 88.9%

- ◆ Percentage attaining high school graduation:
 - Surf City — 90.5%
 - Pender County — 76.8%
 - Onslow County — 84.3%
 - North Carolina — 78.1%

- ◆ Highest percentage occupation:
 - Surf City — Management, professional, and related occupations — 39.2%
 - Pender County — Sales and office occupations — 24.3%
 - Onslow County — Sales and office occupations — 28.0%
 - North Carolina — Management, professional, and related occupations — 31.2%

- ◆ Per capita income:
 - Surf City — \$25,242
 - Pender County — \$17,882
 - Onslow County — \$14,853
 - North Carolina — \$20,307

- ◆ Median household/family income:
 - Surf City — \$40,521/\$48,854
 - Pender County — \$35,902/\$41,633
 - Onslow County — \$33,756/\$36,693
 - North Carolina¹³ — \$39,184/\$46,335

- ◆ Median rent:
 - Surf City — \$651
 - Pender County — \$491
 - Onslow County — \$518
 - North Carolina — \$548

- ◆ Percent of population in mobile homes:
 - Surf City — 28.5%
 - Pender County — 35.2%

¹³ Median family income was highest in Wake County (\$67,149), Mecklenburg (\$60,608), and Orange (\$59,874) and lowest in Bertie (\$30,186) and Hertford (\$32,002).

Onslow County — 24.4%
 North Carolina — 16.4%

(5) Age of Population

The median age¹⁴ of the population at Surf City is 48.1 years.

Median Age¹⁵

Surf City = 48.1 years
North Topsail Beach = 45.1 years
Topsail Beach = 55.6 years
Holly Ridge = 32.9 years
Pender County = 38.8 years
Onslow County = 25.0 years

The U.S. Census Bureau gives additional information on the breakdown of the population by age and sex.

Surf City Population By Age & Sex¹⁶

Age	Both Sexes # – %	Male # – %	Female # – %
Under 5	35 — 2.5	16 — 2.3	19 — 2.8
5 to 9	41 — 2.9	15 — 2.1	26 — 3.8
10 to 14	60 — 4.3	32 — 4.5	28 — 4.1
15 to 17	39 — 2.8	18 — 2.6	21 — 3.0

¹⁴ The median age indicates one half the population is older and one half the population is younger than the figure given.

¹⁵ U.S. Department of Commerce, Bureau of the Census, 2000.

¹⁶ U.S. Department of Commerce, Bureau of the Census, 2000.

18 to 19	24 — 1.7	15 — 2.1	9 — 1.3
20	12 — 0.9	6 — 0.9	6 — 0.9
21	8 — 0.6	6 — 0.9	2 — 0.3
22 to 24	42 — 3.0	26 — 3.7	16 — 2.3
25 to 29	82 — 5.9	44 — 6.3	38 — 5.5
30 to 34	76 — 5.5	36 — 5.1	40 — 5.8
35 to 39	76 — 5.5	37 — 5.3	39 — 5.7
40 to 44	120 — 8.6	64 — 9.1	56 — 8.1
45 to 49	131 — 9.4	70 — 9.9	61 — 8.9
50 to 54	136 — 9.8	65 — 9.2	71 — 10.3
55 to 59	140 — 10.1	72 — 10.2	68 — 9.9
60 and 61	59 — 4.2	28 — 4.0	31 — 4.5
62 to 64	85 — 6.1	36 — 5.1	49 — 7.1
64 to 66	36 — 2.6	17 — 2.4	19 — 2.8
67 to 69	59 — 4.2	28 — 4.0	31 — 4.5
70 to 74	72 — 5.2	44 — 6.3	28 — 4.1
75 to 79	31 — 2.2	17 — 2.4	14 — 2.0
80 to 84	19 — 1.4	12 — 1.7	7 — 1.0
85 and over	10 — 0.7	0 — 0.0	10 — 1.5
Total 65 & over	227 — 16.3	118 — 16.8	109 — 15.8
Median Age	48.1	47.6	49.0

(6) Income

The latest information on the income of persons in Surf City was gathered by the U.S. Bureau of the Census in the year 2000. The income information requested was therefore gathered from the previous year. Consequently, the latest information available is for calendar year 1999.

Household income for 1999 in Surf City is shown below¹⁷.

¹⁷ Income figures are reported as received from the U.S. Department of Commerce, Bureau of the Census, 2000.

Surf City Households¹⁸ Income — 691 total = 100%

Less than \$10,000	— 52 = 7.5%
\$10,000 to \$14,999	— 43 = 6.2%
\$15,000 to \$24,999	— 93 = 13.5%
\$25,000 to \$34,999	— 89 = 12.9%
\$35,000 to \$49,999	— 153 = 22.1%
\$50,000 to \$74,999	— 106 = 15.3%
\$75,000 to \$99,999	— 79 = 11.4%
\$100,000 to \$149,999	— 45 = 6.5%
\$150,000 to \$199,999	— 17 = 2.5%
\$200,000 or more	— 14 = 2%

In the Town of Surf City the median household income in 1999 was \$40,521. This is a higher median household income than found in Pender County (\$35,902) or Onslow County (\$33,756) as a whole or statewide/in North Carolina (\$39,184). The number of Surf City households with income was 535. The mean earnings of households with income in Surf City in 1999 was \$46,640. The mean earnings of households with income in Pender County was a bit lower at \$44,365. And lower still in Onslow County at \$38,848. The mean earnings of households with income in North Carolina in 1999 was \$50,814. The number of households in Surf City with social security income is 216. The average amount of social security income per household was \$11,767. The number of households in the Town of Surf City with public assistance income was 12 (1.7%). The average amount of public assistance income was \$2,467. The number of Surf City households with retirement income was 158. The average amount of retirement income received per household was \$21,068. In Pender County the mean retirement income is \$19,671. In Onslow County the mean retirement income was \$15,806. In all of North Carolina the mean retirement income reported was \$16,831.

Family income in Surf City for 1999 is shown below.

Surf City Families¹⁹ Income — 403 total = 100%

Less than \$10,000	— 22 = 5.5%
\$10,000 to \$14,999	— 15 = 3.7%
\$15,000 to \$24,999	— 35 = 8.7%
\$25,000 to \$34,999	— 46 = 11.4%
\$35,000 to \$49,999	— 89 = 22.1%
\$50,000 to \$74,999	— 66 = 16.4%
\$75,000 to \$99,999	— 73 = 18.1%
\$100,000 to \$149,999	— 39 = 9.7%
\$150,000 to \$199,999	— 9 = 2.2%
\$200,000 or more	— 9 = 2.2%

¹⁸ According to the U.S. Department of Commerce, Bureau of the Census, 2000, the average household size in Surf City is 2.02 persons.

¹⁹ According to the U.S. Dept of Commerce, Bureau of the Census, 2000, the average family size in Surf City is 2.51 persons.

The median family income in the Town of Surf City in 1999 was \$48,854. The median family income for Pender County during the same time period was \$41,633. For Onslow County the median family income was \$36,692. The statewide median family income in 1999 was \$46,335. The 1999 per capita income in the Town of Surf City was \$25,242. The per capita income for Pender County was \$17,882. The per capita income for Onslow County was \$14,853. For all of North Carolina the per capita income for 1999 was \$20,307. The median earnings for male full-time year-round employees in 1999 was \$36,600. The median earnings for female full-time year-round employees was \$30,000.

<u>Surf City Income</u> ²⁰	<u>1989</u>	<u>1999</u>	<u>Percent Growth</u>
Median Income By Households	\$29,342	\$40,521	38%
Median Income By Families	\$31,905	\$48,854	53.1%
Per capita Income	\$18,552	\$25,242	36%

The table above, Surf City Income, shows incomes are growing in Surf City. The Town of Surf City is becoming more affluent. An affluent population is more able to buy or invest in real estate or luxury or comfort items. This affluence gives credibility to the idea that now may be a good time to invest in Surf City.

<u>Poverty</u> ²¹ <u>Status in 1999</u> ²²	<u>Surf City</u> <u>Number</u> ²³ <u>- Percent</u>	<u>Pender County</u> <u>Percent</u>	<u>North Carolina</u> <u>Percent</u>
Families	40 - 9.9%	9.5%	9.0%
Families w/ related children under 18 years	33 - 27%	14.6%	13.3%
Families w/ related children under 5 years	17 - 36.2%	16.4%	16.5%

²⁰ Information gathered from U.S. Dept of Commerce, Bureau of the Census, 1990 & 2000.

²¹ Poverty is based on income, household size and relationship. Income considered for determining poverty is money income before taxes. Capital gains and noncash benefits, such as food stamps or medicaid, are not counted as income. The population considered for determining poverty is not the total population of an area. Persons living in group quarters, such as military barracks, college dorms, or long-term health care facilities, are not considered when determining poverty. Unrelated persons under the age of 15 in a household, such as foster children, are also not considered when determining poverty.

²² U.S. Department of Commerce, Bureau of the Census, 2000

²³ Indicates the number below the poverty level in each category.

Families w/ female householder, w/ no husband present	21 - 46.7%	28%	27.4%
With related children under 18 years	21 - 70%	35.9%	34.3%
With related children under 5 years	10 - 100%	44.7%	45.9%
Individuals	221 - 15.4%	13.6%	12.3%
18 years and over	117 - 9.8%	12.0%	11.0%
65 years and over	9 - 3.9%	14.4%	13.2%

As measured according to the percentage of female householders in poverty, with no husband present, Surf City ranks high. Surf City ranks in the same general range as both Pender and Onslow County (10.8%) and the rest of the State on the number of families in poverty (as a percentage), however, more of these families in Surf City have children than on average in either Pender County or Statewide.

For the year 1999, the Town of Surf City ranks above the entirety of Pender County, Onslow County, and above the State in per capita income, median household income, and in the average amount of retirement income.

(B) Housing Stock

Community housing gives important indicators for land use planning. Most importantly it gives a picture of the type (variety) of housing opportunity currently existing. Density, land value, and other factors will be examined in another section of this plan.

(1) Current Housing Stock²⁴

According to the U.S. Bureau of the Census , Census 2000, there were 2,585 total housing units in Surf City. Since that time, according to the records of the Surf City Building Inspector, a minimum of 246 additional residential units²⁵ have been added. The total number of residential units for 2002 is therefore 2,831. None of these housing units were reported to lack complete plumbing facilities and none were reported to lack complete kitchen facilities. It was interesting to note that 16 of the total number of units reported said they had no telephone service. This, with out a doubt, is partially due to the fact that many of these homes are vacation homes where people are getting away from the daily hassles, including a ringing telephone, of normal daily life.

A description of the number and type of units in Surf City is shown below.

²⁴ Data gathered is from the U.S. Department of Commerce, Bureau of the Census, 2000.

²⁵ 174 single family homes; 50 manufactured homes; and, a minimum of 22 multi-family homes.

<u>Surf City Housing/Units in the Structure</u>	<u>Number</u>	<u>Percent</u>
1-unit, detached	1,437	55.6%
1-unit, attached	57	2.2%
2 units	108	4.2%
3 or 4 units	62	2.4%
5 to 9 units	16	0.6%
10 to 19 units	36	1.4%
20 or more units	131	5.1%
Mobile home	738	28.5%
Boat, RV, van, etc.	0	0%
<u>TOTAL</u>	<u>2,585</u>	<u>100%</u>

Surf City, Pender County and Onslow County have a relatively high percentage number of mobile homes within their jurisdiction.

Number of Mobile Homes & Percentage of Total Housing Stock by Jurisdiction²⁶

<u>Surf City 738 of 2,585 = 28.5%</u>	<u>Pender County 7,328 of 20,798 = 35.2%</u>	<u>North Carolina 577,323 of 3,523,944 = 16.4%</u>
<u>Topsail Beach 3 of 1,135 = .26%</u>	<u>North Topsail Beach 116 of 2,076 = 5.6%</u>	<u>Wrightsville Beach 17 of 3,097 = .54%</u>
<u>Carolina Beach 101 of 4,070 = 2.4%</u>	<u>Kure Beach 71 of 1,567 = 4.5%</u>	<u>Emerald Isle 994 of 5,968 = 16.6%</u>
<u>Oak Island 764 of 6,662 = 11.4%</u>	<u>Kill Devil Hills 115 of 5,286 = 2.1%</u>	<u>Atlantic Beach 1,323 of 4,744 = 27.8%</u>
<u>New Hanover County 4,891 of 79,616 = 6.1%</u>	<u>Onslow County 13,585 of 55,726 = 24.3%</u>	<u>Carteret County 10,530 of 40,947 = 25.7%</u>

The large number of “mobile homes” in Surf City, or more correctly manufactured homes (despite census bureau category indications), is as a result of 2 factors: (1) Surf City has allowed the number of manufactured homes to expand over its history and this freedom has allowed the beach community population to grow and has allowed vacation, rental, and ownership opportunities for citizens of all economic status to own homes at the beach; and (2) There has been (and still is) a strong young age group component of the population, living in the vicinity, who find the generally less expensive manufactured home to be an attractive alternative housing choice.

The age of the houses in Surf City are shown in the table below.

<u>Surf City Housing/Year Structure Built</u>	<u>Number</u>	<u>Percent</u>
1999 to March 2000	171	6.6%

²⁶ U.S. Department of Commerce, Bureau of the Census, 2000

1995 to 1998	380	14.7%
1990 to 1994	312	12.1%
1980 to 1989	841	32.5%
1970 to 1979	447	17.3%
1960 to 1969	224	8.7%
1940 to 1959	196	7.6%
1939 or earlier	14	0.5%
<u>TOTAL</u>	<u>2,585</u>	<u>100%</u>

The total number of occupied housing units in Surf City, as reported by the Census Bureau in the year 2000 was 701²⁷. Another way of saying this is that the permanent population at Surf City occupies 28% of the total housing units. This leaves a difference of 1,884 housing units which are occupied only seasonally in Surf City. Seasonal occupation of these residential units brings more people per dwelling into Town than the permanent resident population. To give a comparison, in Pender County there are a total of 16,054 occupied housing units. The total number of housing units in Pender County is 20,798. 77% of the total number of housing units in Pender County are occupied. In North Carolina, 89% of the housing units are occupied.

More than 66% of the housing in Surf City has been built since 1980. For the entire State the percentage of homes built since 1980 is 47%. This is not surprising as we consider recent hurricane events and especially the continuing surge in the population of Pender County and the accompanying growth which has occurred in Surf City over the last two decades.

Of the owner occupied homes in Surf City, the values are high. 18.1% are valued in excess of \$300,000. In North Carolina 5.4% of the owner occupied homes are of this value. In Pender County, the percentage is 6.7%. In Onslow County the percentage is 1.7%.

The value of owner occupied housing in Surf City is as follows:

<u>Surf City Housing/Value²⁸</u>	<u>Number</u>	<u>Percent</u>
Less than \$50,000	3	0.8%
\$50,000 to \$99,999	46	12.1%
\$100,000 to \$149,000	72	18.9%
\$150,000 to \$199,999	108	28.3%
\$200,000 to \$299,999	83	21.8%
\$300,000 to \$499,999	61	16.0%
\$500,000 to \$999,999	8	2.1%
\$1,000,000 or more	0	0%
<u>TOTAL</u>	<u>381</u>	<u>100%</u>

The median value of owner occupied housing units in Surf City (\$177,100) exceeds the value of

²⁷ The 701 occupied housing units are those units occupied year-round.

²⁸ Of the 701 occupied housing units in Surf City, 381 of them are owner occupied. This table gives the value of the 381 owner occupied units.

owner occupied housing in Pender County (\$113,400), in Onslow County (\$85,900) and in North Carolina as a whole (\$108,300).

(2) Building Permits Issued

The table below, prepared by the Town of Surf City Planning & Inspections Department, gives a complete summary of building permit activity in Surf City since 1992.

Town of Surf City Building Permits, 1992-2001²⁹

Year³⁰	Single Family	Manufactured Home	Commercial	Multi-Family³¹	Total
1992	41	96	3	1	141
1993	49	96	6	1	152

²⁹ The Onslow County portion of Surf City was annexed in 1988. 1997 the first part of the mainland/causeway was annexed. In 1999 the current Town boundary was established with mainland/causeway annexation number two.

³⁰ Records are kept according to calendar year.

³¹ In Surf City one multi-family permit allows multiple individual units to be built within a development project.

1994	61	122 ³²	5	3	191
1995	59	28	3	2	92
1996	63	55	3	1	122
1997³³	87	58	10	12	167
1998	60	36	9	0	105
1999	65	10	2	1	78
2000	61	16	2	4	83
2001	67	32	11	4	114
2002³⁴	107	18	4	7	133
Total	613	549	54	32	1381

(C) Local Economy

Trends in the local economy are directly tied to changes in the planning area’s population. People move into a growing area to accept jobs. Children, upon reaching maturity, stay in the area if jobs are available. And, as is also understood, people also leave areas due to changes in employment. As the population in Surf City, and all of eastern Pender County, continues to grow for the foreseeable future, additional infrastructure needs and environmentally sensitive planning will be needed to preserve the attributes that have made Surf City such a wonderful resort destination and a place to live.

A measure of the economy is given by the number of business licenses (also known as privilege licenses) issued by the local government each year. This number, shown graphically in the Table following (created from information received from the Town of Surf City Administration Department), has increased over the last five years.

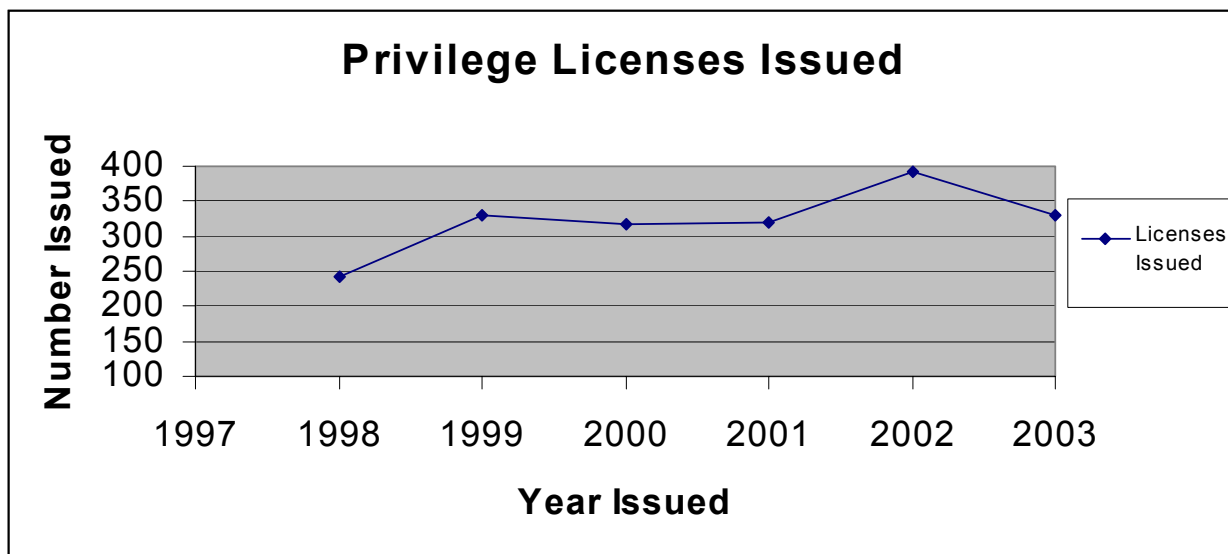
³² Water and sewer was made available this year. This made lots previously unbuildable available for development.

³³ 1997 was a year of rebuilding following the 1996 hurricanes — Bertha & Fran.

³⁴ This chart shows the number of permits issued through December 10, 2002.

The Town of Surf City charges a privilege license tax. This is a three level tax that the State, County, and Town often all levy on the same business activity. The tax is levied on the privilege of engaging in a particular occupation or business activity within the taxing jurisdiction and is enforced and collected through the issuance of an annual license. The statute which enables the levy of this tax is N.C.G.S. 105-33 through 105-113. A Town which wishes to levy this tax must adopt an Ordinance levying the tax. The Ordinance lists the activities taxed and the tax rates. Towns have a great deal of flexibility in selecting the activities to be taxed and the rate of tax. The privilege license tax is a revenue generating measure, however, this tax is not used to regulate otherwise legitimate businesses. In the fiscal year ending June 30, 2002, the Town of Surf City collected \$15,385 in privilege license fees.

The Town's privilege licenses are good from July 1 through June 30 of the following year. The stability of the number of these licenses issued over the years shown gives credence to the statement that the business growth in Surf City is increasing slightly. It is also believed true that



when the number of persons residing in Surf City reaches the threshold point where certain types of businesses may be supported, these businesses will rush to Surf City and the resort lifestyle possible there.

The actual number of business licenses issued, by year, is as follows:

- 1997-98 = 243
- 1998-99 = 331
- 1999-00 = 318
- 2000-01 = 320
- 2001-02 = 391
- 2002-03³⁵ = 329

³⁵ This is the number issued through mid December 2002. The number of licenses which will be issued through the end of the fiscal year will be significantly higher.

Since changes in the economy often (if not always) drive population changes, we must examine economic factors and data as we consider the current situation in Surf City.

Based upon the prevailing, unusually low, interest rates available and the shortage of other attractive investment opportunities because of the decline in the stock market, prudent investors have sought out real estate as a very viable and attractive investment spurring development in Surf City.

(1) Employment By Major Sectors³⁶

The population of Surf City aged 16 years and over in the year 2000³⁷ was 1,222. Of this number, 754 (61.7%) were considered in the labor force. Of these 698 (57.1%) were a part of the civilian labor force. Of the 698 persons in the civilian labor force, 671 (54.9%) were employed and 27 (2.2%) were unemployed. Of the 754 in the labor force, 56 (4.6%) were in the armed forces. Of the 1,222 persons 16 years of age and over 468 were not in the labor force.

The occupations of the 671 persons employed in the civilian labor force are shown below.

<u>Surf City Occupation</u>	<u>Number - Percent</u>
-Management, professional, and related occupations	263 - 39.2%
-Service occupations	82 - 12.2%
-Sales and office occupations	178 - 26.5%
-Farming, fishing, and forestry occupations	0 - 0%
-Construction, extraction, and maintenance occupations	115 - 17.1%
-Production, transportation, and material moving occupations	33 - 4.9%

In 1990 there were 481 persons employed in the civilian labor force. In 2000 there were 671 persons in the civilian labor force. The labor force has therefore grown by 39.5% in the 10 year period. The largest numerical increase in number of jobs reported to the U.S. Census Bureau were in the managerial and professional occupations and in the sales and office occupations.

<u>Surf City Employment by Industry</u>	<u>Number - Percent</u>
-Agriculture, forestry, fishing and hunting, and mining	4 - 0.6%
-Construction	103 - 15.4%
-Manufacturing	42 - 6.3%
-Wholesale trade	13 - 1.9%
-Retail trade	83 - 12.4%
-Transportation and warehousing, and utilities	21 - 3.1%
-Information	20 - 3.0%
-Finance, insurance, real estate, and rental and leasing	83 - 12.4%
-Professional, scientific, management, administrative, and waste mgmt	59 - 8.8%
-Educational, health and social services	123 - 18.3%

³⁶ Data gathered is from the U.S. Department of Commerce, Bureau of the Census, 2000.

³⁷ The year 2000 was the most recent year employment data was gathered.

-Arts, entertainment, recreation, accommodation and food services	60 - 8.9%
-Other services (except public administration)	12 - 1.8%
-Public administration	48 - 7.2%

In 1990 there were 39 persons were reported as employed in the agriculture, forestry, fisheries, and mining industry category. In 2000 the number reported as employed in this same industry dropped dramatically to 4 persons. Even with the small number of persons employed in this way this is a notable decline. The number of persons reported in 2000 as in the construction industry was nearly quadruple the number reported in 1990 (27 versus 103). The number of persons reporting their industry as “finance, insurance, or real estate” in 2000 was triple that of the number reporting in 1990 (83 versus 26). In 1990 21 people were reported as working in the public administration industry. In the year 2000 48 persons were listed as employed within this industry area.

It appears the work force in Surf City is becoming more “white collar” and managerial. The “blue collar” or technical and support service occupations are either moving away, retraining, or are accepting employment in different industries.

Pender County had a 6.1% annual unemployment rate in 2001. While there are no additional subdivisions of this number possible which would show Surf City unemployment, there is no reason to believe the generally more affluent residents of Surf City had an unemployment rate as high as the County as a whole.

The 2002 property tax rate for Surf City, per \$100 valuation, is \$0.37. For Pender County, for the same period, the rate is \$0.668. As a result, owners of real property in Surf City pay an ad valorem tax of \$1.038 per \$100 valuation. The last valuation in Pender County was in 1995. The next currently schedule valuation will be in 2003.

(2) Description of Community Economic Activity

Since the founding of Surf City the traditional economy has been tourist oriented. Vacationers from all over North Carolina, and the rest of the nation, have come to Surf City during the warm weather months (especially) to enjoy the sun, the sand, and the sea. Fishing during the fall and spring seasons is also a tremendous attraction. Consequently, because many of these visitors have traditionally lived elsewhere and have visited whenever possible, much of the economic activity established in Surf City over the years has been to service the tourist or resort type visitor. Just as the attraction of Surf City as a resort community was a change from the older days of a beach community with an economic history of natural resources extraction (fishing, shrimping, oyster harvesting, etc.) we are now felt to be in another period of economic transition. Surf City is becoming a bedroom community for the nearby metropolitan areas of Jacksonville and Wilmington. Other outlying areas and municipalities are also providing jobs and economic prosperity for Surf City residents.

Since 1992 there have been 54 permits issued for the development of commercial property in Surf City. The types of economic activity listed for these 54 projects includes: gift shops,

restaurants, bait and tackle shops, hardware stores, bars, clothing stores, art galleries, grocery stores and gas stations. Everything necessary for a regional service center can be found in Surf City. Additional permits issued for residential construction projects, making rental property available to seasonal visitors, also services the vacation or travel economy.

Economic health and vitality is a critical part of a well balanced community. Economic, social and environmental factors must all be taken into account in a balanced way when making any important decision about the community's future. Any city which exclusively focuses on one of these components without regard to the others will almost certainly end up with a very unlivable community. A healthy economy depends upon a healthy environment. But, likewise, a protected environment in the future will depend on a healthy economy to pay for it.

(D) Population Projections

The State of North Carolina grew by over 1.4 million people between the 1990 and 2000 federal censuses. Only three counties, Bertie, Edgecombe, and Washington, lost population. The fastest growing county was Johnston (50.0% growth), followed by Wake (47.3%), Hoke (47.2%), Union (46.9%), Brunswick (43.5%), and Pender (42.4%). Surf City growth (at 43.6% for this same period) exceed the growth of Pender County. This accelerated growth is expected to continue.

(1) Short-term — five and ten year projections on permanent and seasonal population

Our short-term population projections will be based upon the percentages given by the North Carolina State Data Center for the growth of Pender County. It is anticipated that Pender County will grow by 29% between 2000 and 2010³⁸. If we model our projections of the growth of Surf City by this standard, which continues to be amongst the fastest growing counties in North Carolina, we see the following increases:

Surf City/Pender County Permanent Population Projections, 5 & 10 Year (based on 2000)

Surf City 2000 population = 1,393

Surf City 2005 population projection = **1,594** (The increase anticipated is 14.5%.)

Surf City 2010 population projection = **1,797** (The increase anticipated is 29%.)

Pender County 2000 population = 41,082

Pender County 2005 population = 47,038 (The increase anticipated is 14.5%)

Pender County 2010 population projection = 52,976 (The increase anticipated is 29%.)

Surf City Seasonal Population³⁹ Projections, 5 & 10 Year (based on 2000)

³⁸ NC State Data Center, 2002.

³⁹ This figure is based on the following: 1,393 (permanent population, 2000), plus 701 (additional one person per permanent housing unit), plus 12,246 (vacation cottage rental), plus 497 (motel occupancy) = 14,837. Adjustments have been made to account for the 1 year difference from the previous seasonal figure computed for 2001. The primary difference was the 107 single family houses constructed in 2001.

Surf City 2000 seasonal population = 14,837

Surf City 2005 seasonal population projection = 16,988 (The increase anticipated is 14.5%.)

Surf City 2010 seasonal population projection = 19,139 (The increase anticipated is 29%.)

Surf City feels this projection, though based on the best information available at this writing, is low. Surf City growth will exceed the growth rate of Pender County in the next ten years.

(2) Long-term — twenty year projections on permanent and seasonal population

Long-term population projections are based on information given by the North Carolina State Data Center. It is anticipated that growth in Pender County, for the period from 2010 to 2020, will be 22.4%. Our growth projections here are based on the NC Data Center figures. It is felt that Surf City's growth will, in fact, continue to exceed county growth.

Surf City/Pender County Permanent Population Projections for 2020 (based on 2010 estimate)

Surf City population projection for 2010 = **1,797**

Surf City population projection for 2020 = **2,200** (The increase anticipated is 22.4%.)

Pender County 2010 population projection = 52,976

Pender County 2020 population projection = 64,845 (The increase anticipated is 22.4%.)

Surf City Seasonal Population Projection for 2020 (based on 2010 estimate)

Surf City seasonal population projection for 2010 = **19,139**

Surf City seasonal population projection for 2020 = **23,426** (The increase anticipated is 22.4%.)

Surf City feels this projection, though based on the best information available at this writing is low. Surf City growth will exceed the growth rate of Pender County within the next twenty years.

(E) Summary – Analysis of Existing and Emerging Conditions

A few questions give structure to our analysis. As follows:

■ *How does the change in the size of the planning area's population compare to other coastal communities or to the State? What are the most significant factors that have produced total population changes? Will these factors continue to affect growth in the future?*

The Town of Surf City is growing at a rapid rate. The municipality is the 9th fastest growing of all barrier island beach communities in NC. The town is located within the sixth fastest growing county in NC and the growth of the town is happening at a rate which exceeds the county as a whole as well as the state. This is a fast growing community.

Town officials believed the growth is due, at least in part, to the attractiveness and natural resource amenities of the area. This feature is also attracting an active retirement age segment of the population which is aging the community, statistically, and which is showing, statistically, the growth in income evident in the last 10 years.

The growth in the future will take place on the island with the in-filling of lots there. Most additional commercial and residential development is expected to happen on the mainland portion of the town within the planning period of this documents. Large tracts of land there are expected to be developed there and this will bring additional changes to the area and to the municipality.

■ *What is the geographic distribution of the population changes? Have the population changes occurred mostly in the incorporated or unincorporated area?*

Most of the permanent population of Surf City currently lives on the island. This is not a change from the historic situation at Surf City. The population is expected to grow on the mainland over the next 10 years so there will be a shift. The mainland area will also be a center for regional shopping type opportunities. Town infrastructure and services will be made available to the mainland areas experiencing development.

Unincorporated areas of Pender County around Surf City and within the Surf City extraterritorial area are also experiencing growth. It is possible some of these areas will be annexed by Surf City. Satellite annexation has already occurred in the mainland area of Surf City.

■ *Have there been significant changes in the characteristics of the community's population? Are incomes rising faster than in other coastal communities? What are the implications of this for land use and development?*

The population at Surf City is aging and they are becoming more wealthy. Incomes are rising more rapidly here than in many other municipal beaches in NC. This has made the community attractive to developers. Consequently, development interests are focusing attention on the island. The majority of new development will be on the mainland.

■ *Are there major changes in the characteristics of the housing stock? Are there changes in tenure or types of housing units that will have land use or development policy implications?*

The value of the municipal housing stock is rising rapidly. This is felt to be as the result of large economic forces and the variability, and recent downward trend, in the financial markets which have (generally) made real property, particularly real property in resort areas, especially attractive.

■ *What are the community's major employers? What are the prospects for major changes in the structure of the local economy? What are the implications of economic changes for land use or development policies?*

The top 5 areas of employment for Pender County residents are (highest to lowest): Local government (1,613), retail trade (1,564), business services (1,331), manufacturing (1,143), and construction (671). The local economy, in Surf City, is based on the tourism industry. Services to the tourism industry account for the largest portion of the jobs for local residents. This is not anticipated to change.

■ *Is the population projected to grow? What are the implications of projected growth for land resources or community facilities?*

The municipal population is expected to continue to grow at a rapid rate. This growth will put stress on community facilities. The biggest concern/pressing need of the moment (2003) is a means of dealing with the traffic congestion in the downtown area. There are also concerns regarding water service. The water service situation is being dealt with by the addition of a new well on the mainland. Population growth on the mainland will be accelerating.

Section 3: Natural Systems Analysis

For the natural systems analysis portion of this land use plan we will conduct a three part analysis of the planning area's natural features. The purpose of this will be to assess conditions, capabilities, and limitations.

(A) A Description and Analysis of Natural Features and Environmental Conditions of Surf City's Planning Jurisdiction

Part one of the natural systems analysis involves an inventory and a discussion of ten categories of natural features and an interpretation of the capabilities or limitations these features have for development. These ten categories of natural features are: Areas of Environmental Concern (AECs), soil characteristics, water quality classifications, shellfish growing areas and primary nursery areas, flood hazard areas and other natural hazard areas, storm surge areas, non-coastal wetlands (probable 404 wetlands), water supply watersheds and wellhead protection areas, environmentally fragile areas, and additional natural features identified by the Town of Surf City.

(1) Areas of Environmental Concern

One of the basic purposes of North Carolina's Coastal Area Management Act (CAMA or the Act) is to establish a State management plan which is capable of rational and coordinated

management of coastal resources. The Act recognizes the key to more effective protection and use of the land and water resources of the coast is the development of a coordinated approach to resources management. The CAMA provides 2 principle mechanisms for accomplishing this purpose. First, the formulation of local Land Use Plans articulating the objectives of local citizens and translating these objectives, or policies, into future desired growth patterns. Second, the designation of Areas of Environmental Concern for the protection of areas of statewide concern within the coastal area.

Both the development of local Land Use Plans and the designation and regulation of critical resource areas contribute to rational management by encouraging local and State governments to exercise their full authorities over coastal resources and to express their management goals in a comprehensible and uniform manner. Local objectives benefit through their incorporation into a State management scheme, and the statewide objectives of resource protection and development benefit through an integrated and comprehensive management approach. State guidelines are prepared to ensure uniformity and consistency in Land Use Plans and in the regulation of critical resource areas, or Areas of Environmental Concern (AEC's).

The STATE GUIDELINES FOR AREAS OF ENVIRONMENTAL CONCERN⁴⁰ (Subchapter 7H of Chapter 15A of the NC Administrative Code, or 15A NCAC 7H, or the regulations governing development activity in AEC's) require that local Land Use Plans give special attention to the protection and appropriate development of AEC's. The CAMA charges the Coastal Resources Commission (CRC or the Commission) with the responsibility for identifying types of areas -- water as well as land -- in which uncontrolled or incompatible development might result in irreversible damage. The Act further instructs the Commission to determine what types of development activities are appropriate within such areas, and it calls upon the local government to give special attention to these areas in the process of Land Use Plan development. As a means of controlling any inappropriate or damaging development activities within AEC's, the CAMA calls upon the CRC to implement a permitting program. The intent of this program is not to stop development (if this were the intent, given the growth in our coastal area, the program would be an abject failure) but rather to ensure the compatibility of development with the continued productivity and value of critical land and water areas (AEC's).

The Act divides responsibility for the permitting program between the CRC and local governments. "Minor" development activities receive permits from a local permit officer, while "major" development activities seek permits from the CRC. (Division of Coastal Management personnel are the staff representatives of the CRC.)

The types of AEC's are separated into 4 broad groupings. Those 4 categories are:

- THE ESTUARINE SYSTEM ■
- OCEAN HAZARD AREAS ■
- PUBLIC WATER SUPPLIES ■
- NATURAL AND CULTURAL RESOURCE AREAS ■

⁴⁰ These regulations are subject to change by the Coastal Resources Commission.

a. ■ **The Estuarine System** ■

Estuarine system AEC's, which are defined below, are land and water areas of the coast which contribute enormous economic, social, and biological values to North Carolina. It is the objective of the CRC to manage these AEC's as an interrelated group to ensure that development is compatible with natural characteristics and to minimize the likelihood of significant loss of private property and public resources. Included within the estuarine system are the following AEC categories: estuarine waters, coastal wetlands, public trust areas and estuarine shorelines. Each of these AEC's is either geographically within the estuary or, because of its location and nature, may significantly affect the estuary.

Coastal Wetlands⁴¹ are areas of salt marsh or other marsh subject to regular or occasional flooding by tides, including wind tides. The management objective of the NC CRC for coastal wetlands is to conserve and manage these areas so as to safeguard and perpetuate their biological, social, economic, and aesthetic values. The highest priority is given to conservation of these areas. The second highest priority of use is for those types of development which require water access and cannot function elsewhere.

Estuarine Waters are those water areas which are the dominant component and bonding element of the entire estuarine system, integrating the aquatic influences from the land and the sea. Estuaries are among the most productive natural environments of North Carolina. They support the valuable commercial and sports fisheries of the coastal area, which are comprised of estuarine dependant species such as menhaden, flounder, shrimp, crabs, and oysters. Of the 10 leading species in the commercial catch, all but one are dependent on the estuary.

Public Trust Areas are all waters of the Atlantic Ocean and the lands thereunder from the mean high water mark to the seaward limit of State jurisdiction (the State limit of jurisdiction is 3 miles); all navigable natural bodies of water and lands thereunder to the mean high water level or mean water level as the case may be; all water in artificially created bodies of water containing significant public fishing resources or other public resources which are accessible to the public by navigation from bodies of water in which the public has rights of navigation; and all waters in artificially created bodies of water in which the public has acquired rights by prescription, custom, usage, dedication, or any other means. The management objective is to protect public rights for navigation and recreation and to conserve and manage public trust areas so as to safeguard their biological, economic, and aesthetic values.

Estuarine Shorelines are areas of dry land (which may contain 404 wetlands) which are considered a component of the estuarine system because of the close association these land areas have with adjacent estuarine waters. Estuarine shorelines are non-ocean shorelines which are especially vulnerable to erosion, flooding, or other adverse affects of wind and water and which are intimately connected to the estuary. This area extends from the mean high water level (or normal water level along estuaries, sounds, bays, and brackish waters) for a distance of 75 feet

⁴¹ Coastal wetlands are an Area of Environmental Concern and uses/development in these areas are regulated by the NC Coastal Resources Commission. Coastal wetlands should not be confused with 404 wetlands, which are regulated by the U.S. Army Corps of Engineers.

landward. Within the estuarine shoreline AEC, impervious surfaces are required to not exceed 30%.

b. ■ Ocean Hazard Areas ■

Ocean hazard AEC's are so named because these areas are considered by the North Carolina Coastal Resources Commission to be natural hazard areas along the Atlantic Ocean shoreline where, because of their special vulnerability to erosion or other adverse effects of sand, wind, and water, uncontrolled or incompatible development could unreasonably endanger life or property. Ocean hazard areas include: the ocean erodible area, the high hazard flood area, the inlet hazard area, and the unvegetated beach area.

Ocean Erodeable Areas are areas where there is a substantial possibility of excessive erosion and significant shoreline fluctuation. The seaward boundary of this area is the mean low water line. The landward extent of this line is established by multiplying the long-term average annual erosion rate, as approved by the CRC, times 60, provided that, where there has been no long term erosion rate or the rate is less than 2 feet per year, the minimum distance shall be set at 120 feet from the first line of stable vegetation.

High Hazard Flood Areas are those areas subject to velocity waters in a storm having a 1 percent chance of being equaled or exceeded in any given year and as identified on the National Flood Insurance Program's Flood Insurance Rate Maps. The maps are produced by the Federal Emergency Management Agency.

Inlet Hazard Areas are natural hazard areas which are especially vulnerable to erosion, flooding and other adverse effects of sand, wind, and water because of their proximity to dynamic ocean inlets. This area extends landward from the mean low water line a distance sufficient to encompass that area within which the inlet will, based on statistical analysis, migrate, and shall consider such factors as previous inlet territory, structurally weak areas near the inlet, and external influences such as jetties and channelization.

Unvegetated Beach Areas are self explanatory to the extent that they consist of unvegetated ocean beach. These areas are subject to rapid and unpredictable land form change from wind and wave action.

c. ■ Public Water Supplies ■

The third broad grouping of AEC's includes valuable small surface supply water sheds and public water supply well fields. These vulnerable, critical water supplies, if degraded, could adversely affect public health or require substantial monetary outlays by affected communities for alternative water source development. For more details, interested parties are advised to call the North Carolina Division of Coastal Management, in Raleigh, at (919) 733-2293.

d. ■ Natural and Cultural Resource Areas ■

Natural and cultural resource areas include natural or cultural resources of more than local significance in which uncontrolled or incompatible development could result in major or irreversible damage to natural systems or cultural resources, scientific, educational, or associative values, or aesthetic qualities. These areas would include coastal areas containing

remnant species, coastal complex natural areas, unique coastal geologic formations, significant coastal archaeological resources, and significant coastal historic/architectural resources. For more details, interested parties are advised to call the North Carolina Division of Coastal Management, in Raleigh, at (919) 733-2293. This category of AEC is by nomination only.

The Areas of Environmental Concern pertinent to the Town of Surf City are the estuarine system and ocean hazard areas AEC's. No nomination category AEC's are expected during the planning period.

(2) Soil Characteristics

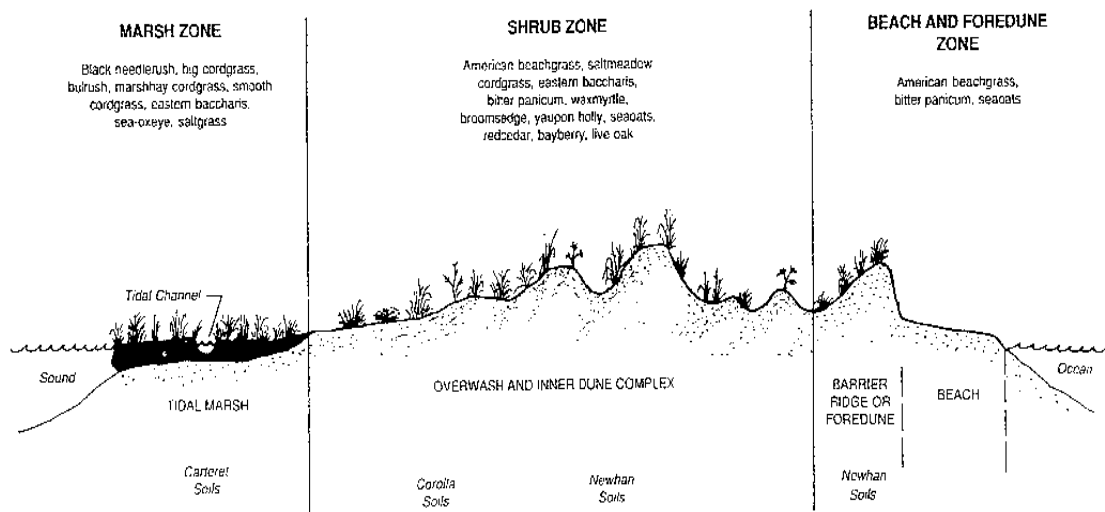
In April, 1990, the U. S. Department of Agriculture, Soil Conservation Service, in cooperation with the NC Agricultural Experiment Station and the Pender County Board of Commissioners, published a Soil Survey of Pender County, North Carolina⁴². (The reader should know that part of the Town of Surf City is located in Onslow County⁴³.)

The Surf City planning area is within the Carteret-Newhan-Corolla soil association. These soils compose about 2% of Pender County. Of this 2% about 65% are Carteret soils, 15% Newhan soils, and 7% Corolla soils. 13% of this soil association is said to be composed of other soils or "soils of minor extent."

Carteret soils are nearly level and very poorly drained. They are on tidal flats bordering the sound. These soils are flooded by high tides daily. They are dominantly fine sand or sand throughout. The Newhan soils are gently sloping to moderately steep and are excessively drained. They are on coastal ridges or barrier dunes. These soils are fine sand or sand throughout. The Corolla soils are nearly level and are moderately well drained or somewhat poorly drained. They are in depressions. These soils are also fine sand or sand throughout.

⁴² The author of this document does not claim special expertise on soils. Much of the information reported here regarding soil types is taken from the text of this document.

⁴³ The Soil Survey of Onslow County, North Carolina was published by the U.S. Department of Agriculture, Soil Conservation Service, in cooperation with the NC Agricultural Experiment Station and the Onslow County Board of Commissioners in July 1992.



The mainland portion of the Surf City planning area is within either the Grifton-Meggett-Invershiel or the Foreston-Autryville-Baymeade soils association.

Before Pender County was settled, the native vegetation consisted of many kinds of hardwoods and several kinds of conifers. This vegetation had a major influence on the development of soils. In addition, the activities of micro-organisms, earthworms, larvae, and other forms of animal life were important in the cycle of decay and regeneration of plants. The activity of fungi and micro-organisms and the soil mixing carried on by earthworms and other small invertebrates are mainly confined to the upper few inches of soil.

Trees and other plants take up minerals from the soil and store them in their roots, stems, and leaves. When the plants or parts of them decay, the minerals re-enter the soil and are used again by other plants. Unless disturbed, this cycle continues indefinitely.

Climate affects the chemical, physical, and biological relationship in the soil. This happens mainly through the influence of precipitation and temperature. Water dissolves minerals, which are necessary for biological activity, and transports the minerals and organic residue through the soil. Temperature influences the kind and growth of organisms and the speed of physical and chemical reaction in the soils. The climate in Pender County is warm. Precipitation is evenly distributed. Variations of climate in the County are small and are not the cause of local differences in the soils.

The parent material of Pender County soils is the rock from which the soils are formed. This is the most important factor causing the soils differences in the County. The parent material of the Pender County soils are of 2 types. The first is the unconsolidated rock material, sand, silt, and clay that make up the marine and fluvial sediments of the coastal plain. The second type is known as aeolian sand deposits.

The reason that soil types are important for planning purposes is that some soils are not well

suitable for a particular type of development. Soils may present hazards for building foundations. They may be poorly drained and have limited ability, if any, to support septic systems. If this type of information is considered when the Town produces a set of regulations, such as a Zoning Ordinance, development activity may be steered toward those areas where it is more suitable.

A more specific analysis of the soils within the Town of Surf City may be taken from aerial photography, which is overlaid with soil types, which is included in the Soil Survey of Pender County, North Carolina, shows that within the general soil series already mentioned the following soils are found:

◆ Alpin fine sand (AnB) ◆ This excessively drained soil is generally found on undulating uplands near the coast and in stream areas. Individual areas are generally about as broad as they are long, and they range from 50 to 250 acres in size. Infiltration is rapid and surface runoff is slow. Most of this soil unit is used as woodland in Pender County. If this soil is used for building site development and sanitary facilities, the instability of ditch banks and trench walls and seepage are the main limitations. This sandy soil provides a good support base for most structures. Wind erosion is a hazard on unprotected sandy surfaces. This can be minimized by plant cover. Lawn shrubs are difficult to establish and maintain in this soil type.

◆ Autryville loamy fine sand (AuB) ◆ This well drained soil is on uplands. Individual areas are generally long and narrow, and they range from 20 to about 75 acres in size. Infiltration is rapid, and surface runoff is slow. Most areas of this soil unit are in cropland. (The main crops are tobacco, corn, and soybeans.) Windblown sand will occasionally occur with this soil type and can cause damage to young plants. This soil has no major limitations affecting building site development. Seepage is the main limitation on sites for sanitary facilities. Lawns and shrubs may be difficult to establish and maintain.

◆ Bohicket silty clay loam (Bo) ◆ This soil is very poorly drained. It is on tidal flats at elevations of 0 to 3 feet above sea level. The flats are dissected by creeks. Infiltration is very slow, or no water penetrates the surface. Permeability is very slow. The water table fluctuates with the daily tides which inundate the soil. This soil is not used for building site development or sanitary facilities. Recreational use is limited to hunting and fishing. The native vegetation is suited to extreme wetness and salinity. The edges of the tidal marsh area provide good habitat for wildlife.

◆ Carteret fine sand (Ca) ◆ This soil is very poorly drained. It is on tidal flats at elevations of 0 to 3 feet above sea level. The flats are generally dissected by narrow areas of water. Infiltration is very slow, or no water penetrates the surface. Permeability is rapid. The water table fluctuates with the daily tides which inundate the soil. This soil is not used for building site development or sanitary facilities. Recreational use is limited to hunting and fishing. The native vegetation is adapted to extreme wetness and salinity. The edges of the tidal marsh area provide good habitat for wildlife.

◆ Murville fine sand (Mk) ◆ This nearly level, very poorly drained soil is in depressions and interstream areas on wetlands. Individual areas are long and vary in width. The range from 20 to 200 acres in size. Infiltration is rapid and surface runoff is slow. Permeability is rapid in the

surface layer and moderately rapid in the subsoil. The seasonal high water table is at or near the surface, and water ponds on the surface in winter. Nearly all areas of this soil are used as woodland. Drained areas of this soil are used for corn or soybeans. This soil is generally not used for building site development, sanitary facilities, or recreational development. Wetness, seepage, ponding, and the instability of ditch banks are the main limitations.

◆ Murville muck (Mu) ◆ This soil is very poorly drained. It is in upland interstream areas and in depressions. At times, this soil may be ponded. Infiltration is medium, and surface runoff is slow. Permeability is moderately rapid. This soil is extremely acid to strongly acid. The seasonal high water table is within 1 foot of the surface. The use of logging equipment is limited because of the high content of organic matter in the surface layer and low soil strength. Water is often either on or near the surface most of the year. Even if this soil is drained wetness is a continuing problem that will affect most urban uses.

◆ Newhan-Corolla complex (NkE) ◆ These soils are found on the barrier islands of North Carolina. They are subject to wave overwash during hurricanes. The Newhan soil is excessively drained. It is found on ridges and slopes. It is subject to soil blowing. Infiltration is very rapid, and surface water runoff is slow. Permeability is very rapid. The available water capacity is very low. The native vegetation is mainly sea oats, seacoast bluestem, American beach grass, American red cedar, bitter panicum, greenbrier, and live oak. Flooding is a hazard. Maintaining vegetation on this soil decreases soil blowing and will therefore potentially decrease damage to the frontal dunes which serve as a barrier to wave action during hurricane events.

◆ Newhan-Corolla-Urban land complex (NmE) ◆ This soil type is similar in its basic properties to the NkE soils mentioned above. These soils are found in the oldest developed portions of Surf City. Urban land is where soils have been cut, filled, graded, or paved so that most soil properties have been altered to the extent that a soil series is not recognized. These areas are used for developed type uses, which might include closely spaced housing, parking lots, and commercial development of a variety of types. This soil classification is found in the developed areas of Surf City.

◆ Newhan fine sand (NhC) ◆ This is excessively drained, sandy soil in areas of dredge spoil. It is found in Pender County on both sides of the intracoastal waterway and in a few areas along the Cape Fear River. These areas are surrounded by water or marsh. Infiltration is rapid, and surface runoff is slow. This soil is generally not used for building site development.

◆ Onslow loamy fine sand (On) ◆ This soil is moderately well drained. Infiltration is medium and surface runoff is slow. Permeability is moderate. The available water capacity also is moderate. Seasonal wetness is the main limitation affecting building site development, sanitary facilities, and recreational development. Wetness can be reduced by land grading and ditching.

◆ Pactolus fine sand (PaA) ◆ This soil is moderately well drained or somewhat poorly drained. It is in slight depressions on the uplands near the coast and on low ridges and terraces. In Surf City this soil type is found along the banks of the AIWW on the mainland. Infiltration is rapid and surface runoff is slow. Permeability is rapid. The available water capacity is low. The seasonal high water table is 1.5 to 2.5 feet below the surface.

◆ Pits (Pt) ◆ This map unit consists of areas where the sandy soil material has been excavated to a depth of 10 to 30 feet. Onsite investigation is needed before plans are made for the use and management of these areas. Pits areas are found on either side of NC Hwy 210/50 leading into the Town of Surf City.

The soils limitations mentioned above may be overcome through engineering⁴⁴. Extreme assistance may be necessary in some cases. For further information on soils, interested parties are invited to consult the Pender County Soil Survey (1990), or the Onslow County Soil Survey (1992), or to call the Pender or Onslow County Agricultural Extension Office. Appropriate considerations for the Surf City Planning Board and Town Council, where decisions related to the types of soils will become significant, are: zoning density, height of structures, setback requirements, lot size, new streets and roads, and utilities extension plans and policies. The availability of public water and sewer has fueled and will continue to effect the pace of development at Surf City.

(3) Water Quality Classifications

The evolution of water quality regulations is an interesting study in the balance, dynamics, and interactions of several factors including population growth, standards of living, technological developments, food demands, urbanization, transportation changes, and industrialization over the last century.

The first transition in the regulatory emphasis from protecting water quality for navigation and commerce in the federal waterway regulations enacted in the late 1800's, to mandating water quality protection for the purpose of sustaining life supporting conditions occurred in the late 1900's. The second transition involves a shift in society's perspective, from the historical view of waterways as ceaseless resources, to recognizing that the abilities of waters to renew their qualities are limited, and become stressed under the magnitude and complex demands of a changing and growing society. The third transition is the shift in management responsibilities for water quality, which has come nearly full circle over the past 100 years. The federal government has delegated much of its enforcement authority for water quality protection, which it began assuming from local authorities in the late 1800's, to the States, who have in turn placed considerable responsibilities back on local governments for the administration of water control programs⁴⁵.

From a historic perspective, flowing waters have received waste from time immemorial. With the rise of population centers in the late 1800's, floating wastes threatened to obstruct the

⁴⁴ Soil disposal areas for development projects may produce a mosquito breeding problem. For information concerning appropriate mosquito control measures contact the Public Health Pest Management Section, NC Department of Environment & Natural Resources, at 919-733-6407.

⁴⁵ A Guide to North Carolina's Tidal Salt Water Classifications, November 1994, prepared for the U.S. EPA and the NC Division of Environmental Management by Cape Fear Council of Governments.

transportation of goods. The federal government began addressing the practice with the passage of the Rivers and Harbors Act of 1899, which regulated the depositing of solid wastes into waterways and regulated construction projects in navigation channels. The Oil Pollution Act of 1924, prohibiting vessels from discharging oil into coastal waters, marked a beginning in the policy shift towards protection of water quality and aquatic life. This Act also assigned enforcement responsibilities to the federal government when local pollution control efforts were inadequate, and made available modest amounts of grant funds for the construction of wastewater treatment facilities.

The rise of public attention on water quality issues in the 1960's resulted in the passage of the Water Quality Act of 1965, which specified standards for interstate quality water. A flurry of legislation and policy directives soon followed in the 1970's. The National Environmental Policy Act of 1970 set in motion a broad set of changes in environmental protection policies, including the type of issues to be addressed Environmental Impact Statements (EIS), Environmental Assessments (EA), and Findings of No Significant Impact (FONSI), and led to the rise of the U.S. Environmental Protection Agency.

The Water Pollution Control Act Amendments (Clean Water Act) of 1972, and the revised Act of 1977, marked an important step in regulating water pollution. First, it increased the funding levels available through the construction grants program for assisting in building treatment plants. Second, it instituted technology based effluent standards as opposed to stream base standards. Third, it established a national permit system for regulating point source discharges. Most importantly, the Act established a national policy and specific goals for restoring and maintaining the chemical, physical, and biological properties of the nation's fishable and swimmable waters.

Several sections instituted programs under the Clean Water Act that significantly affect development projects today, including Section 401, which requires water quality certification for activities that may cause a discharge into navigable waters or wetlands; Section 402, which established the National Pollution Discharge Elimination System (NPDES) for wastewater discharge permits; and Section 404, which regulates the discharge of dredge and fill material into navigable waters or wetlands. The evolution of the implementation of the Clean Water Act was the shift in the enforcement and day-to-day administration of the programs from the U.S. Environmental Protection Agency to the States, and in the case of the NPDES program, to the local governments.

Water quality protection at the State level began taking shape after WW II. By 1950, most communities in North Carolina with populations greater than 2,500 were discharging either raw or minimally treated sewage directly into the State's waterways. At the instruction of the 1951 General Assembly, the State Stream Sanitation Committee (now known as the Division of Water Quality) began the formal development of North Carolina's water pollution control regulations. The initial steps of the Committee were to survey the extent of water pollution and to prepare a comprehensive water pollution program

The Committee also formulated a classification system for the State's surface waters based on best usage criteria, which became the basis for the system used today. By 1963, water quality

standards and classifications were in place, and most surface waters were classified. The classifications and standards have been modified over time. Today the surface saltwater classifications system helps to protect the quality and usage of over 2 million acres (3,200 square miles) of tidal saltwater estuaries, bays, and sounds. These large figures have included in the count all of Topsail Island waters and the accompanying coastal wetlands.

Additional legislation followed over the years. This included the North Carolina Environmental Policy Act in 1971 and the Coastal Area Management Act of 1974. The mandate for State and local government management of natural resources was significantly strengthened in the general election of 1972, which overwhelmingly approved an amendment to the State constitution, which reads, in part, as follows:

“It shall be the policy of this State to conserve and protect its land and waters for the benefit of all its citizenry, and to this end it shall be a proper function of the State of North Carolina and its political subdivisions to acquire and preserve park, recreation, and scenic areas, to control and limit the pollution of our air and water, to control excessive noise, and in every other appropriate way to preserve as a part of the common heritage of this State its forests, wetlands, estuaries, beaches, historical sites, open land, and places of beauty.”

As a strategy for the management of North Carolina’s waters, the NC Division of Water Quality (NC DWQ) assigns classifications to water bodies. The primary classifications are **SC**, **SB**, and **SA**. This is a graduated type scale whereby the NC DWQ assigns a classification based on the measured qualities of the water in each area. Supplemental classifications (**HQW** – High Quality Waters, **ORW** — Outstanding Resource Waters, **Sw** — Swamp Waters, and **NSW** — Nutrient Sensitive Waters) designation is also done, as appropriate, as a means of specifying the properties of a water body which make it special. This is done so that these special properties, once recognized, may be preserved through planning.

According to the NC Division of Water Quality⁴⁶, the waters of Topsail Sound and the waters of Banks Channel are all **SA** waters. Areas designated **SA** are suitable for shellfish harvesting⁴⁷.

⁴⁶ The NC Environmental Management Commission classifies waters for the NC Division of Water Quality (NC DWQ). Telephone conversation with Mr. Dean Hunkele, NC DWQ/DENR, March 6, 2003.

⁴⁷ The NC DWQ classifies waters for purposes of issuing discharge permits. The NC Division of Marine Fisheries establishes, administers and enforces rules governing commercial and recreational fishing in coastal waters, cultivation and harvesting of shellfish, and submerged land claims. The NC Shellfish Sanitation Branch classifies coastal waters relative to their quality and safety for harvesting shellfish, such as oysters and clams. The primary objective of the Branch is the protection of public health. The Branch works with the Division of Marine Fisheries to monitor and enforce water quality and use standards. The LUPUP reader should

The waters of the Atlantic Ocean are classified **SB**. Areas designated SB are saltwater areas protected for primary recreation which includes swimming.

Water quality designations for the waters adjacent and within the Town of Surf City's planning jurisdiction were originally made in August of 1981.

The water quality classifications for the Town of Surf City have been mapped and the map showing these areas is located in the back of this document.

(4) Shellfish Growing Areas & Primary Nursery Areas⁴⁸

Mapping must show information on shellfish growing areas in SA waters and their classifications (approved, conditionally approved, open or closed, restricted, and prohibited).

Salt marshes and estuaries along our coast serve as nursery grounds for 90 percent of our fisheries. North Carolina was the first state to designate nursery areas to protect these fragile ecosystems. The nursery system in North Carolina serves as a model for other states. According to this system there are three categories of nursery areas in our coastal waters:

- Primary Nursery Areas ■
- Secondary Nursery Areas ■
- Special Secondary Nursery Areas ■

a. Primary Nursery Areas⁴⁹ are located in the upper portions of creeks and bays. These areas are usually shallow with soft muddy bottoms and are surrounded by marshes and wetlands. The low salinity levels and the abundance of food in these areas make them ideal for young fish and shellfish.

To protect juveniles, many commercial fishing activities are prohibited in primary nursery areas; including the use of trawl nets, seine nets, dredges or any mechanical methods used for taking clams or oysters. If a violator is caught in a primary nursery area, he is faced with a very substantial penalty.

There are 80,144 acres in North Carolina which are designated as primary nursery areas. It is estimated that 2% of the North Carolina primary nursery area is located within the planning jurisdiction of the Town of Surf City.

recognize that when the NC DWQ says that waters classified SA may be used for shellfishing, they also may **not** be used for shellfishing. Whether those waters are open to the taking of shellfish or not is a decision which is left to another agency.

⁴⁸ The information on North Carolina's nursery areas, including the total acreage numbers, was obtained from the NC Division of Marine Fisheries in January, 2003.

⁴⁹ Classification as primary nursery area is done by the NC Marine Fisheries Commission. The staff arm of this agency is the NC Division of Marine Fisheries, DENR.

Surf City – Primary Nursery Areas⁵⁰

Municipal Planning Area	1,199 acres
ETJ Planning Area	432 acres
Total Planning Area	1,631 acres

b. Secondary Nursery Areas are located in the lower portions of creeks and bays. As they develop and grow, young fish and shellfish (primarily blue crabs and shrimp), move into these waters. Trawling is not allowed in the secondary nursery areas.

There are 35,502 acres in North Carolina which are designated as secondary nursery areas. There are no secondary nursery areas within the Town of Surf City’s planning jurisdiction.

c. Special Secondary Nursery Areas are located adjacent to secondary nursery areas but closer to the open waters of our sounds and the ocean. For the majority of the year, when juvenile species are abundant, these waters are closed to trawling.

There are 31,362 acres in North Carolina which are designated as special secondary nursery areas. There are no special secondary nursery areas within the Town of Surf City’s planning jurisdiction.

The waters of Topsail Sound at Surf City are classified by the NC Division of Marine Fisheries as a primary nursery area (PNA).

(5) Flood Hazard Areas⁵¹

The Town of Surf City is a participant in the National Flood Insurance Program (NFIP). The Flood Insurance Rate Maps (FIRMs) for the Town of Surf City were last revised January 22, 1998. The maps show most of the Town is located within a Special Flood Hazard Area (SFHA) or an area within the 100-year floodplain. A significant portion of the homes located along the Atlantic Ocean beach are in a VE-zone. These are areas of 100 year coastal flood with velocity (waves). This is not an unusual circumstance in coastal areas. To discuss this program with a representative of the National Flood Insurance Program (NFIP) interested parties may call 1-800-638-6620.

Surf City Flood Hazard Areas⁵²

⁵⁰ This data was received from the NC Division of Coastal Management, DENR. Computation of acreage was done by Cape Fear Council of Governments.

⁵¹ Storm surge areas, which are also areas of flood hazard, will be discussed in the land use plan section entitled “storm surge.”

⁵² This information was received from the NC Division of Coastal Management, DENR. Calculations were made by Cape Fear Council of Governments.

	Total Acres	SFHA – %	Zone AE – %	Zone VE – %
Municipal	3,484	2,990 – 86%	2,874 – 82%	116 – 3%
ETJ	1,402	1,015 – 72%	1,015 – 72%	0 – 0%

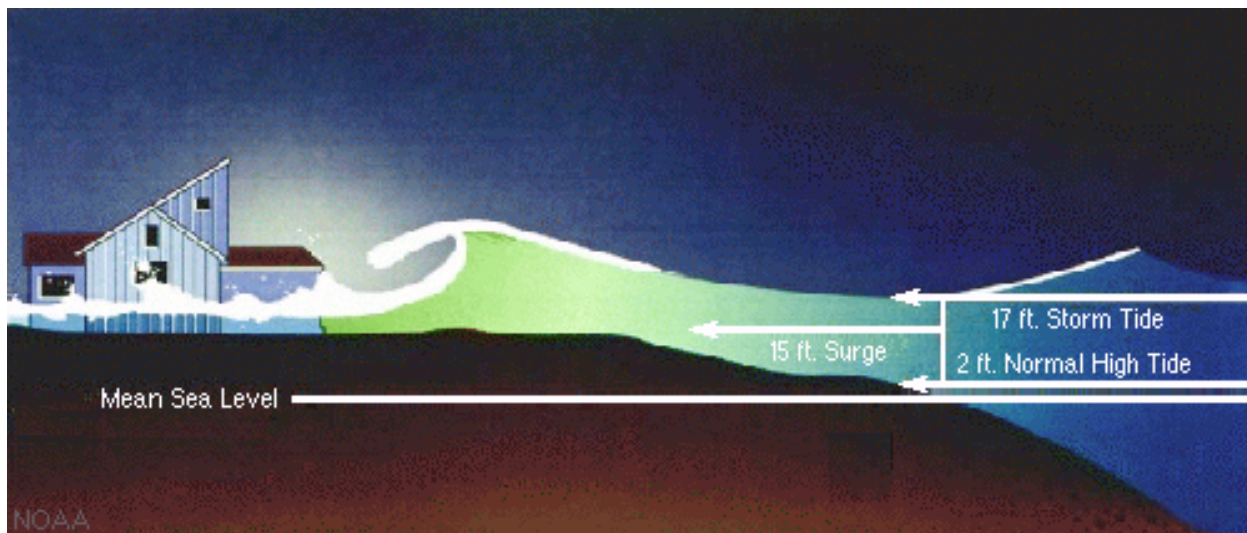
The NFIP is a federal program which enables property owners in participating communities to purchase insurance protection against losses from flooding. This insurance is designed to provide an insurance alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods. Participation in the NFIP is based on an agreement between local communities and the federal government. The agreement is that if a community will adopt and enforce a floodplain management ordinance to reduce future flood risks to new construction in Special Flood Hazard Areas, the Federal Government will make flood insurance available within the community as a financial protection against flood losses.

The U.S. Congress established the NFIP on August 1, 1968, with the passage of the National Flood Insurance Act of 1968. The NFIP was broadened and modified with the passage of the Flood Disaster Protection Act of 1973 and other legislative measures. It was further modified by the National Flood Insurance Reform Act of 1994, signed into law on September 23, 1994. The NFIP is administered by the Federal Insurance and Mitigation Administration (FIMA) and the Mitigation Directorate (MT), components of the Federal Emergency Management Agency (FEMA), an independent Federal agency.

In support of the NFIP, FEMA has undertaken a nationwide effort of flood hazard identification and mapping to produce Flood Hazard Boundary Maps (FHBMs), Flood Insurance Rate Maps (FIRMs), and Flood Boundary and Floodway Maps (FBFMs). Several areas of flood hazards are commonly identified on these maps. One of these areas is the Special Flood Hazard Area (SFHA), which is defined as an area of land that would be inundated by a flood having a 1-percent chance of occurring in any given year (also referred to as the base flood or 100-year flood). The 1-percent-annual chance standard was chosen after considering various alternatives. The standard, in the opinion of the agency, constitutes a reasonable compromise between the need for building restrictions to minimize potential loss of life and property and the economic benefits to be derived from floodplain development. Development may take place within the SFHA, provided that development complies with local floodplain management ordinances, which must meet the minimum federal requirements. Flood insurance is required for insurable structures within the SFHA to protect federal financial investments and assistance used for acquisition and/or construction purposes within communities participating in the NFIP.

Community participation in the NFIP is voluntary (although some States require NFIP participation as part of their floodplain management program). Each identified flood-prone community must assess its flood hazard and determine whether flood insurance and floodplain management would benefit the community's residents and economy. It should be understood that a community's participation status can significantly affect current and future owners of property located in Special Flood Hazard Areas (SFHAs). The decision should be made with full awareness of the consequence of each action.

If a community chooses not to participate, flood insurance under the NFIP is not available within that community. Federal officers or agencies may not approve any form of financial assistance for acquisition or construction purposes in a Special Flood Hazard Area (SFHA). This would prohibit, for example, loans guaranteed by the Department of Veterans Affairs, insured by the Federal Housing Administration, or secured by the Rural Housing Services. If a Presidentially declared disaster occurs as a result of flooding in a non-participating community, no Federal financial assistance can be provided for the permanent repair or reconstruction of insurable buildings in SFHAs. Eligible applicants may receive those forms of disaster assistance that are not related to permanent repair and reconstruction of buildings.



Flood insurance availability has proven to be a desirable investment for the Town of Surf City.

a. Other Natural Hazard Areas

There are no other known natural hazard areas existing in Surf City.

(6) Storm Surge Areas

Storm surge is water pushed toward the shore by the force of the winds swirling around a hurricane or low pressure meteorological system. This advancing surge combines with the normal tides to create the hurricane storm tide (a.k.a., storm surge), which can increase the mean water level 15 feet or more. Wind waves are superimposed on the storm tide. This rise in water level can cause severe flooding in coastal areas, particularly when the storm tide coincides with the normal high tides.

Wind is the major determinant in the classification of a hurricane. Any tropical storm with sustained wind in excess of 74 mph is classified as a hurricane. Hurricanes are judged by their power according to a model known as the **Saffir-Simpson** scale. This measure of the power of a hurricane classes hurricanes according to a sliding scale from 1 to 5 (with category 5 storms as the most severe). Category 5 storms are rare.

Surf City would not be protected from the full brute force of a hurricane as a result of its location as more inland communities would be. The friction or impact of the storm hitting land from the

water causes dissipation of the full force of the storm though there is still tremendous energy left to overturn mobile homes, down power lines and other public utilities, destroy crops, and fell trees. As Surf City is a municipality on the edge of the ocean, the Town would feel the full effect of a storm. Despite this disturbing little fact, which Town officials take quite seriously as they plan, the Town has survived many storms and continues to flourish.

The speed and strength⁵³ of the storm is important. The Table below shows the amount of acres which may be flooded by storm surge in Surf City by either a **slow** moving hurricane or a **fast** moving hurricane.

Surf City Storm Surge/Acres of Innundation – City (fast)

Hurricane Rating	Acres Inundated	Total Acres	Percentage
Category 1 & 2	2,391	3,484	69%
Category 3	2,579	3,484	74%
Category 4 & 5	2,644	3,484	76%

Surf City Storm Surge/Acres of Innundation – City (slow)

Category 1 & 2	2,262	3,484	65%
Category 3	2,389	3,484	69%
Category 4 & 5	2,593	3,484	74%

Surf City Storm Surge/Acres of Innundation – ETJ (fast)

Category 1 & 2	474	1,402	34%
Category 3	766	1,402	55%
Category 4 & 5	862	1,402	61%

Surf City Storm Surge/Acres of Innundation – ETJ (slow)

Category 1 & 2	467	1,402	33%
Category 3	508	1,402	36%
Category 4 & 5	778	1,402	55%

Wave and current action associated with the storm surge may cause extensive damage. Water weighs approximately 1,700 pounds per cubic yard; extended pounding by frequent waves can

⁵³ Hurricane strength is shown here according to the Saffir-Simpson scale (1 = lowest strength and 2 = highest strength).

demolish any structure not specifically designed to withstand such forces.

(7) Non-coastal Wetlands (Probable 404 Wetlands)

Within the planning jurisdiction of the Town of Surf City exists areas of freshwater wetlands⁵⁴.

Surf City – Non-Coastal Wetlands⁵⁵

	Acres Wetlands	Acres Total	Percent Wetlands
Municipal	1,076	3,484	31%
ETJ	530	1,402	38%

Development activity in these areas is regulated. The State has authority through the Clean Water Act to review federally permitted wetland disturbances (including dredge and fill activities) to be sure the activities do not damage wetlands to the point they no longer support their designated use. The NC Division of Water Quality (DWQ) performs this review, which is called a 401 Water Quality Certification.

The types of non-coastal wetlands found in Surf City are freshwater wetlands (or marshes) and seasonal wetlands. Freshwater wetlands are perhaps the most familiar type of wetland. They are found alongside or within the roadside ditch and at the edges of ponds and rivers. Freshwater wetlands, in whatever form they may take, are an extremely important part of the natural areas of any community. They are habitat areas for a variety of diverse plant and animal species and are often an important component part of sensitive groundwater recharge areas. Seasonal wetlands fill with winter rains and will generally dry out during summer and fall. They are as ordinary as a puddle in the backyard and yet are also critical, especially as breeding habitat, for a wide variety of important species of animals. Since these seasonal wetlands are often smaller than one acre, they are not well protected by existing regulations.

Section 404 of the Clean Water Act enables State and federal agencies to regulate development activities occurring in wetlands. The 401 (previously discussed) and 404 programs require permits before disturbing wetland areas. The NC Division of Coastal Management currently reviews U.S. Army Corps of Engineers (404) permits issued, for projects over one-third of an acre in size, for consistency with Coastal Resources Commission regulations and policies contained in local Land Use Plans. The majority of freshwater wetlands permits requested are granted. It is not the intent of this process to deny people the use of their land. The process is designed to give officials the opportunity to work with people, and in some cases to modify projects, to lessen impacts on wetlands.

⁵⁴ These areas are to be understood as different from the coastal wetlands identified in this document under the section AEC's. Coastal wetlands are composed of areas of salt marsh.

⁵⁵ This information was received from the NC Division of Coastal Management, DENR, and the figures are estimated totals. Computation of the totals from the information received was by Cape Fear Council of Governments.

(8) Water Supply Watersheds & Wellhead Protection Areas

There are no water supply watersheds in Surf City. There are also no water supply watersheds in Region O (Pender County, New Hanover County, Brunswick County, Columbus County⁵⁶).

There is no well head protection ordinance in Surf City.

(9) Environmentally Fragile Areas

Fragile areas are areas which could easily be destroyed or damaged by inappropriate or poorly planned development. Some of these areas, as noted below, are located within the Town of Surf City. Policies to protect these areas are discussed in the land use plan section on policy.

a. Wetlands

There are 3,484 total acres within the Surf City Town limits⁵⁷. Of these, 921 are coastal wetlands (or salt water marsh). Coastal wetlands therefore describe 26% of the municipal acreage. There are 234 acres of coastal wetlands within the extraterritorial area (ETJ). This acreage is 17% of the total area of the ETJ.

Exceptional wetlands⁵⁸ comprise 1,076 acres, or 32%, of the total acreage in the city limit. These wetlands comprise 530 acres, or 38%, of the total area within the ETJ.

Surf City Wetlands⁵⁹ – Coastal & Exceptional

	Total Acres	Coastal Wetlands– %	Exceptional Wetlands– %
Municipal	3,484	921 – 26%	1,076 – 31%
ETJ	1,402	234 – 17%	530 – 38%

b. Natural Heritage Areas⁶⁰

The North Carolina Natural Heritage Program inventories, catalogues, and facilitates protection of the rarest and most outstanding elements of the natural diversity of our state. These elements

⁵⁶ There is a watershed protection area which extends into NE Columbus County. This area is near the Cape Fear River and the Bladen County line. This is the closest surface water supply protection area for Surf City.

⁵⁷ This total includes wetlands and water.

⁵⁸ This includes the following types: estuarine shrub/scrub, managed pineland, swamp forest, pocosin, pine flat, hardwood flat, and various other cleared or cut over wetland types.

⁵⁹ This information was received from the NC Division of Coastal Management, DENR, and the figures were computed by Cape Fear Council of Governments.

⁶⁰ The information contained herein was obtained from the NC Natural Heritage Program at their web site <<http://www.ils.unc.edu/parkproject/nhp/overview.htm>>. Calculations were by Cape Fear Council of Governments.

of natural diversity include those plants and animals which are so rare, or the natural communities which are so significant, they merit special consideration as land use decisions are made.

By consolidating information about hundreds of rare species and natural communities, the NC Natural Heritage Program is able to ensure the public is able to get the information needed, to weigh the ecological significance of various sites, and to evaluate the likelihood and nature of ecological impacts. This information supports informed evaluations of the trade-offs associated with biological diversity and development projects before plans have been finalized. The information gathered facilitates the establishment of priorities for the protection of North Carolina's most significant natural areas.

In the Town of Surf City the Natural Heritage Program has identified the “Surf City maritime forest” as a significant natural heritage area. This area is 108 acres of the 3,484 total acres within the Surf City Town limit. Accordingly, the maritime forest is 3% of the total area of the municipality. The maritime forest is on an island to the north of the Surf City bridge along the AIWW (Atlantic Intracoastal Waterway).

The Natural Heritage Program has also identified 5 “natural heritage element occurrences” within the Town of Surf City. These are points where threatened or endangered plants or animals have been sighted. In the case of Surf City two of the sightings were for vascular plants and three were for vertebrate animals. As follows: loggerhead turtle siting (on the beach front across from Cutlass Dive, which is part of Pirate’s Cove subdivision); southern hognose snake siting (in the Pleasant Cove subdivision on Oak Drive); carolina diamondback terrapin siting (in Topsail Sound marsh near the intracoastal waterway and Blackbeard’s campground); seabeach amaranth (on the beach front in the vicinity of Durham and Raleigh Avenues); and four-angled flatsedge (in Topsail Sound marsh between intracoastal waterway and the new Topsail Cove subdivision).

c. Areas Containing Endangered Species⁶¹

The term “endangered species” is used describe an animal or plant in danger of extinction within the foreseeable future throughout all or a significant portion of its range. The term “threatened species” is a classification provided to a plant or animal likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

Areas which contain, or are likely to contain, endangered species in the Town of Surf City’s planning jurisdiction include the dry sand ocean front beach and dunes, the marshes along the estuarine shoreline, and the forested areas of the Town’s mainland jurisdiction, including the extraterritorial planning area.

It is important to keep in close touch with agencies and with the officials employed by these

⁶¹ U.S. Fish & Wildlife Service definition <<http://southeast.fws.gov/es/glossary.html>>.

agencies charged with the protection of endangered species. Sightings of rare and endangered plants and animals should be reported.

d. Prime Wildlife Habitats⁶²

The term habitat describes the environment in which a plant or animal lives. This term is all inclusive and may describe vegetation, soil, water, or other characteristics, or a combination of characteristics. Prime habitat is an area in which a plant or animal lives and which exhibits the highest quality or has excellent, or all necessary or desired features in abundance, which describe the habitat.

e. Maritime Forests⁶³

A “maritime forest” is a forested area or eco-community characterized by its stunted growth due to the stresses imposed by its proximity to salt spray from the ocean. Typical vegetation in these areas in North Carolina includes live oak, red maple, and swamp tupelo.

There are only remnant stands of maritime forest existing on the barrier island beach within the Town of Surf City. The NC Natural Heritage Program has identified an area which they have designated as the “Surf City maritime forest.” This area is an island within the Pender County portion of the coastal wetlands to the west of the barrier island beach and to the north of the Surf City bridge. The island consists of 108 acres. All of the island is shown by state records as covered by maritime forest.

(10) Additional Natural Features Identified by Surf City⁶⁴

The Town of Surf City finds it necessary to add no additional natural features to the inventory previously described herein.

Section 4: Composite Map of Environmental Conditions⁶⁵

The Composite Map of Environmental Conditions is attached to the back of this document. The plan user is referred there for further information. The map shows environmental conditions at Surf City which are very similar according to the natural characteristics to all barrier island beach communities in North Carolina. Surf City is not unique in that it also includes portions of the mainland which are an annexed part of the Town and other areas which are within the

⁶² U.S. Fish & Wildlife Service definition <<http://www.r1.fws.gov/planning/gloss.htm>>.

⁶³ Definition from NC DCM <<http://dcm2.enr.state.nc.us/Wetlands/types.htm>>.

⁶⁴ Telephone conversation with Town staff and email confirmation on January 29, 2003.

⁶⁵ The Environmental Composite Map is based on the information provided by the NC Center for Geographic Information and Analysis and was received from the NC Division of Coastal Management. The plan user is advised this information is for planning purposes only and site specific decisions should be made by close analysis of detailed information from a variety of sources.

Town’s extraterritorial planning jurisdiction (ETJ).

Environmental Composite Categorization of Features – Surf City⁶⁶

<u>Area</u>	<u>Class I</u>	<u>Class II</u>	<u>Class III</u>
In-Town	1%	34%	65%
ETJ	0%	32%	68%

(A) Class I — land containing only minimal hazards and limitations that may be addressed by commonly land planning and development practices

The only Class I rated lands within the Town of Surf City’s planning jurisdiction are shown as on the island in the northern area of Town between Broadway and 9th Street. These lands constitute 1% of the entire Town of Surf City and 0% of the ETJ.

<u>Environmental Class</u>	<u>Natural Features & Hazards/Constraints</u>
Class I 1% of in-Town 0% of ETJ	-Non-wetland area or wetland rated beneficial and not high potential risk (NC-CREWS) -Land located outside 100 year flood hazard area -Land located outside storm surge area

(B) Class II — land containing development hazards and limitations that may be addressed by methods such as restrictions on types of land uses, special site planning, or the provision of public services

The majority of land within the planning jurisdiction of the Town of Surf City is categorized as Class II lands. These lands constitute 34% of the entire Town of Surf City and 32% of the ETJ.

<u>Environmental Class</u>	<u>Natural Features & Hazards/Constraints</u>
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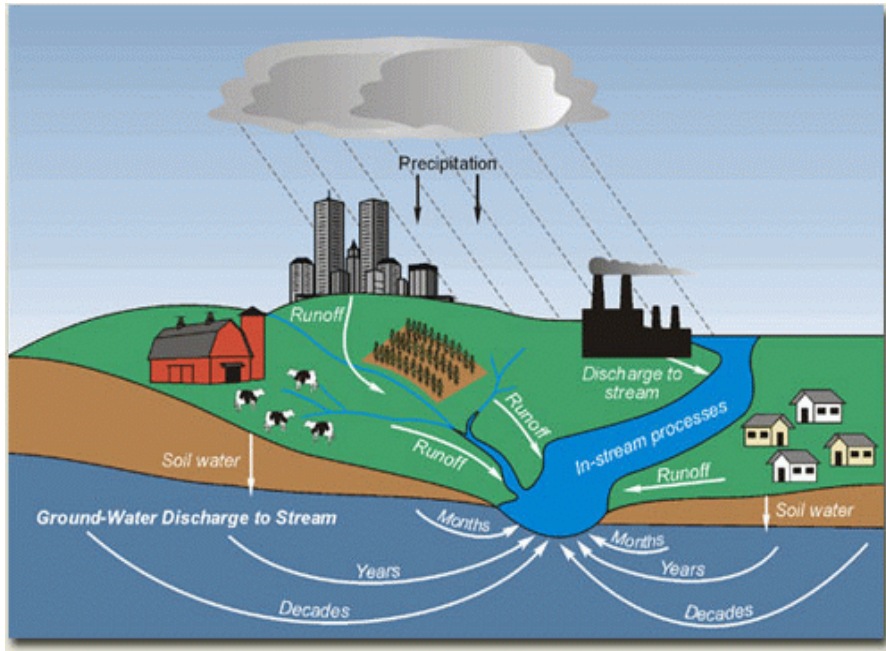
⁶⁶ Ibid.

<p>Class II 34% of in-Town 32% of ETJ</p>	<ul style="list-style-type: none"> -Estuarine shoreline -Ocean erodible area -High hazard flood area -Land located outside designated historic districts or more than 500' from a historic or archaeological site -Soils with moderate to severe septic limitations -Soils with moderate to severe erosion hazards - Non-coastal wetland area rated beneficial and high potential risk or substantial significance (NC-CREWS) -Land located within a 100 year flood hazard area -Land located within storm surge area
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(C) Class III — land containing serious hazards for development or lands where the impact of development may cause serious damage to the functions of natural systems

There are limited areas of Class III lands within the planning jurisdiction of the Town of Surf City. These lands constitute 65% of the entire Town of Surf City and 32% of the ETJ. The majority of the land areas classified as Class III are on the mainland.

<u>Environmental Class</u>	<u>Natural Features & Hazards/Constraints</u>
<p>Class III 65% of in-Town 32% of ETJ</p>	<ul style="list-style-type: none"> -Coastal Wetland -Estuarine Waters -Public Trust/Protected lands -Unvegetated beach area -Non-coastal wetlands rated as substantial significance with high potential risk or exceptional significance with or without high potential risk (NC-CREWS) -Significant Natural Heritage Area -Inlet Hazard area



**Section 5:
Environmental
Conditions** — The land use plan provides an assessment of the following environmental conditions and discusses the implications of development on the resources.

(A) Water Quality

Healthy water contains a balanced amount of nutrients and will show normal fluctuations in

salinity and temperature. Healthy water also has plenty of oxygen and little sediment so that underwater living resources can breathe or receive enough sunlight to grow. Monitoring changes to North Carolina's water quality is important⁶⁷, and the data collected can help scientists make determinations about water quality.

Factors effecting water quality include: nutrients ... which are essential for plants and animals, but too much can cause harmful effects; sediments ... which can cloud the water and which can

⁶⁷ In NC water quality monitoring and the classification of coastal waters is done by the NC Division of Water Quality, DENR.

hamper the growth of or kill aquatic plants; water temperature ... which affects when animals and plants feed, reproduce, and migrate; salinity ... which greatly determines where plants and animals live within the estuarine waters; dissolved oxygen ... which is essential for animals living within the estuary; and chemical contaminants ... which can affect the growth, survival and reproduction of benthic organisms.

The water quality in the vicinity of Surf City is good. The quality of these waters is furthermore believed to be attractive to prospective residents, current residents, tourism oriented businesses, and to the development community. It is to the credit of the Town of Surf City that good water quality has been maintained so well over years of increasing population and development activity.

The barrier island beach portion of the municipality is nearing build out. It is not anticipated that continuing development in this area will effect water quality. If redevelopment of the beach should happen, or become necessary, care should be taken to maintain standards which will allow the continuation of the excellent water quality conditions which are currently extant. On the mainland, the Town has several large tracts of currently undeveloped land which are adjacent to banks channel. The development of these parcels of land will have water quality implications. The development restrictions which may be placed on these parcels may have long-term implications for water quality.

As water quality impacts are cumulative, there is never just one source for the degradation of our area waters. The Town of Surf City recognizes clean water as a treasured asset and will strive to maintain a comprehensive planning program which will take best management practices for water quality maintenance into consideration when considering development proposals.

(1) Status and changes of surface water quality

The water quality within the planning jurisdiction of the Town of Surf City is excellent. The entire area, known as Banks Channel or Topsail Sound, which lies behind the barrier island beach is classified as SA waters. These waters were classified SA in 1981 and the classification of these waters has not changed since that time.

(2) Current situation and trends on permanent and temporary closures of shell fishing waters

For coastal North Carolina, including those areas within the Surf City planning jurisdiction, rainfall resulting in significant runoff is the element having the most detrimental effect on water quality. Following a significant rainfall or storm event the entire area of Topsail Sound (or all of coastal NC for that matter ... depending on the vicinity of the rain event ... may be closed to shellfishing. The area will be recommended as closed by the Shellfish Sanitation Section after 0.5 inches (or greater) of rain within a 24 hour period or 0.75 inches (or greater) within a 48 hour period. Closure is recommended by Shellfish Sanitation Section to the NC Division of Marine Fisheries who implements and enforces the closures. Patrol of shellfish harvesting areas is the sole responsibility of the Division of Marine Fisheries Law Enforcement Section.

Once an area of conditional or temporary opening has been closed, the area will not be recommended to be opened again until sampling of both water and shellfish meats meet approved area criteria.

Within the Town of Surf City there are several small areas which are permanently closed to shellfishing. These areas are described in the literature as Old Settler's Canals, Sears Landing, the water area adjacent to the new Town Park south of the bridge on the island (described as Stump Sound Area 42-C), and the Surf City Marina area. Areas described as conditionally closed include the Stump Sound and Chadwick Bay Area (north of the bridge). These areas are shown on the Conditional & Closed Shellfish Areas Map referenced in the Table of Contents and located in the back of this document.

The Town of Surf City maintains, has maintained, and will continue to maintain a high level of water quality.

(3) Areas experiencing chronic wastewater treatment system malfunctions

Nearly all of Surf City's residential and commercial structures are connected to the Town's wastewater collection and treatment system. All new construction is required to connect to the system.

There are no areas within the Town of Surf City which are experiencing chronic wastewater treatment system malfunctions. There are no systems known to be effecting the quality of the water within the estuary in the planning jurisdiction or in the vicinity of the Town of Surf City.

(4) Areas with water quality or public health problems related to non-point source pollution

There are no areas within the planning jurisdiction of the Town of Surf City which have water quality or public health problems associated with, or as a result of, non-point source pollution.

(B) Natural Hazards

The types of storm events which may catastrophically or negatively effect the Town of Surf City includes hurricanes and tornados. Both types of storms are extremely powerful and unpredictable forces of nature. Hurricanes are large low pressure systems which form in the tropics and may move into our region. These storms bring strong winds. (In fact, the defining factor of a hurricane is that it must be a tropical disturbance with winds in excess of 74 miles per hour (mph).) Hurricanes may spawn tornados which are severe whirlwinds and which are extremely dangerous. There are four causes of fatality and property damage during these two storm events. (1) high wind; (2) flood; (3) wave action; and, (4) erosion. All four of these causes of property damage and death (high wind and flood) are pertinent to Surf City.

Wind is the major determinant of a hurricane. Any tropical storm with sustained wind in excess of 74 mph is classified as a hurricane. Hurricanes are judged by their power according to a model known as the Saffir-Simpson scale. This measure of the power of a hurricane classes hurricanes according to a sliding scale from 1 to 5 (with category 5 storms as the most severe). Category 5 storms are rare. Surf City, as a barrier island beach, would feel the full force of a

hurricane as a result of its location. The friction or impact of the storm hitting land from the water causes dissipation of the full force of the storm, so the inland areas would be somewhat protected, though there is still tremendous energy left to overturn mobile homes, down power lines and other public utilities, destroy crops, and fell trees.

Tornados are extremely forceful whirlwinds which effect a much narrower path than a hurricane. These storms may have winds in excess of 300 mph and are the most powerful wind storms. Rain may also be associated with these storm events. During a tornado strike, structures built by man do not fare well and are most often completely destroyed. Tornados are more common visitors to Pender County than hurricanes. Over water tornados are known as water spouts. Man's successful efforts to mitigate the effect of tornados has been negligible due to the raw power of these storms.

As a result of possible hurricanes and tornados, wind stress is an important consideration in emergency management and storm hazard mitigation planning for Surf City.

(1) Areas subject to storm hazards such as recurrent flooding, storm surges, and high winds

Storm surge areas have been mapped as a part of this document. The map is included in the back of this document.

Surf City is subject to flooding caused by wind and tides along the coast and sounds. Storm surge, associated with low pressure systems with winds in excess of 74 mph, also known as hurricanes, have also been the cause of flooding at Surf City. Periods of high water are generally caused by a sustained wind velocity of 20-25 miles per hour out of the east, especially the northeast, and the resulting erosion effect causes a threat is to homes and businesses built along the ocean beach.

Any development or redevelopment within areas subject to flooding must be built according to the requirements of the Town of Surf City Flood Damage Prevention Ordinance. Minimum lot size requirements, consistent with the Flood Damage Prevention Ordinance, are in the Zoning Ordinance and are mentioned in the Future Land Use Map classification categories discussion within this document. The development restrictions imposed for these areas are strictly for the purpose of allowing property owners the opportunity to better avoid or withstand natural hazards.

(2) Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities

According to a study conducted by the NC Division of Coastal Management, the long-term average annual erosion rate within the Town of Surf City is 2 feet per year⁶⁸. This figure is

⁶⁸ Average annual erosion rate data is published periodically by the NC Division of Coastal Management. This information was received via email from James Rosich on March 6,

consistent for the entire ocean shoreline within the Town. The 2 foot average annual erosion rate figure is used consistently throughout coastal North Carolina for the ocean shoreline areas where the average annual erosion rate is 2 feet per year or less.

Areas experiencing erosion include the AEC’s designated as ocean hazard areas and the estuarine shoreline.

The Town of Surf City is concerned about the long-term impacts of continuing erosion. The Town has no particular area within its jurisdiction which is believed to be at more risk than any other area. The Town believes that beach nourishment, followed by regular renourishment, is the best method of dealing with the problem of erosion.

(3) Estimates of public and private damage resulting from floods and wind since the last plan update

In the United States, according to the Federal Emergency Management Agency (FEMA), there are 4,406,664 flood insurance policies in force⁶⁹. Flood insurance is available in 19,859 participating communities nationwide⁷⁰. There are 959 communities participating in the community rating system, which accounts for 66% of the policies in force⁷¹.

FEMA Flood Insurance Policies in Force (as of December 31, 2002)

	Number of Policies	Insurance in Force
Surf City	1,551	\$245,119,800
North Carolina	101,216	\$16,090,301,300

Loss Statistics (1978-2002) – Surf City---Pender County---North Carolina⁷²

	Total Losses	Total Payment
Surf City	1,662	\$15,137,124.79
Pender County	578	\$11,364,932.95

2003.

⁶⁹ This information received from FEMA. The top five states are Florida, Texas, Louisiana, California, and New Jersey. <<http://www.fema.gov/>>

⁷⁰ The regular program has 19, 176 participating and the emergency program has 683 participating. <<http://www.fema.gov/>>

⁷¹ Federal Emergency Management Agency <<http://www.fema.gov/>>.

⁷² Federal Emergency Management Agency <<http://www.fema.gov/>>.

North Carolina	47,956	\$554,004,322.40
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Estimates of the damage since the last land use plan for Surf City are shown below. Hurricane Fran, in 1996, was the biggest storm of the decade for the Town of Surf City. The total amount of hurricane damage since the last land use plan is \$5,004,959.

Damage/Loss Estimation for Surf City, North Carolina⁷³

<u>Event</u>	<u>Payments</u>
Hurricane Bertha — 1996	\$113,866.00
Hurricane Fran — 1996	\$2,583,089.00
Hurricane Bonnie — 1998	\$372,058.00
Hurricane Floyd — 1999	\$1,935,946.00
Total	\$5,004,959.00

(C) Natural Resources

The impacts of growth and development on natural resources should always be taken into consideration when the approval of new development activity is considered by the Planning Board or the Town Council.

(1) Environmentally fragile areas — where resource functions may be impacted as a result of development

The Town of Surf City realizes development pressure in Town and within the extraterritorial planning area on natural resources is increasing. As with all other residents and visitors, they see the results of ongoing development activity everyday. The Town Council and the Planning Board realize the need to develop a consensus and direction about the future growth of Surf City. Natural resources protection is recognized as a crucial element for the enhancement and preservation of the local environment and for the quality of life of local residents. Surf City residents have expressed, through the creation of this land use plan, a strengthening desire to preserve and protect the natural environment.

⁷³ This information was received from the NC Department of Crime Control & Public Safety, Division of Emergency Management, Disaster Recovery Operations Center, via email from Gwendolyn Royal-Smith, PA/Advanced Infrastructure Mitigation, 919-715-8000 (ext. 223), April 2, 2003.

While Surf City expects residential development to increase over the planning period for this document, the Town also anticipates the possible location of commercial and light manufacturing types of development activities. This expected progression is planned for and desired. Such activities would provide employment for local residents and serve to attract new residents, while also improving the status of Surf City's ongoing economic development effort.

Surf City is committed to preserving the beautiful and abundant natural resources of the Town. Any residential, commercial, or other development activities permitted by the Town of Surf City should be compatible with current regulations, development patterns, AEC requirements, wetlands requirements, soil suitability, and must take measures to mitigate any potential environmental degradation. The Town of Surf City anticipates an influx of new residents and businesses during the planning period for this document. New residential construction, and new retail/commercial development activities that are consistent with the Town's land use policies and the zoning ordinance, will be welcomed.

(2) Areas containing potentially valuable natural resources

The Town of Surf City contains forested areas on the mainland, within both the extraterritorial planning area and the municipal boundary, which are of value as a commercial product. Sand has also been mined from pits located in the mainland portion of Surf City. Sand is also available in large quantities on the barrier island, though local elected and appointed officials and residents wish more would be piled upon the beach.

As natural resources mining and extraction operations are generally unpleasant to the persons living in an area near where these activities occur, and as there are currently no active extraction mining operations within the Town of Surf City, and since the Town relies heavily on natural resources and the attractiveness of the area as a means of drawing tourists and visitors, Surf City is generally opposed to the location of any large or small scale natural resources extraction type operations requesting to locate within the municipal boundary or ETJ.

Since the area outlined by the current municipal boundary and the ETJ is of limited size, and as this area and the resources therein are well known to area residents, it is believed to be unlikely the area will be discovered as a potential source for commercially marketable natural resources.

Section 6: Analysis of Land Use & Development

(A) Existing Land Use Map

The existing land use map which shows barrier island and mainland municipal limits, extraterritorial area boundaries, residential areas, commercial areas, public/government areas, institutional/church locations, dedicated open space, and undeveloped land is attached at the rear of this document.

(B) Land Use Analysis

(1) Types of Land Use in Surf City

The total area within the Town of Surf City municipal boundary is 3,484 acres. Within the Surf City Town limits there are 2,505 separate parcels of land. The number of these parcels in use, any use, is 1,480. The number of acres in the parcels being used is 796.

The following table shows various categories of existing land use within the Town of Surf City.

Surf City Existing Land Use – in Municipal Area⁷⁴

	Acres	% of Total⁷⁵	Acres Per Person⁷⁶
Residential	564	45.8%	.40
Commercial	131	10.6%	.09
Open Space	12	.9%	.008
Public/Government	4	.3%	.003
Institutional	11	.9%	.008
Utility	7	.6%	.005
Undeveloped ⁷⁷	500	40.9%	.35
TOTAL	1,229	100%	

Within the Town of Surf City’s ETJ there are 433 parcels of land. Of these 433 parcels, 220 are in use (any use). The number of acres in the parcels being used equals 113 acres. There are numerous large and undeveloped parcels in the Surf City ETJ area.

The table below shows the various categories of existing land use within the Town of Surf City’s extraterritorial planning area.

⁷⁴ This information was prepared by Cape Fear Council of Governments from information provided by NC CGIA and the NC Division of Coastal Management, DENR. The information is circa 2001. There are 3,484 acres in the Surf City town limits. A large portion of the area within the municipal boundary is water or not to be developed wetlands areas.

⁷⁵ The total dry land area within the municipal limits is 1,229 acres.

⁷⁶ The current population is 1,423. This is the 2001 population estimate by the NC State Data Center based upon U.S. Department of Commerce, Bureau of the Census, information gathered in 2000.

⁷⁷ This figure includes both mainland and barrier island properties.

Surf City Existing Land Use – in ETJ⁷⁸

	Acres	% of Total⁷⁹
Residential	97	15.5%
Commercial	14	2.2%
Institutional	2	.3%
Undeveloped	513	82%
TOTAL	626	100%

(2) Description of any land use conflicts

As a relatively small, tourist oriented, vacation community the Town of Surf City has limited land use compatibility problems when compared with larger urban municipal areas. There are the normal complaints of municipal residents concerning traffic, litter, lighting and noise in the downtown area. The Town does not experience a problem to the extent that maximum densities for residential dwellings have been established (due, specifically, to this perceived crowding, which might be characterized as an incompatibility⁸⁰) nor have noise level reduction standards (outdoor to indoor or indoor to outdoor) been established. There are no large manufacturing, industrial or mining type operations in Town. No airports or other area establishments or entities are effecting unbearable noise levels on the community.

Local officials believe the downtown area is crowded during warm weather months. While it is true to a psychological certainty that when many people are jammed into a smallish area a number of these persons will have a perception of being crowded and these persons will feel uncomfortable due to the empirically observed and/or felt effects of traffic, noise, crowding or just “too many people,” others will enjoy opportunities resulting from these same effects ... as with retail stores enjoying increased business due to increased foot and auto traffic.

The barrier island portion of Surf City has developed in what has become the traditional type development for North Carolina beach communities of its size. There is a defined downtown

⁷⁸ This information was prepared by Cape Fear Council of Governments from information provided by NC CGIA and the NC Division of Coastal Management, DENR. The information is circa 2001. There are 1,402 acres in the Surf City ETJ. A percentage of the area within the ETJ boundary is water or not to be developed wetlands areas.

⁷⁹ The total dry land area within the ETJ is 626 acres.

⁸⁰ The zoning ordinance does has regulations limiting density.

area and the remainder of the community is stretched out ... to the north and south in a linear grid pattern ... on relatively small lots.

There is no significant problem of land use conflicts within this community that will not be handled for the planning period by the traditional planning tools (including the nuisance ordinance).

(3) Description of any land use — water quality conflicts

Within the last 30 years concern has risen about development effects on water quality. Nationwide considerable resources have been committed to reducing water pollution from agriculture (the single largest contributor to the nation's surface water quality problem), sediments and nutrients in runoff, and from the leaching of chemical residuals from a variety of sources. It is important that policies to improve water quality be designed to account for all costs and benefits of such policies in order to make the most effective use of scarce resources.

In the Town of Surf City those areas of permanent shellfish closure are recognized as areas where there seems to be some land use--water quality type conflict. Each of these areas is listed below.

- 1) Old Settlers Canals — This area contains 7 long canals (some of these close to ½ mile in length). The canals are separated by 2 lots (200 linear feet of distance— most lots are (50' x 100')) and these lots are, on average, 5,000 square feet. Most of these lots are built upon.
- 2) Surf City Marina — This is a small area of permanent closure, adjacent the marina, which is caused by runoff from the marina's impervious surfaces.
- 3) Stump Sound Area (42-C) — This area is at the site of the new Town Park. The area is adjacent the barrier island landing area for the Sears Landing Bridge Swing Bridge. This site was, until recently, adjacent a cluster of trailers or mobile homes parked on the spot. The clean-up and removal of these units may allow the waters to be restored to such an extent that conditionally open or open status may be achieved again at some point in the future.
- 4) Sears Landing — This water area is adjacent the mainland. The mainland area consists of single family dwellings on lots which are of various sizes but which are required to be a minimum of 5,000 square feet according to the zoning ordinance.

(4) Description of development trends

Pender County is the sixth fastest growing county in North Carolina with a growth in population over the period of 1990-2001 of 45.7%. Over this same time period the population of the Town of Surf City grew at a rate of 46.7%. Within the last ten years (1992-2002) the Town of Surf City issued 1,381 building permits. Of the total number of permits issued for this period the vast majority were for single family residential projects. This trend will continue.

Though it is anticipated that commercial development will continue both within the extraterritorial area and within the mainland area municipal boundary within the next ten years, it is expected that the majority of development both in Town and within the ETJ will be residential type development activity. The population will therefore continue to grow at a rapid

pace. Surf City will continue to be one of the fastest growing areas of North Carolina over the next ten years.

(5) Location of areas expected to receive development during the five year period following plan certification and potential conflicts with Class II or Class III land

All lands within the planning jurisdiction of the Town of Surf City are classified as Class I, II, or III, and these areas are shown on the environmental composite map attached to this document and located in the appendix.

Areas which are expected to receive development within the next few years exist both on the mainland and the barrier island portions of Surf City. On the barrier island development will consist of in-fill on existing lots which have not yet received development attention. There will also likely be redevelopment on the island⁸¹. The redevelopment will consist of single family units becoming multi-family properties. Older properties will also be bought and rebuilt to the requirements of the current ownership. The general trend on the barrier island will be to go from less dense to more intense type development. Development will occur on small lots.

On the mainland, both within the municipality and the ETJ, development and growth will continue. It is expected that several of the large tracts of now vacant land on the mainland will be developed within the next five years. As a result of this expected occurrence population growth, and the concurrent growth in the need for municipal services, will accelerate faster on the mainland than on the barrier island.

Some of the areas which are expected to receive the anticipated growth are shown on the Environmental Composite Map as Class II or Class III areas. Care will need to be taken with development projects in these areas so that natural systems are not harmed by the development of these lands. The full range of municipal services, including the public wastewater system, will be available for these areas.

(C) Historic, Cultural, & Scenic Areas

The land use plan contains information on these areas, if pertinent and available, since the preservation of these areas serves to help preserve the character of the community and since history lends meaning to a place. Surf City, which became an incorporated municipality in 1947, is a relatively young community. The setting for Surf City, Topsail Island, has a storied and colorful past laced with the stories of pirates, hurricanes, and fishermen.

⁸¹ Prior to the removal or demolition of structures a rodent control program may be necessary. Though this has not been known to be a problem at Surf City, we are advised that the State of North Carolina, Public Health Pest Management Section, may be of some assistance on this matter. They may be contacted at 919-733-6407.

(1) Historic Structures

In 1996-97 a comprehensive survey of historic and archaeological sites in Pender County was conducted with grant and technical assistance from the State Historic Preservation Office⁸². The inventory, which became a part of the statewide inventory, showed Pender County contains over 300 prehistoric and historic archaeological sites. Pender County has 11 National Register listings, including 3 structures associated with the U.S. Naval Ordnance Testing Facility on Topsail Island⁸³.

Within the Town of Surf City the Sears Landing Swing Bridge, which was built in 1954 following the destruction of the original pontoon bridge to the island (taken out in 1952 by Hurricane Hazel), is worthy of note.

There are no NC Department of Cultural Resources identified historic structures within the planning jurisdiction of the Town of Surf City.

(2) Scenic Areas

The Surf City area is abundantly blessed with a beautiful and scenic setting. The beach, the intracoastal waterway, the pristine estuarine and ocean waters, all provide both visitors and residents with limitless opportunities for the enjoyment of nature and the natural environment of coastal North Carolina. The Town of Surf City is justifiably proud of its beautiful setting.

(D) Projections of Future Land Needs

The projection of future land needs in Surf City are based upon the permanent population projections. As follows:

Surf City Permanent Population Projections for 2005 & 2010 Year (based on 2000)

Surf City 2000 population = 1,393

Surf City 2005 population projection = **1,594** (The increase anticipated is 14.5%.)

Surf City 2010 population projection = **1,797** (The increase anticipated is 29%.)

Surf City Permanent Population Projections for 2020 (based on 2010 estimate)

Surf City population projection for 2010 = **1,797**

Surf City population projection for 2020 = **2,200** (The increase anticipated is 22.4%.)

⁸² The State Historic Preservation Office is in the Division of Archives and History in the NC Department of Cultural Resources.

⁸³ The 3 structures are: U.S. Ordnance Testing Facility Assembly Building (in Topsail Beach); U.S. Naval Ordnance Testing Facility Observation Tower 2 (in Topsail Beach); and the U.S. Naval Ordnance Testing Facility Control Tower (in Topsail Beach).

The permanent population of Surf City in 2001 is 1,423 persons. The projected population for 2005 is 1,594 persons. The difference is 171 persons. The average number of persons per residence in the Pender County portion of Surf City is 2.0389. The corresponding number of persons per residence in the Onslow County portion of Surf City is 1.9597. The average of these 2 numbers is 1.9993. We will average this to be 2.0 persons per residence.

The minimum residential lot size established by the zoning ordinance in Surf City is 5,000 square feet. The least amount of land necessary to accommodate a growth of 171 persons in the permanent population with the average number of persons per residence would be 9.8 acres⁸⁴. Figuring the other projected minimum population land needs in the same way, we get:

- 2005** additional acreage necessary to accommodate population growth projections = **9.8 acres**
- 2010** additional acreage necessary to accommodate population growth projections = **21.5 acres**
- 2020** additional acreage necessary to accommodate population growth projections = **44.6 acres**

If we use the same figures for the present population, we need approximately 82 acres to accommodate the residential areas of municipal Surf City. The actual area covered is 564 acres. If 1,423 persons need 564 acres, we see the following needs by using this same ratio⁸⁵:

- According to this method the **2005** population growth will need an additional **67 acres**
- According to this method the **2010** population growth will need an additional **148 acres**
- According to this method the **2020** population growth will need an additional **307 acres**

Residential development within the Town will be accompanied by necessary open space, public/government, institutional, utility, and commercial growth. If we follow the acres per person calculations presented in our Existing Land Use – in Municipal Area table⁸⁶, we see:

Additional Commercial Acreage Projections:

- 2005** = 171 additional residents X .009 acres per person (based on 2001) = **1.5 acres**
- 2010** = 374 additional residents X .009 acres per person (based on 2001) = **3.4 acres**

⁸⁴ This was figured as follows: 171 = increase in population ... 171 divided by 2 = 85.5, which is the number of lots of minimum size necessary to accommodate the growth. If these lots are of minimum size 85.5 X 5,000 = 427,500 square feet. There are 43,560 square feet in an acre. Divide 427,500 by 43,560 = 9.81 acres.

⁸⁵ The methodology here is to divide 564 by the population (1,423) and to multiply the result (.3963) by the population increase to show additional acres needed if the current development pattern is followed.

⁸⁶ Current ratios are not to be taken as correct but are presented as a basis for our calculations. We may already know, for example, that additional open space is necessary. If we know this we should adjust our needs and plans accordingly.

-2020 = 777 additional residents X .009 acres per person (based on 2001) = **7 acres**

Additional Open Space Acreage Projections:

-2005 = 171 additional residents X .009 acres per person (based on 2001) = **2 acres**

-2010 = 374 additional residents X .009 acres per person (based on 2001) = **3 acres**

-2020 = 777 additional residents X .009 acres per person (based on 2001) = **7 acres**

Additional Public/Government Acreage Projections:

-2005 = 171 additional residents X .003 acres per person (based on 2001) = **.51 acres**

-2010 = 374 additional residents X .003 acres per person (based on 2001) = **1.1 acres**

-2020 = 777 additional residents X .003 acres per person (based on 2001) = **2.3 acres**

Additional Institutional Acreage Projections:

-2005 = 171 additional residents X .009 acres per person (based on 2001) = **1.5 acres**

-2010 = 374 additional residents X .009 acres per person (based on 2001) = **3.4 acres**

-2020 = 777 additional residents X .009 acres per person (based on 2001) = **7 acres**

Additional Utility Acreage Projections:

-2005 = 171 additional residents X .006 acres per person (based on 2001) = **1 acre**

-2010 = 374 additional residents X .006 acres per person (based on 2001) = **2.2 acres**

-2020 = 777 additional residents X .006 acres per person (based on 2001) = **4.6 acres**

Additional Acreage Requirements, 2005/2010/2020

	2005	2010	2020
Residential	minimum = 9.8 acres maximum = 67 acres	minimum = 21.5 acres maximum = 148 acres	minimum = 44.6 acres maximum = 307 acres
Commercial	1.5 acres	3.4 acres	7 acres
Open Space	2 acres	3 acres	7 acres
Public/Gov't	.51 acres	1.1 acres	2.3 acres
Institutional	1.5 acres	3.4 acres	7 acres
Utility	1 acre	2.2 acres	4.6 acres
TOTAL	74 acres	161 acres	335 acres

The maximum additional acreage, according to the current ratios, necessary for growth anticipated is as follows:

-2005 = 74 acres

-2010 = 161 acres

-2020 = 335 acres

Though it is likely the Town of Surf City will annex again before the year 2020, even though no annexations are now anticipated or planned, the amount of land available currently exceeds the amount of land which will be required to accommodate anticipated growth to the year 2020.

Section 7: Analysis of Community Facilities

As a part of the production of this Advanced Core Land Use Plan the Community Facilities Plan element was enhanced. The results of this enhanced effort are what herein follows.

(A) Public & Private Water Supply Systems

Units of local government that provide public water service, either individually or together with other units of local government, are required to prepare a local water supply plan and to submit the plan to the NC Department of Environment & Natural Resources, Division of Water Resources. These water supply plans are useful in the analysis of water use and in the projection of future water need.

The last local water supply plan prepared for the Town of Surf City was submitted to the Department on August 15, 2000⁸⁷. This plan reported on the municipal water services for 1997. The total water use reported for 1997 was 102.284 MG (million gallons). The average daily water use in 1997 was .28 MGD (million gallons per day). The number of metered connections reported was residential = 1,200; and commercial 150. The use for each category was as follows: residential = .19 MGD; and commercial = .089 MGD. This gives the total use figure of .28 MGD.

Surf City – Water Use Information⁸⁸

	<u>Number of Connections</u>	<u>Average Use</u>
Residential	1,200	.19 MGD
Commercial	150	.089 MGD
Total	1,350	.28 MGD

The largest average daily system use in Surf City is in July (0.436 MGD). The largest maximum day water was in the month of August (0.633 MGD).

Surf City – Average Day & Maximum Day Water Use By Month, 1997⁸⁹

<u>Month</u>	<u>Average Daily Use</u>	<u>Maximum Daily Use</u>
January	0.172 MGD	0.286 MGD
February	0.163 MGD	0.215 MGD
March	0.207 MGD	0.330 MGD
April	0.259 MGD	0.382 MGD

⁸⁷ A copy of this plan was received from the Town of Surf City Planning Department and was used for the preparation of this section of the land use plan.

⁸⁸ Surf City local water supply plan, 1997.

⁸⁹ Surf City local water supply plan, 1997.

May	0.295 MGD	0.475 MGD
June	0.351 MGD	0.518 MGD
July	0.436 MGD	0.619 MGD
August	0.433 MGD	0.633 MGD
September	0.328 MGD	0.414 MGD
October	0.293 MGD	0.442 MGD
November	0.219 MGD	0.392 MGD
December	0.180 MGD	0.375 MGD

Water is supplied through 2 wells located on the mainland (a third well is currently under construction.): **Well #1** is 164 feet deep with a casing depth of 103 feet. The well is 8 inches in diameter. The pump intake is at 103 feet. The average daily withdrawal for the days used was 0.140 MGD. In the most recent year, well #1 was used for 364 days. The maximum daily withdrawal for well #1 is 0.612 MGD. The 12 hour supply is 0.306 MGD and the capacity is 0.648 MGD. **Well #2** is 166 feet deep with a casing depth of 106 feet. The well is 8 inches in diameter. The pump intake is at 106 feet. The average daily withdrawal for the days used was 0.140 MGD. In the most recent year, well #2 was used for 364 days. The maximum daily withdrawal for well #2 is 0.648 MGD. The 12 hour supply is 0.324 MGD and the capacity is 0.648 MGD.

The water treatment plant for the Surf City water system has a permitted capacity of 1.26 MGD. The systems finished water storage capacity is 0.1 million gallons⁹⁰.

The water supply plan indicates ground water levels are not systematically monitored. Surf City does not have a wellhead protection program in place.

The Town of Surf City is in the process of considering offering a portion of its water supply for sale to the Town of Topsail Beach. This sharing of resources is possible through an interconnected system of 8 inch pipes. The Town of Surf City, in 2004, is seeking an additional site for another municipal well to meet the areas need.

⁹⁰ Plans and specifications for all water system improvements must be approved by the Division of Environmental Health, NC Department of Environment & Natural Resources, prior to the award of a contract or the initiation of construction. Plans for water line relocation must also be submitted for review and approval. For information, contact the Public Water Supply Section at 919-733-2321.

There are no private water supply systems operating within the Town of Surf City’s planning jurisdiction. Water is provided to ETJ area residents by individual well systems.

(B) Public⁹¹ & Private Wastewater Systems⁹²

There are no private wastewater systems operating within the Town of Surf City. There are, however, still a few private septic systems operating. Connection to the public system is now required of all residents and businesses within the Town⁹³. New construction, repairs, and all other instances requiring the issuance of a building permit now require the recipient to be connected to the public wastewater system.

Average Daily Wastewater Discharges, 1997

<u>Month</u>	<u>Average Daily Discharge</u>
January	0.143 MGD
February	0.193 MGD
March	0.172 MGD
April	0.161 MGD
May	0.170 MGD
June	0.300 MGD
July	0.313 MGD
August	0.326 MGD
September	0.249 MGD
October	0.185 MGD
November	0.214 MGD
December	0.138 MGD

⁹¹ The Town of Surf City Utilities Director is Dean Wise – 919-328-1055.

⁹² The information contained in this section is from the 1997 Water Supply Plan. This is the most recent information available.

⁹³ The exception to this rule is in the Channel Bend Subdivision (with 15 users) where connection to the public system was not required due to the destruction which would have been caused to the maritime forest as a result of connection.

As shown, and as anticipated, the warm weather months during the tourist season are the months which show highest average daily wastewater discharges.

The NC Clean Water Act of 1999 requires that the operators of wastewater treatment systems report annually to the system's customers on the performance of the system over a 12 month period. The last report prepared for the Town of Surf City covered the period from July 1, 2001 to June 30, 2002⁹⁴.

The wastewater collection and treatment system wastewater discharge is pumped to a land application treatment facility located off NC 50 between Surf City and Holly Ridge. The facility includes 2 grit removal chambers, a flow splitter box, a bar screen, 3 aerated lagoons in a series (with a total volume of 19 million gallons), a gaseous chlorinator, a chlorine contact chamber, and 2 effluent storage ponds with a volume of approximately 4.7 million gallons, and approximately 88.5 acres of spray irrigation fields. The wastewater collection system includes 30 pump stations.

The wastewater treatment plant has spray irrigation application limits of 10.73 inches for December 1 to March 31 and 60.38 inches for April 1 to November 30. These limits have never been approached according to the Annual Report. Treatment plant effluent is monitored for 7 indicators of water quality⁹⁵ 3 times per year. Laboratory results have revealed no problems associated with water quality. The wastewater treatment plant also includes 3 monitoring wells on 8 dimensions of water quality⁹⁶. No water quality problems have been discovered in laboratory tests of the water from these wells.

The permitted capacity of this facility⁹⁷ is 0.600 MGD (or 600,000 gallons per day). The design capacity is also 0.600 MGD. The average annual daily discharge ranged, in 2002, from a low of .136 MGD in January to a high of .567 MGD in July.

The public sewer system does not serve the ETJ. All residents and businesses in the ETJ are on septic systems.

Expansion of the wastewater system is under consideration.

(C) Transportation Systems

⁹⁴ The information reported here was taken from this report.

⁹⁵ The 7 indicators are: pH, biochemical oxygen demand, total suspended solids, Kjeldahl nitrogen, nitrate nitrogen, ammonia nitrogen, and fecal coliform.

⁹⁶ The 8 items checked are: fecal coliform, dissolved solids, pH, TOC, chloride, total ammonia, nitrates, and total phosphorus.

⁹⁷ According to the Wastewater System Annual Report, dated August 26, 2002.

A Transportation System Map has been included with this document. The map is located in the appendix. Additionally, a Transportation Plan element accompanies this document as a separate Appendix item (Appendix J). The location of this plan element is given in the Table of Contents.

Locally Owned Roads Mileage — Surf City, 2002⁹⁸

	<u>Dirt</u>	<u>Soil/Stone/Gravel</u>	<u>Hard Surface</u>	<u>Total Miles</u>
Pender County	0	.36	8.88	9.24
Onslow County	0	0	4.90	4.90

(D) Stormwater Systems

There are no man made stormwater control systems within the Town of Surf City’s planning jurisdiction.

(E) Beach & Sound Access

The Town of Surf City recognizes beach access areas as important recreational features for coastal Towns. Within the Town of Surf City, on the island, there are 34 ocean beach access points. Surf City has 24 neighborhood type access areas (with parking) and 10 local access areas (no parking). The total number of parking spaces available for beach visitors is 268. There are no legally recognized access areas on the mainland.

Sound side access is available to the public at Sound Side Park, adjacent the Sears Landing Swing Bridge, on the island. This site is a part of a recognized urban waterfront which has historically existed in Surf City. The beautiful, clean, abundant, and prolific waters surrounding the island have always effected the style of life for the community. This urban waterfront area gives Surf City a solid connection between past and present. The area gives recognition to the maritime history of the area and gives Surf City citizens the opportunity to reflect upon and to enjoy the beautiful scenic vista and the commercial opportunities nearby. The development of this urban waterfront area is expected to continue through the planning period for this document.

The urban waterfront area of Surf City includes the municipal park⁹⁹ just south of the bridge and extends northward beyond the marina, and encompasses the waterfront properties north to Goldsboro Avenue across from Town Hall.

The beach nourishment project, currently in the planning stages, will allow the ocean beach to continue to serve as a wonderful recreational amenity for continuing human recreational use and will preserve the natural biological function of the area.

⁹⁸ The Town of Surf City is located in both Pender and Onslow County. The municipality owns these roads not the county.

⁹⁹ This reference is to Sound Side Park, which was previously mentioned in this section.

(F) Other Facilities

There are no other known major community facilities which will impact the growth and development of the Town of Surf City during the planning period for this document.

Section 8: Land Suitability Analysis

Coastal ecosystems are extremely complex, sensitive, and subject to the continuing influences of both nature and man. Certain lands within coastal ecosystems are more suitable for development because of their attributes. This suitability for development was pointed out earlier in this document in the recognition and environmental classification of all lands within the Town of

Surf City. Choices were made as a part of this planning process by the Town of Surf City regarding development type and density in all areas of the Town. The presentation of this analysis was done with the Environmental Composite Map. The environmental classification of land, shown on the Environmental Composite Map, which was done with the suggested State ratings model, gives us a clear picture of land suitability. The Land Suitability Map shows those land areas deemed most suitable for development within the Town of Surf City. The most suitable areas for development in Surf City coincide with the developed lands shown on the Existing Land Use Map, and the density projections and use standards as pictured graphically according to the Town's Zoning Map. The Future Land Use Map is also consistent with the analysis of land suitability¹⁰⁰.

As of today, there is a somewhat limited amount of land available for first-time initial development on the island portion of Surf City. The pattern here over the next 20 years will be in-fill of existing lots, the re-subdivision of lots, and re-development. On the mainland, in Surf City and in Surf City's ETJ, there is no shortage of land suited for development within the planning period. Once the wider extension of municipal services to the mainland is complete, this will accelerate development here.

Land Use Plan policy concerning growth directs development to the lands best suited for development. This has happened as a result of much thought and careful consideration of natural features and Land Use Plan policy. A Land Suitability Analysis Map is included as a part of this document and is located in the back of the Land Use Plan.

(A) Water Quality

The water quality of the waters adjacent to Surf City and the Surf City planning jurisdiction/ETJ is very good. The continued development of municipal and ETJ lands according to the development plan described in this land use plan and in the zoning ordinance should present no problems for the water quality of the area.

(B) Land Classes I, II, and III — Summary Analysis

The Environmental Composite Map showing the location of these land classes is included in the back of this document. Land is classified according to a sliding scale with Class I land as the most suitable and Class III as the least suitable¹⁰¹.

¹⁰⁰ Those areas shown on the Land Suitability Map as “least suitable” should not be taken as or confused as being unsuitable but should be recognized as land which may need to be considered for lower density projects or for the possibility of more necessary human intervention or engineering before such land will become possible for development.

¹⁰¹ As is usually the case, the earliest residents or investors here took the land they deemed as best and built there first.

In Surf City Class I land is less than 1% of the in-Town land area and 0% of the ETJ. Class II land is the majority of the land within Surf City and the Surf City ETJ. Class III land in Surf City is limited to several tracts on the mainland which are within both the ETJ and the municipality.

(C) Proximity to Existing Developed Areas & Compatibility with Existing Uses

Development activity in the barrier island portion of Surf City in the future will consist largely of in-fill of existing vacant lots and redevelopment of previously developed tracts/areas. Residential development on relatively small lots has always been the primary type of development activity in Surf City, on the barrier island, and this trend will continue. It is anticipated that limited commercial development activity will occur on the island.

On the mainland ... new development will occur on large tracts which have remained (to date) undeveloped. This development will be on lots which are larger in size, on average, than the lots on the island. Commercial development is expected to occur on the mainland. The area along the causeway, leading to the swing bridge, will be the focus area. The causeway commercial area development is desired to serve the visitors to the island.

It is anticipated the proposed commercial development, if curb cuts are not limited, will slow travel onto the island. This may caused the perceived traffic problems in the downtown area of Surf City to seem worse. The implementation of land use policies in this document will help to alleviate this problem.

The Town's zoning ordinance and subdivision regulations will be the primary tool to resolved any land use compatibility problems.

(D) Potential Impact of Development on Cultural Resource Areas

The continuing development of land within the planning jurisdiction of the Town of Surf City should have no detrimental effects to existing cultural resource areas.

(E) Land Use Requirements of Local Development Regulations, CAMA Use Standards, & Other Applicable State & Federal Regulations

Land development regulations have been reviewed as a part of the preparation of this document. Local ordinances have been found to be consistent with state and federal regulations.

(F) Availability of Community Facilities — Water, Sewer, Transportation

Public water and sewer service are available in Town only. Connection to these public systems is required. In the ETJ the primary method of wastewater disposal is by septic system. Water is provided to ETJ area residents by individual well systems. As these areas may be annexed over time, public services will be available and required to the new municipal residents. No shortage of supply is expected.

Local transportation service consists of the ownership and maintenance of streets, roads, and sidewalks. Bicycle paths, an improvement which will be located adjacent existing roads, are expected.

These community facilities will remain available through the planning period. There will be no limitations to the development of land due to the unavailability of these public services.

Section 9: Review of 1992¹⁰² CAMA Land Use Plan

¹⁰² The title or name on the cover of the previous plan refers to 1992. The previous plan was actually adopted locally and by the NC Coastal Resources Commission in 1993.

The purpose of the review of the current Land Use Plan section is for the local governing body to review its success in implementing the policies and programs adopted in the plan and the effectiveness of those policies in achieving the goals of the plan.

The policies from the 1992 (listed following) were gone over in detail and discussed¹⁰³ prior to the creation of new policy for this land use plan.

A. Effectiveness of Policy from the 1992 Land Use Plan

The 1992 Surf City Land Use Plan was not a plan which called for dramatic changes or which charged leaders with the responsibility for charting a completely new course of action. The people of Surf City wanted then what they want now. Today the Town of Surf City still, in 2005, wishes to remain what it is and has basically been throughout its history ... a quiet residential community. The policies in the 1992 Land Use Plan reflected this opinion. The use of existing local, state, and federal rules and regulations was seen as the means by which this overriding goal could be achieved. This is what that document presented in 1992 and it is what was approved.

Surf City is a growing but relatively small sized beach Town, both in population and land area. The Land Use Plan policies from 1992 have been successful for more than 10 years in maintaining the desired small Town look, feel, and atmosphere. It can therefore be said that the generalized policies from the previous Land Use Plan were effective and were successfully implemented by Town officials.

B. Existing Conflicts Between 1992 Land Use Plan Policy & Local Ordinances

There are no existing conflicts between 1992 Town of Surf City Land Use Plan policies and current (2005) local land use ordinances

C. List of 1992 Land Use Plan Policies

The policies from the 1992 Land Use Plan (listed following) were gone over in detail and discussed prior to the creation of new policy for this Land Use Plan. Discussion of each policy centered on the policy implementation status, implementation constraints, the application of the policy, and the policy effect on the Town.

constraints to development – certain elements of our natural environment should not only be protected, but are in general unsuitable for urban development and are therefore considered constraints. These natural resource constraints are certain soils, flood prone areas and wetlands. Implementation status (implemented, partially implemented, not implemented)

¹⁰³ Discussion of each policy centered on the policy implementation status (implemented, partially implemented, not implemented), implementation constraints (none, administrative, financial, impractical, political), application of policy, and the policy effect on Town. This analysis proved to be an extremely effective way to create policy for this land use plan.

soils – to permit development only on those land areas having soil characteristics suitable for intended uses. Since the town provides a central wastewater collection and treatment system, soil characteristics for septic tank use are not critical concerns for the incorporated area. Within the extraterritorial area and within a few scattered locations within the town limits where septic tanks may be the only practical alternative, septic tanks will be permitted for properties having soil characteristics suitable for on site sewage disposal.

flood prone areas – to permit development within flood prone areas only if done in a manner that will minimize the loss of human life and damage to property

wetlands – the town recognizes the critical functions and values associated with coastal and freshwater wetlands, and accordingly, the town supports the protection of wetlands.

coastal wetlands – activities shall be restricted to those which do not significantly affect the unique and delicate balance of this resource. Suitable land uses include those giving the highest priority to the protection and management of coastal wetlands, so as to safeguard and perpetuate their biological, social, economic, and aesthetic values to establish a coordinated management system capable of conserving and utilizing coastal wetlands as a natural resource essential to the functioning of the entire estuarine system. Highest priority of use shall be allocated to the conservation of existing coastal wetlands. Second priority shall be given to those uses that require water access and cannot function elsewhere.

estuarine waters – In recognition of the importance of estuarine waters for the fisheries and related industries as well as aesthetics, recreation, and education, Surf City shall promote the conservation and quality of this resource. Activities in the estuarine waters areas shall be restricted to those which do not permanently or significantly affect the function, cleanliness, salinity, and circulation of estuarine waters. Suitable land or water uses include those giving the highest priority to the conservation and management of these areas so as to safeguard and perpetuate their biological, social, economic, and aesthetic values and to establish a coordinated management system capable of conserving and utilizing estuarine waters in order to maximize their benefits to man and the estuarine system. Highest priority of use shall be allocated to the conservation of estuarine waters and its vital components. Second priority shall be given to uses that require water access and cannot function elsewhere.

estuarine shorelines – Surf City recognizes: (1) the close association between estuarine shorelines and adjacent estuarine waters; (2) the influence shoreline development has on the quality of estuarine life; and (3) the damaging processes of shorefront erosion and flooding to which the estuarine shorelines are subject. Suitable land uses are those compatible with both the dynamic nature of estuarine shorelines and the values of the estuarine system. Residential, recreational, and commercial land uses are all appropriate types of use along the estuarine shoreline provided that: (a) –a substantial chance of pollution occurring from the development does not exist (b) –natural barriers to erosion are preserved and not substantially weakened or eliminated (c) –the construction of impervious surfaces and areas not allowing natural drainage is limited to only that necessary to adequately service the development (d) – standards of the NC

Sedimentation Pollution Control Act of 1973, as amended, are met (e) – development does not significantly interfere with existing public rights of access to, or use of, navigable waters.

public trust areas – in recognition of certain land and water areas in which the public has certain established rights and which also support valuable commercial and sports fisheries, have aesthetic value, and are resources for economic development. Surf City shall protect these rights and promote the conservation and management of public trust areas. Suitable land or water uses include those which preserve and manage the public trust areas in order to safeguard and perpetuate their biological, economic, social, and aesthetic value, e.g. dredging and bulkheading.

ocean hazard areas – (1) to the maximum extent feasible, and consistent with a property owner's rights to reasonable use of his property, use of land in ocean hazard areas shall be located, designed, and constructed so as to maximize a structure's protection from wind and water and to minimize damage to the protective land forms of dunes and beaches in accordance with CAMA regulations. (2) Preferred erosion control measures to combat ocean front erosion shall be beach renourishment projects and small scale techniques such as using sand fences, beach grass planting, and discarded Christmas trees. (3) Newly created dunes shall be aligned, if possible, with existing adjacent dune ridges and shall be of the same general configuration. (4) Adding to dunes shall be accomplished in such a manner that the damage to existing vegetation is minimized. Filled areas shall be immediately replanted or temporarily stabilized until planting can be successfully completed. (5) Land uses permitted in the ocean erodible areas shall be those permitted by the town zoning ordinance. (6) Land uses in flood hazard areas shall be those permitted by the town zoning ordinance, which shall include residential, commercial, and institutional; provided, however, that all new construction shall meet requirements of the Surf City flood damage prevention ordinance.

land uses and densities in proximity to ORW's – n/a ... there were no outstanding resource waters and no policy was give on this issue area.

maritime forests – it shall be the policy of the town to encourage the maintenance of the existing maritime forest and shrub thickets by only allowing development that will cause the least practicable disruption to the maritime forest cover. All uses currently permitted under the town zoning ordinance will be allowed in such areas but only if consistent with the above policy. To allow for specific implementation, it shall be the town's policy that any development within a designated maritime forest or shrub thickets area, shall file a site plan with the town prior to the issuance of any building permits. Further, the town's zoning ordinance will be amended to designate all maritime forest or shrub thickets areas as a "conservation overlay zone" and any multi-family development within such zone shall be permitted only as a conditional use.

wetlands – the town supports protection and preservation of wetlands (freshwater, marshes, "404" and pocosins).

shell fishing waters – it is town policy to recognize this valuable and fragile resource by providing protection through the enforcement of all applicable regulations to development or

land disturbing activities having a possible impact upon these waters. Additionally, the town will assist and advise other governmental agencies having jurisdiction over protection of these waters and along adjoining estuarine shorelines.

cultural, historic and archaeological resources – it is town policy to cooperate with state and federal agencies or other individuals and institutions in the protection and identification of significant existing or yet unidentified cultural, historical, or archaeological resources. The town will notify the NC Dept of Cultural Resources of proposed development in any potentially sensitive area within the town's planning area.

protection of potable water supply – it is the policy of Surf City to protect and beneficially develop its groundwater resources.

use of package treatment plants and alternative treatment systems – the town has in operation a central wastewater collection and treatment system. Therefore package treatment plants and alternative treatment systems are not allowed within the incorporated area. However, package and alternative systems will be allowed in the extraterritorial area if all applicable governmental regulations are met.

stormwater runoff – it is the policy of the town to promote the best available management practices to minimize the threat of pollution from stormwater runoff. This will be accomplished through site plan reviews, as required by the town's development ordinances (zoning & subdivision regulations). Examples of these practices include using pervious or semi-pervious materials, for driveways and walks, retaining natural vegetation along marsh and waterfront areas to retain its natural filtering properties, and allowing stormwater to percolate into the ground rather than discharging it directly to coastal waters. Stormwater detention ponds can also reduce the direct discharge of pollutants to coastal waters. The town will comply with NC Div of Environmental Management standards for stormwater runoff. The town will develop a stormwater management ordinance within the next planning period.

marinas, floating home development and boat dry stack storage facilities – it is the policy of Surf City to consider the appropriateness and desirability of any proposal to construct a marina on the basis of impact on neighboring uses including aesthetics, hours of operation, traffic generation including ability of the existing road network to adequately handle peak traffic loads; environmental impacts including water quality and dredge spoil disposal sites; and consistency of the proposal with other policies of the LUP. Further, floating homes are prohibited as town ordinances prohibit living aboard any vessel. The town will develop and consider amendments to the zoning ordinance that will more clearly regulate small marinas (marinas having fewer slips than those regulated by CAMA).

industrial impacts on fragile areas – industrial development is not considered an acceptable use within the island portion of Surf City. Within the extraterritorial area light industrial development will be considered for certain portions of the ETJ only if the following conditions are met: (1) CAMA minor or major permits can be obtained (2) Applicable zoning ordinance

provisions are met (3) Within coastal wetlands, estuarine waters, and public trust waters, no industrial use will be permitted unless such use is water dependant.

development of sound & estuarine system islands – it is town policy to allow development of sound and estuarine islands, if such development is consistent with the land classification map and applicable town and other governmental regulations.

sea level rise – Surf City is aware of the issue of sea level rise due to global warming being debated within the scientific community. The town will monitor sea level rise literature and will respond accordingly by amending applicable regulatory instruments.

upland excavation for marina basins – it is town policy to allow upland excavation for marina basins, provided all aspects of the marina are consistent with local, state and federal policies and regulations.

damaging of existing marshes by bulkhead installation – the town does not oppose bulkhead installation provided construction is consistent with 15A NCAC 7H (guidelines for development in AEC's). Bulkheads must be constructed landward of significant marshland areas. Installation of bulkheads must not damage marshes.

productive agricultural lands – this resource is found only in limited areas only within the extraterritorial jurisdiction (ETJ) area on the mainland. Agricultural uses are permitted within the ETJ, along with residential and certain non-residential uses. Agricultural lands are not afforded protection beyond those measures applied to lands suitable for non-agricultural uses.

commercial forest lands – this resource is found only in portions of the ETJ area on the mainland. Forestry activities are permitted within the ETJ, along with residential and certain non-residential uses. Lands used for forestry are not afforded protection beyond those measures applied to lands suitable for non-forestry use.

existing and potential mineral production areas – no existing or potential mineral production areas have been identified within Surf City's planning jurisdiction. No policy is therefore given.

commercial and recreational fisheries – The town will support recreational and commercial fishing through the protection of shellfish and fin fish nursery and habitat areas. Therefore, any development which will profoundly and adversely affect coastal or estuarine waters will be prohibited by applicable regulations. During the design, construction and operation of water dependent developments, efforts must be made to mitigate or prevent negative effects on water quality that would have an impact upon nursery or habitat areas.

outstanding resource waters – no waters within the town's planning jurisdiction have been designated "outstanding resource waters" (ORW) by the NC Environmental Management Commission. However, the town is committed to the protection of estuarine waters as a means

of preserving fish nursery and habitat areas and the town is committed to the protection of estuarine waters for their recreational values.

trawling activities in estuarine waters – trawling in estuarine waters within the town's jurisdiction shall be allowed, if such activity is in compliance with NC Division of Marine Fisheries regulations.

off-road vehicles – off-road vehicles for commercial and recreational fishing shall be permitted on the beach between 9/10 and 5/15, during daylight hours provided such vehicles are manufactured four wheel drive vehicles and have a valid beach permit issued by the town of Surf City. Vehicles for permanently physically disabled persons may be operated on the beach at any time of the year within an area extending to 1,000 feet south of the vehicular access point near Kinston Avenue.

residential, commercial and industrial land development impact on any resources – It is town policy to limit development to residence and certain institutional and commercial uses within the incorporated area. Within the ETJ certain additional uses such as agriculture, heavy commercial and light industrial uses may be permitted. All proposed developments within the planning area are reviewed by the town with an objective of minimizing or eliminating any negative impact upon the area's natural resources.

impact of peat or phosphate mining on any resource – n/a ... there are no peat or phosphate mining areas in Surf City thus no policy was given on this issue.

types and location of desired industries – industry is not a permitted use of land within the incorporated town. Certain light industrial operations, compatible with adjoining land uses, are permitted within the area of extraterritorial jurisdiction.

local commitment to providing services to development – the town provides potable water, wastewater collection and treatment, solid waste collection and police protection services to all town residents and property owners. Fire protection and emergency medical services are provided through financial support of volunteer departments. Administrative services, including zoning ordinance enforcement, CAMA regulations enforcement and building inspection are provided. Within the extraterritorial area fire protection, rescue services, zoning ordinance enforcement and building inspection services are provided. The Pender County Sheriff's Department provides police protection with the extraterritorial area.

types of urban growth patterns desired – town policy is to permit residential and certain institutional and commercial land uses within the incorporated area. Preferred commercial uses are those necessary to provide retailing and services to residents and visitors. A broader spectrum of land uses is permitted in the ETJ. These additional uses include agriculture, heavy commercial and light industrial.

redevelopment of developed areas – the town supports and encourages redevelopment, upgrading and adaptive reuse of properties. The re-subdivision or in-filling of existing platted properties is preferred over the development of areas requiring new street and utilities. Relocation of structures threatened or endangered by ocean erosion is encouraged.

community appearance – the town is committed to the upgrading of the town's appearance.

commitment to state and federal programs – the town supports state and federal programs such as erosion control, beach nourishment, public access, highway improvements and channel dredging.

assistance to channel maintenance and beach nourishment projects – the town supports channel maintenance and beach nourishment projects undertaken by local, state and federal agencies or sponsorship.

energy facility siting and development – electric generating plants are not permitted within the Surf City planning area. Windmills may be permitted through the issuance of a special use permit.

inshore and outer continental shelf (OCS) oil or gas exploration or development – the town does not oppose OCS oil or gas exploration or development, provided an environmental impact statement has been prepared and a finding of no significant impact on the environment has been made.

tourism – tourism is the major component of the town's economy, and is therefore promoted directly and indirectly.

beach & estuarine water access – policies are listed in the 1990 Public Shoreline Access Plan.

anticipated residential development – the predominant residential types anticipated are: single family (both conventional and manufactured), duplexes, low rise multi-family (townhouse and condominiums). The anticipated densities will range from a low of 4.3 units per acre for single family developments to a high of 24.0 units per acre in certain multi-family developments. Manufactured units are located primarily at the north end of town and within the extraterritorial area. Other dwelling types are located with a fairly homogenous mix throughout town. Increased water supply facilities, and incremental increases in police and fire protection (will be necessary).

land use trends and carrying capacity analysis – the most remarkable development trend observed during the last five years (1988-93) has been the development (and redevelopment) of commercial properties in the central portion of Surf City. These commercial properties include five restaurants, and a number of facilities housing retailing and services.

continuing public participation – the town will encourage public involvement in the land use plan updating process. The town will seek to ensure that all segments of the community have a full and adequate opportunity to be informed and to participate in the planning decision-making process. The town’s policy on public participation consists of four components: (1) public participation plan (2) public education on planning issues (3) continuing public participation in planning (4) citizen input in developing land use plan policy statements.

storm hazard mitigation, post-disaster recovery and evacuation plan – various policy guidance is given in the 1993 land use plan.



Part 2 — Plan for the Future

Section 1: Surf City Community Goals

This land use plan section lists the Town of Surf City’s future land use goals. These goals represent the desired end towards which the land use plan and its policies are directed. The summary statement of goals also give a clear overall picture of values and the general principles which guide and describe the Town’s development and redevelopment.

(A) A Comprehensive List of Community Goals

The six goals herein listed are a result of detailed analysis and discussion of key issues confronting the Town of Surf City. The goal statements were originally reviewed and approved by the Town of Surf City Planning Board and were subsequently approved by the Town Council. These goals encompass the planning vision created early in the planning process and also the technical analysis of existing and emerging trends discussed in Part 1 of this document. The goals listed here provided the Town with a framework for the development of policies and programs.

PUBLIC ACCESS GOAL

“To maximize public access to the beaches and the public trust waters of Surf City.”

LAND USE COMPATIBILITY GOAL

“To ensure that development and use of resources or preservation of land minimizes direct and secondary environmental impact, avoids risks to public health, safety and welfare and is consistent with the capability of the land based on considerations of interactions of natural and man-made features.”

INFRASTRUCTURE CARRYING CAPACITY GOAL

“To ensure that public infrastructure systems are properly sized, located and managed so the quality and productivity of AECs and other fragile areas are protected or restored.”

NATURAL HAZARDS AREAS GOAL

“To conserve and maintain barrier dunes, beaches, flood plains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.”

WATER QUALITY GOAL

“To maintain, protect, and enhance water quality in all coastal wetlands, creeks, and estuaries.

LOCAL AREAS OF CONCERN

“To integrate local concerns with the overall goals of the North Carolina coastal program in the context of land use planning.”

Section 2: Policies for Growth & Development

The main purpose for the creation of a land use plan is to provide guidance for development activity. To provide the necessary guidance the land use plan gives statements of policy. Land use plans are, most importantly, policy documents. The Town of Surf City recognizes that the basic information on the Town (which is contained in Part 1 of this document) is for the purpose

of helping the plan user, who may be a Town official, a developer, or a local citizen, to understand the existing situation in Surf City so that appropriate public and private sector decisions can be made concerning the future growth and development of the Town. The policies in this document are reflective of the desires of the Town of Surf City for future growth and development.

It is important for land use plan users to realize the vision of local leaders for this community for the planning period. The plan section on policy, which follows, gives plan users an extensive view of this picture. The Town of Surf City is sensitive to the need to preserve and protect the natural environment and to preserve the natural amenities and conditions which may be impacted by the activities of man. Surf City seeks to allow development activity which will be consistent with the policies listed in this section and which will fit in and will allow minimal environmental degradation. The Town expects continuing growth, which will be primarily residential, through the planning period. The Town also expects additional commercial growth. Surf City will strive to maintain the small Town character which it currently exhibits and will seek to accommodate and to welcome new businesses, residents, and visitors within the community.

For each of the policies listed in this section the Town of Surf City has considered a planning period of twenty years. Much time was spent in the writing, reviewing and editing of these policies. In each instance, alternative policies have also been considered and these alternatives have been analyzed. Those policy choices made by Surf City officials are what herein follows.

As a part of the review of this document by NC Division of Coastal Management staff the Town was requested to highlight those policies which exceed state requirements. Those policies, in the sections which follow, have been *italicized* in the document.

The policies listed here, unless otherwise noted, apply to both the island and mainland portions of Surf City's planning jurisdiction.

(A) Public Access Goal & Policies:

“To maximize public access to the beaches and the public trust waters of Surf City.”

The Town of Surf City is committed to providing excellent public access to the public beach and to the waters of the Atlantic Ocean and Topsail Sound. This commitment springs from historic precedent as the residents and the public in Surf City have always enjoyed excellent public access to the municipal beaches and waters surrounding the community.

As time goes by, and as the size of the municipality has grown, both through population growth and in size through annexation, the challenges of providing excellent public access become greater. Planning for public access is important for the Town of Surf City. Thinking ahead, proactive planning, cooperation, and dealing with issues before they become significant problems are the recognized and important characteristics of Surf City leadership. The elected officials, appointed boards, and staff at Surf City have proven themselves up to the challenges faced by a modern municipality.

Surf City is the gateway community to Topsail Island. Traffic regularly passes through Surf City on the way to North Topsail Beach. In a more fundamental way, the Town of Surf City is connected to the Town of Topsail Beach. All traffic to Topsail Beach must pass through Surf City. Surf City leaders are consequently proving daily, by their good example, their commitment to intergovernmental cooperation and to the concept of working together for a better island lifestyle experience. The public access component of this plan, as rendered below, reflects Surf City's commitment to public service in the area of public access.

All policies related to public access should be understood to be directed towards the concept of municipal participation in beach nourishment and restoration projects.

(1) Support for Beach & Water Access

(2)(2)(A)(1)a. — It is the policy of the Town of Surf City to support beach and estuarine water access projects within Surf City, within the Surf City extraterritorial area, in Pender County, in Onslow County, and throughout coastal North Carolina.

(2)(2)(A)(1)b. — It is the policy of the Town of Surf City to support the study, exploration, assessment and development of estuarine access opportunities for the public to enjoy. The Town wishes to construct, buy, and develop more recreational opportunities for local citizens.

(2)(2)(A)(1)c. — Surf City will upgrade existing municipal park and beach access facilities to encourage the attraction of more tourism oriented business customers to the community and to serve the needs of the permanent and seasonal resident public.

(2)(2)(A)(1)d. — The Town of Surf City seeks to provide public access opportunity for all citizens and visitors. A system of public access sites shall be constructed and maintained to give all geographic areas of the island easy access to the sound and ocean beach.

(2) Acquisition of Access Sites & Parking Sites

(2)(2)(A)(2)a. — The Town of Surf City will seek to acquire and develop new public park properties for the enjoyment of residents and visitors.

(2)(2)(A)(2)b. — The Town of Surf City will maintain and develop excellent beach access facilities, parking, and amenities for the enjoyment of residents and visitors.

(2)(2)(A)(2)c. — It is the policy of Surf City to provide adequate parking for residents and visitors.

(2)(2)(A)(2)d. — Surf City policy is to provide parking opportunity according to the needs described in the Surf City Beach Access Plan.

(2)(2)(A)(2)e. — Surf City policy is to provide parking in locations convenient to public access site visitors. Parking opportunities for visitors to Surf City may include off-site, or off-island, locations.

(2)(2)(A)(2)f. — It is the policy of the Town of Surf City to require the use of best management practices, to include the use of pervious materials, for the construction of driveways and parking spaces.

(3) Funding for Access Improvements

(2)(2)(A)(3)a. — Surf City will seek financial support from both Pender and Onslow County for the funding of public beach access areas.

(2)(2)(A)(3)b. — The Town policy is to pursue NC Division of Coastal Management shoreline access grants for public access facility projects.

(2)(2)(A)(3)c. — Town policy is to pursue all public and private funding opportunities for public access to area waters. The Town will seek public funds (County, State, and federal funds) and private funds to expand both passive and active park and recreational lands and public water access opportunity.

(2)(2)(A)(3)d. — It is to policy of the Town of Surf City to continue concerted efforts to research, develop, and finance a major and ongoing beach restoration program in Surf City.

(2)(2)(A)(3)e. — Surf City Town policy is to pursue NC DCM planning grants for access and recreational program projects and studies.

(2)(2)(A)(3)f. — It is the policy of the Town of Surf City to include sound side public access planning as a part of all publicly funded shoreline access documents.

(2)(2)(A)(3)g. — It is Surf City policy to provide municipal funding and to seek alternative means of funding for the purchase of sound side public beach access.

(4) Community Image — Wholesome, Family Oriented, Fun for All

(2)(2)(A)(4)a. — It is the policy of the Town of Surf City to make all land use decisions consistent with the Town's desire to continue as a wholesome, family-oriented community for residency, business, and for tourism.

(2)(2)(A)(4)b. — It is the policy of the Town to encourage the development of wholesome and environmentally friendly privately operated recreation and amusement opportunities for the enjoyment of residents and visitors.

(2)(2)(A)(4)c. — It is the policy of Surf City to seek to encourage and to stimulate the development of day camps and recreational programming opportunities for young people.

(2)(2)(A)(4)d. — The Town of Surf City will discourage and/or prohibit by ordinance those activities which are deemed to be inconsistent with a wholesome, family-oriented community atmosphere.

(5) Urban Waterfront

(2)(2)(A)(5)a. — *It is the policy of the Town of Surf City that the area defined in this plan as the city's urban waterfront area will be developed in such a way as to maximize the public use of space in close proximity to Topsail Sound. Areas to be developed within the urban waterfront area include space which may, in some cases be over Topsail Sound and non-water dependant.*

(6) Planning for Access

(2)(2)(A)(6)a. — It is the policy of the Town to plan thoughtfully, carefully, and rationally and in advance of the necessity for action. In keeping with this policy, the Town of Surf City will create a long-range Shoreline Access Plan and the Town will create a Master Plan for Recreation.

(2)(2)(A)(6)a. — *It is the policy of the Town of Surf City to create a long-range plan for mainland public access areas to Topsail Sound and to construct the planned access areas thereby providing access from the mainland to Topsail Sound.*

(2)(2)(A)(6)b. — Surf City recognizes the need for the provision of parks and open space and adequate public access to the water. Surf City supports the Coastal Resources Commission's public access program and recognizes the need to plan for all types of recreational facilities in appropriately sited locations.

(2)(2)(A)(6)c. — It is the policy of the Town of Surf City to supply community services for the resident public and visitors through a professional, well thought out, rational process and to exceed the common expectations, whatever those expectations may be, of the individual persons or corporations to be served.

(2)(2)(A)(6)d. — It is the policy of the Town of Surf City to create an access plan which will include a map of all public beach access points within the Town of Surf City.

(7) Access Areas Will Be Clean, Well Maintained, & Landscaped

(2)(2)(A)(7)a. — It is the policy of the Town of Surf City to set a good example, through landscaping, beautification, and the maintenance of municipal properties, for land owners throughout the community and the area.

(2)(2)(A)(7)b. — It is the policy of the Town of Surf City to provide a clean public beach environment. The Town of Surf City will create a management plan for the maintenance and care of municipal public access facilities. This plan will provide for the regular pick-up and clean-up of trash and debris.

(2)(2)(A)(7)c. — Surf City Town policy is to effectively maintain the municipal system of public beach access areas in such a way as to provide neighboring residents with a clean and safe, nuisance free, municipal neighbor. Noise, trash or other debris, junk, and rotting or dangerous or unsightly facilities will be promptly fixed by the municipality.

(2)(2)(A)(7)d. — *It is Surf City Town policy to enforce public nuisance or disturbances at public access areas through the police powers of the municipality. Vandalism, littering, or careless, aggressive, wanton behaviors, will not be tolerated by the municipality at public access sites.*

(2)(2)(A)(7)e. — It is the policy of the Town of Surf City to work with interested private citizens and businesses to create, improve, and keep clean municipal public access sites.

(2)(2)(A)(7)f. — *It is the policy of the Town of Surf City to begin a public access program component whereby local businesses or individuals may adopt-an-access area.*

(8) Provision of Public Access Is a Shared Responsibility

(2)(2)(A)(8)a. — *The Town Surf City will require new development projects, and redevelopment projects, to make provisions for a comprehensive network of public water (ocean and sound side) access facilities. The Town will require bicycle paths and pedestrian walkways in neighborhoods and on area collector streets and arterials.*

(9) Intergovernmental Cooperation on Access

(2)(2)(A)(9)a. — It is the policy of the Town of Surf City to work with the Pender and Onslow County Parks and Recreation Department to help meet municipal and area recreational need.

(2)(2)(A)(9)a. — It is Surf City policy to work with state, federal, and local area governments on the provision of a system of bike paths covering the island. Bike paths with access to both island and off island restaurants, shopping areas, and other points of interest, will be provided.

(2)(2)(A)(9)a. — It is Surf City Town policy to provide a planned system of bike paths which will extend to the Town limits to provide neighboring local governments the opportunity to tie into the Surf City bike path network.

(10) Shoreline Access — Public Trust & Private Rights

(2)(2)(A)(10)a. — It is the policy of Surf City to permit the use of shoreline and public trust waters to provide benefits to the public. Surf City Town policy recognizes and supports the riparian access rights and needs of private property owners.

(11) Access Opportunity for Bicycles & Pedestrians

(2)(2)(A)(11)a. — *The Town of Surf City will develop a network of bikeways and pedestrian walkways for the use and enjoyment of residents and visitors.*

(2)(2)(A)(11)b. — *It is Surf City policy seek to create bicycle paths, to increase pedestrian sidewalks, and to strictly enforce traffic and other laws which will enhance the safe, and healthful use of public access facilities.*

(2)(2)(A)(11)c. — It is the policy of Surf City to construct a network of bike paths throughout the Town to provide bike access to residential areas, shopping areas, and the municipal system of beach access locations located throughout the Town.

(2)(2)(A)(11)d. — It is Surf City Town policy to pursue funding for bike paths planning and facilities from the NC Department of Transportation.

(12) Federal Agency Requirements Will Continue to be Exceeded

(2)(2)(A)(12)a. — It is the policy of Surf City to continue to provide access to public trust waters through the acquisition, development, and redevelopment of beach and sound access areas, parks, and boat launching areas. This development and redevelopment activity shall be consistent with the need to protect area natural resources. Surf City will, in the future, seek financial assistance from State and federal sources to support the development, and/or expansion, of parks and recreational facilities in appropriately sited locations.

—The Town seeks to provide one neighborhood public access area every ½ mile along the beach. Parking spaces will be provided for the neighborhood public accessways within 1/4 mile radius.

—The Town seeks to provide local access areas every 1/4 mile to give neighborhood residents/pedestrians and bicyclists access to the beach. Parking may be available at Surf City local access areas.

—The Town of Surf City seeks to provide public access opportunities for all area residents and visitors.

(13) Public Access Is a Major Priority

(2)(2)(A)(13)a. — Surf City considers beach access as a major priority. It is town policy to: 1) provide reasonable means and opportunities for all members of the public to have access to the beach and other public trust lands and waters at designated access points, provided such means do not conflict with the rights of residents to the use and enjoyment of their property; 2) encourage the use of non-auto oriented transportation methods such as bicycling and walking on the town's beach and waterfront areas; 3) prohibit all traffic on dunes except at designated access points and upon ramps or walkover structures; 4) consider future beach and water access improvements based upon the availability of land and funds for such projects, and a demonstrated need for further improvements.

(14) Access for All — Support for a Conference Center

(2)(2)(A)(14)a. — It shall be the policy of the Town of Surf City to site, design, and develop an area conference center in Surf City to support the expansion of tourism and to expand the recreational season for local groups, churches, civic groups, and others.

(15) Ocean & Sound Access — Experience all the Island Offers

(2)(2)(A)(15)a. — *It is the policy of the Town of Surf City to give equal attention to the provision of shorefront access to both the ocean and sound and to thereby offer a complete island experience to residents and visitors.*

(2)(2)(A)(15)a. — It is the policy of the Town of Surf City to provide adequate sound side public access opportunity for resident boaters and visitors.

(16) Management & Maintenance of Public Road Right-of-Ways

(2)(2)(A)(16)a. — It is the policy of the Town of Surf City to work with the NC Department of Transportation on the management and maintenance of public road right-of-ways.

(17) Signage & Ownership

(2)(2)(A)(17)a. — It is the policy of the Town of Surf City to clearly and legally identify the location and extent of all public access areas. These access areas are to be maintained free of encroachment by neighboring property owners and signs shall be installed at all public access areas designating these properties as public beach access.

(2)(2)(A)(17)a. — It is the policy of Surf City to provide directional and informational signage at public beach access locations.

(2)(2)(A)(17)b. — Surf City policy is to provide signs at public beach access locations which will indicate the geographic location of the site being visited. The “**You Are Here**” type of sign will serve to orient beach visitors and will help to alleviate traffic conditions.

(2)(2)(A)(17)c. — *It is Surf City policy to number and name beach access sites to assist with management and the provision of emergency services.*

(2)(2)(A)(17)d. — *It is the policy of Surf City to provide educational signs for residents and visitors. The signs will deal with topics such as: sea turtles (if you are lucky enough to see one, leave her alone; also cover up the holes after you build your sand castle before you leave for the day), no littering, leave the beach cleaner than you found it (no fishing line, no cigarette butts), and dune protection.*

(2)(2)(A)(17)e. — It is the policy of Surf City to use directional signs at Sound Side Park to inform the public of access site locations, public events, bridge openings, festivals, and other public events.

(2)(2)(A)(17)f. — It is the policy of the Town of Surf City to use Sound Side Park as a location for the display and disbursement of information about public beach access opportunity within the Town of Surf City.

(18) Dune Crossover Structures – Preserve Dune

(2)(2)(A)(18)a. — It is the policy of Surf City to provide dune crossover structures at public access sites to preserve the natural dune system, to protect indigenous vegetation, and to prevent breaching of the barrier provided by the frontal dune during a storm event.

(19) Boaters Beach

(2)(2)(A)(19)a. — Surf City policy is to provide sound side access which will allow visiting and resident boaters access at designated “boaters beaches,” visual enjoyment of the scenic qualities of the sound side of Topsail Island, and use and access to the high ground of the island and the public trust beach.

(20) Construction of Access Facilities

(2)(2)(A)(20)a. — Surf City policy is to use appropriate construction materials for public facilities. The Town will routinely consider the continuing function and maintenance of public facilities in the selection of construction materials.

(2)(2)(A)(20)b. — It is Surf City policy to provide handicapped access to the public’s beaches.

(2)(2)(A)(20)c. — It is the policy of Surf City in construction projects to use design features which may deter vandalism.

(B) Land Use Compatibility Goal & Policies

“To ensure that development and use of resources or preservation of land minimizes direct and secondary environmental impact, avoids risks to public health, safety and welfare and is consistent with the capability of the land based on considerations of interactions of natural and man-made features.”

The Town of Surf City is a beautiful place for residents and visitors to enjoy. The beautiful blue water, the sandy beach, the friendly people ... all of this and much more is available at Surf City.

People have come to the Town of Surf City for a variety of reasons. The varied reasons people find this area attractive are as different as the personalities of the people who come. From a statistical standpoint what is undeniable is that they have come to visit and they have come to stay ... in increasing numbers.

These increasing numbers have caused some challenges in the area of land use compatibility. This is not just an aesthetic concern. Though people are concerned about preserving community appearance. There are also concerns about the scale and size of development projects, concerns about population growth and the increasing impervious surface coverage and what impacts this may have on the waters of Topsail Sound ... a resource treasured by all. People are concerned about natural resources protection and the disappearance of indigenous vegetation, development in wetlands, protection of cultural resources and the retention of the small Town character and feel residents and visitors have come to know and to love.

The continuing growth of Surf City during the planning period covered by this document is anticipated. If this growth is not managed in such a way as to protect these treasured local values, then the municipality will become more homogenized and less distinct.

The land use plan policies in the area of land use compatibility are shown in the following section.

(1) Areas with Development Limitations

(2)(2)(B)(1)a. — Surf City Town policy is to cooperate with permitting agencies, such as the NC Division of Coastal Management, U.S. Army Corps of Engineers, and the Pender and Onslow County Health Department, and others, to restrict and regulate development in wetlands, coastal wetlands, estuarine waters, and public trust areas. Development projects proposed for these areas which are not consistent with the local ordinances and/or State and federal environmental protection regulations, will not be permitted in Surf City.

(2) Permitting Development Compatible with Resources

(2)(2)(B)(2)a. — As a means of controlling any inappropriate or damaging development activities within AEC's, the Coastal Area Management Act calls upon the CRC, in cooperation with coastal local governments, to implement a permitting program. The intent of this program is not to stop development but rather to ensure the compatibility of development with the continued productivity and value of critical coastal land and water areas. These areas are defined as Areas of Environmental Concern (AEC's). The Town of Surf City endorses this permitting system as a means of managing and protecting the coastal resources of North Carolina.

(2)(2)(B)(2)b. — The Town of Surf City policy is to support the NC Division of Coastal Management and their enforcement of the STATE GUIDELINES FOR AREAS OF ENVIRONMENTAL CONCERN (Subchapter 7H of Chapter 15A of the NC Administrative Code, or 15A NCAC 7H, or the regulations governing development activity in AEC's), and to give special attention to the protection and appropriate development of AEC's.

(2)(2)(B)(2)c. — *It is the policy of the Town of Surf City to use land use controls, within the constraints of the zoning ordinance and subdivision regulations, to protect and preserve natural resources and scenic views throughout the Town’s planning area.*

(3) The Size & Scale of Development Matters

(2)(2)(B)(3)a. — *It is the policy of Surf City to limit the size of residential dwellings and to prevent the construction of huge houses incompatible with the small Town appearance, feel, and custom long-term residents have come to enjoy.*

(4) We Discourage Development Harmful to Property Values

(2)(2)(B)(4)a. — It is Surf City policy that development activity which would be harmful to property values or the quality of life of those residents already established is discouraged. Compatibility of proposed development with the future land use map (located in the back of this document) is desired.

(5) Managed Growth

(2)(2)(B)(5)a. — The Town of Surf City is expected to grow within the planning period. The Town of Surf City desires to manage this growth. The Town’s policy toward growth is expressed in the following comments: Surf City believes in managing and directing the Town’s growth and development. It is Town policy that development should be based on: **1)** the suitability of land to accommodate the use; **2)** the capacity of the environment; **3)** compatibility with Town goals; **4)** densities allowable in sensitive areas; **5)** the availability of support facilities and services; and **6)** Town policy is that residential and commercial development will be encouraged to occur in a manner which will not overload traffic conditions.

(2)(2)(B)(5)b. — The Town, in general, supports the preservation of areas which are suitable for agricultural activity on a statewide basis. This support and approval does not extend to agriculture activities within the Town of Surf City’s planning jurisdiction.

(2)(2)(B)(5)c. — Surf City policy will support any efforts by governmental and private agencies to wisely manage the natural resources of the region.

(2)(2)(B)(5)d. — Surf City policy is to protect the Town’s natural resources through the enforcement of adopted ordinances, which will be consistent with land use plan policy. Surf City policy is to protect and to conserve resources through site evaluations, enforcement of building codes, subdivision and zoning ordinance development and enforcement, and through the consistency provision of the Coastal Area Management Act.

(6) Redevelopment of Developed Property

(2)(2)(B)(6)a. — There are older developed areas within Surf City’s planning jurisdiction. The Town encourages and supports redevelopment of these areas for the purpose of land use compatibility and aesthetics. Restoration and fix up of any historic structures is encouraged. It is the Town’s policy that redevelopment, like new development, must be conducted according to

existing development guidelines as is reflected (or as may be reflected) in future Zoning, Subdivision, Flood Damage Prevention Ordinances and others.

(2)(2)(B)(6)b. — Surf City policy is that development and redevelopment activity should always happen in a way which will avoid creating problems. The overriding consideration at Surf City is the public’s health, safety, and welfare. Surf City policy supports the development and redevelopment of Town lands in such a way as to avoid creating problems to neighboring property owners and future owners of the property being developed.

(7) Urban Waterfront — Mixed Uses Are Supported

(2)(2)(B)(7)a. — The Town of Surf City by policy supports mixed-use type development in the area designated as urban waterfront.

(8) Surf City Wishes to Maintain Maritime Forest

(2)(2)(B)(8)a. — *It is the policy of Surf City to encourage the maintenance of existing maritime forests. Though only small isolated areas meeting the traditional description of maritime forest remain, development designed to cause the least practicable disruption to the maritime forest cover shall be permitted if such development is done in accordance with the appropriate provisions of all applicable state, federal, and local regulations, laws, and ordinances. Uses currently permitted under the town’s subdivision regulations and zoning ordinance will be allowed in areas with maritime forests only if such development is consistent with the appropriate ordinance and is deemed to be consistent with the policy of causing the least practicable disruption.*

(9) Designated Urban Waterfront — Coastal Wetlands Impact

(2)(2)(B)(9)a. — *Coastal wetlands are areas of salt marsh or other marsh subject to regular or occasional flooding by tides, including wind tides. The management objective of the NC Coastal Resources Commission for coastal wetlands is to conserve and manage these areas so as to safeguard and perpetuate their biological, social, economic, and aesthetic values. The highest priority is given to conservation of these areas. The second highest priority of use is for those types of development which require water access and cannot function elsewhere. The Town of Surf City is supportive of the state’s position on the protection of coastal wetlands. Surf City Town policy is that coastal wetlands in Surf City’s urban waterfront area may be developed due to the recognized need for a higher public or private use in those areas historically described as “urban waterfront.”*

(10) Natural & Cultural Resources Protection Is a Priority

(2)(2)(B)(10)a. — Surf City’s policy is to preserve, protect, and enhance the area’s natural resources. Surf City recognizes the quality of our environment is an important ingredient in our overall quality of life.

(2)(2)(B)(10)b. — It is Surf City Town policy that cultural and environmental artifacts or species which are irreplaceable or limited in number should be protected.

(11) Intergovernmental & Private Partnerships to Preserve Resources

(2)(2)(B)(11)a. — Surf City policy is that the protection of our resources shall be pursued in a regional context, with our neighboring jurisdictions, and with area-wide planning through a process which favors long-term goals over short term interests and which provides accountability for the implementation of the goals and policies stated herein.

(2)(2)(B)(11)b. — Surf City policy is to support resource protection efforts and to encourage the acquisition of land parcels with a high resource value by the Town of Surf City, Pender County, Onslow County, the State of North Carolina or area conservation organizations or land trusts.

(2)(2)(B)(11)c. — The Town of Surf City will cooperate with State and federal agency regulatory requirements.

(2)(2)(B)(11)d. — It is the policy of Surf City to fully support County, State and federal regulations which provide for the enhancement and continued protection of environmentally fragile areas. As a result of this policy: (1) Development activity in freshwater wetlands and marshes must be consistent with local ordinances as well as all State and federal regulations. (2) In no case should development pose a threat to any Surf City citizen's health, property or quality of life. (3) It is the policy of Surf City that the destruction or endangerment of significant archaeological or historical areas will not be permitted by the Town of Surf City. (4) It is the policy of Surf City to support wildlife and wildlife habitat. Any areas in Surf City which may become designated as public wildlife sanctuaries, and which are suitable for wildlife species, will be supported by Surf City. Privately owned areas designated as wildlife sanctuaries are consistent with Surf City policy. (5) Surf City supports the NC Division of Marine Fisheries and the NC Division of Water Quality and the classification system for area waters.

(12) Development in Freshwater Wetlands

(2)(2)(B)(12)a. — It is the policy of the Town that development activity is to be discouraged in fresh water wetlands and in coastal marshes.

(13) Planning to Preserve Resources

(2)(2)(B)(13)a. — Surf City policy is to not permit short-sighted or premature commitments of the area's natural resources and to work in a cooperative manner with development interests to implement this policy.

(2)(2)(B)(13)b. — It is the policy of Surf City that any proposed projects which may be considered should be consistent with the long-term goals of the Town. Town development projects policy is that projects must be environmentally clean, environmentally sound, and under no circumstances will they pose any threat to the Town's residents or visitors health, safety, or welfare.

(2)(2)(B)(13)c. — Surf City policy is to protect fragile coastal vegetation through land use controls.

(2)(2)(B)(13)d. — *It is the policy of Surf City to require the development process to leave the landscape in as natural a condition as possible. Where natural conditions are not possible, the landscaping ordinance will be used as a guide to give the development community a required standard by which to operate.*

(2)(2)(B)(13)e. — It is the policy of the Town of Surf City to use land use controls, within the constraints of the zoning ordinance and subdivision regulations, to protect and preserve natural resources and scenic views throughout the Town's planning area.

(14) Light Industry Is Desired on the Mainland

(2)(2)(B)(14)a. — It is the policy of the Town to promote clean, light industry on the mainland, in appropriate locations, and to mitigate hazards (both man made and natural) from industry. It is the policy of the Town to oppose hazardous and noxious or dangerous facilities which may wish to locate within Surf City's planning jurisdiction.

(2)(2)(B)(14)b. — The Town of Surf City, by policy, encourages light industry which will allow the Town to keep the small Town character that long-term residents of Surf City have come to enjoy. Industries which create a significant amount of pollution (smoke, dust, glare, noise, vibrations, etc.) are discouraged and should not locate in Surf City.

(2)(2)(B)(14)c. — The Town of Surf City policy requires responsible industrial development in the Town's planning jurisdiction. To this end, the Town will not support industrial uses which will adversely effect the natural environment or the quality of life enjoyed by residents. Light manufacturing or light industrial sites which may be considered in Surf City should be on the mainland and adjacent water and sewer lines.

(2)(2)(B)(14)d. — Surf City policy is that industrial development should not infringe (in ways which may be perceived by the five human senses) on established residential or business development and should in no way create problems concerning public health, safety, or welfare.

(15) Development in Areas with Hazards

(2)(2)(B)(15)a. — It is the policy of the Town of Surf City to minimize development and to encourage low intensity land uses (i.e., open space and/or recreational type uses) in areas subject to natural or man-made hazardous conditions.

(2)(2)(B)(15)b. — It is Surf City Town policy that those areas located within the 100 year floodplain will be subject to special requirements according to the flood damage prevention ordinance.

(16) Soils Suitability

(2)(2)(B)(16)a. — It is the policy of Surf City to limit or prohibit development activity in areas where the soil suitability is incompatible with the development proposed.

(2)(2)(B)(16)b. — It is the Town's policy to allow development where the soils will support the activity and where such activity is consistent with federal, State, and local regulations.

(17) Developers of Property Will Provide Infrastructure

(2)(2)(B)(17)a. — It is Surf City policy that any future development project proposers should design and build appropriate infrastructure, including transportation facilities, to accommodate the proposed project. Facilities must include, but not be limited to, the following types of roads: arterial, ingress and egress lanes for acceleration and deceleration, collector and local roads, pedestrian walkways and bike paths and lanes. These transportation facilities may not infringe on current or future public access areas or on current or future residential areas.

(2)(2)(B)(17)b. — Surf City policy is that the owners and proponents (and other beneficiaries) of development activity will be responsible for the costs of stormwater management infrastructure installation and the long-term management of stormwater associated with private development projects.

(18) Annexation

(2)(2)(B)(18)a. — The Town of Surf City policy on annexation is to allow voluntary annexation as requested (by petition). It is the position of the Town of Surf City that all annexations will be possible only as allowed by the NC General Statutes. In each instance the required studies will be produced as required by law before action is taken by the Town.

(19) Connection to Public Water & Sewer System Is Required

(2)(2)(B)(19)a. — It is the policy of the Town of Surf City that all new development must connect, if connection is available, to the public water and sewer system provided by the Town of Surf City. If connection to the public system becomes available subsequent to construction, and in some cases this may be long after a dwelling or business is constructed, the Town's policy is that connection to the available public system is required.

(20) Development in the Estuarine Shoreline AEC

(2)(2)(B)(20)a. — Surf City policy is that residential and commercial development may be permitted in estuarine shoreline areas, provided such activity is consistent with State and local regulations.

(2)(2)(B)(20)b. — *Surf City policy is that development in the Town's designated urban waterfront may allow more impervious surface coverage than normally would be allowed by state regulation.*

(21) Support & Promotion of Conservation for Public Trust Areas

(2)(2)(B)(21)a. — Surf City is aware the public has certain established “public trust rights” to certain land and water areas. These public areas also support recreational fisheries, tourism, and are also of significant aesthetic value to the community. The presence of Surf City’s public trust waters gives the community an essentially untapped resource which with careful management, may well be a valuable asset in helping to provide additional recreational resources for the Town in the future. Surf City policy is to promote the conservation and proper management of its public trust lands and waters.

(22) Appropriate Development on Land Next to Topsail Sound

(2)(2)(B)(22)a. — In order to promote the quality of the area waters as well as to minimize the occurrence of significant property loss due to erosion or flooding, Surf City policy is to only allow development activities which are compatible with both the dynamic nature of the estuarine shorelines and the natural values of the estuarine shoreline. Such uses must be consistent with the rules defined by state and federal regulations.

(23) Safety Is a Priority for Transportation Projects

(2)(2)(B)(23)a. — Surf City policy is to give priority to safety when considering the construction and maintenance of transportation facilities. Environmental concerns, in particular water quality concerns, are always a high priority for the Town of Surf City.

(24) Protection of Groundwater Resources

(2)(2)(B)(24)a. — Surf City policy is to work to ensure that all land use and development decisions will provide for the protection of our groundwater aquifers.

(2)(2)(B)(24)b. — The Town of Surf City policy is to work with other area local governments and agencies to conserve and protect the best sources of area groundwater supply.

(2)(2)(B)(24)c. — The Town of Surf City supports the NC Division of Water Quality (Groundwater Section) efforts to enforce violations and to offer assistance to those persons or entities interested in construction and development type activity which has a potential to effect groundwater resources. The Town fully supports the NC Division of Water Quality's (NC DWQ) rules regarding development activity near groundwater source areas. Town policy is to enhance the protection of groundwater re-charge areas and to provide for groundwater recharge areas consistent with NC DWQ's rules. The Town will support and report any violation of those rules designed by the NC DWQ to protect this resource.

(25) Subdivision Roads Will Be Built to State Minimum Standards

(2)(2)(B)(25)a. — It is Surf City policy that the development of new streets and roads as a part of the residential growth process will be carefully studied before any new subdivisions are approved. All new public roads will be built to state standards.

(26) Additional Commercial Development Is Desired

(2)(2)(B)(26)a. — Surf City Town policy is that additional commercial development is desired by Town officials. Commercial activity which would add to the economic base of the Town would

be welcomed by Town officials provided that the activity is environmentally safe, clean, and consistent with current state, federal, and local regulatory requirements.

(2)(2)(B)(26)b. — Surf City Town policy is that any commercial development in Surf City should be of a type which is compatible with residential development which may occur in relatively close proximity.

(2)(2)(B)(26)c. — Surf City encourages developers (residential or commercial) who are shopping for a location to contact Town officials early in the process to discuss the activity.

(27) “Big Box” Commercial Development Location

(2)(2)(B)(27)a. — It is the policy of the Town of Surf City that large retail type commercial projects (also referred to as “big box stores”) will face restrictions on size and features within the Town of Surf City and its planning jurisdiction. It is desired by Surf City officials that new development projects be designed to fit with the size, flavor, and appearance of the structures already in place. Advice on the restrictions required, and on conceptual matters may be discussed in advance with Town staff.

(2)(2)(B)(27)b. — It is Surf City policy that development activity which would be harmful to property values or the quality of life of those residents already established is discouraged.

(28) Support for Dredging & Beach Nourishment

(2)(2)(B)(28)a. — It is Surf City policy to support the NC Department of Natural Resources, Division of Water Resources, and the NC Department of Commerce in the funding of maintenance work to rehabilitate and deepen the Atlantic Intracoastal Waterway for commerce and to support the tourism industry.

(2)(2)(B)(28)b. — The Town of Surf City policy is to approve and support dredging work in Topsail Sound and the Intracoastal Waterway to improve navigation for commerce and recreational boaters.

(2)(2)(B)(28)c. — It is Surf City policy to support dredging activity to improve fish and shellfish habitat, water quality, and to use sand from dredging, when possible, as a supply source for beach nourishment efforts.

(29) Stormwater Runoff

(2)(2)(B)(29)a. — It is Surf City policy that NC Department of Transportation and NC Division of Water Quality officials will be consulted on all future public road projects. The Town wishes to work with knowledgeable public officials so that successful solutions may be shared. It is Town policy that stormwater ponding on roadways is unacceptable. It is further understood that the best means of dealing with stormwater is not simply to get it out of sight. The practical and environmental consequences of this problem will require environmentally sound engineered solutions.

(30) Maintenance of Buffers Between Topsail Sound & Development

(2)(2)(B)(30)a. — Surf City policy is to work, whenever possible, to require the retention and management of natural vegetation in buffer areas along its creeks and sounds.

(2)(2)(B)(30)b. — Surf City policy is to seek to develop a buffer acquisition program to preserve, maintain, and protect our water quality.

(2)(2)(B)(30)c. — The Town of Surf City supports NC Division of Water Quality regulations regarding stormwater runoff resulting from development activity. It is Town policy that intensive growth and development will not be allowed where poor drainage exists unless appropriate corrective improvements are to be completed as part of the project.

(31) Marinas in Surf City – Dry Stack-Urban Waterfront-Topsail Sound

(2)(2)(B)(31)a. — The Town of Surf City policy is to allow the development of appropriately sited marinas in Topsail Sound. Surf City’s urban waterfront area, for example, would be an appropriate site for such a facility.

(2)(2)(B)(31)b. — Surf City policy is that dry stack marina facilities are an acceptable land use and the Town supports the development of such facilities.

(2)(2)(B)(31)c. — The Town of Surf City policy is that upland excavation for marinas is not an acceptable process for the creation of new water areas within the municipality.

(32) Development Will Happen According to the Land Use Plan Policy

(2)(2)(B)(32)a. — Town policy is to encourage future growth according to the land use policy contained in this document and to revise, as necessary, those regulations currently in place to provide consistency with the Town of Surf City’s long-range plan. It is the intention of Town officials that a new development’s impacts on the natural and built (pre-existing) environment should be negligible and that the impacts of all development should take into consideration those factors which will enhance the quiet, small Town character and quality of life enjoyed by the residents of Surf City.

(33) Primary Use of the CBD Will Be Commercial — Mixed Allowed

(2)(2)(B)(33)a. — It is Surf City Town policy to protect the core central business district (CBD) so as to provide continuing opportunities for “downtown” commercial development. The Town of Surf City policy is to also allow limited residential development in the CBD, however, due to the limited size of the CBD, and due to the regional importance of the Surf City CBD, the primary use of the CBD will be commercial. Mixed use type development will be allowed within the CBD and within the municipal urban waterfront area.

(34) Surf City Discourages Clear-Cutting & Stripping

(2)(2)(B)(34)a. — Surf City policy discourages the stripping and clear cutting of lots prior to development.

(2)(2)(B)(34)b. — Surf City policy is to protect fragile coastal vegetation through land use controls.

(2)(2)(B)(34)c. — It is the policy of Surf City to require the development process to leave the landscape in as natural a condition as possible. Where natural conditions are not possible, the landscaping ordinance will be used as a guide to give the development community a required standard by which to operate.

(35) Incentives for Development

(2)(2)(B)(35)a. — It is the policy of the Town of Surf City to consider all innovative and successful means to protect the natural environment. It is Surf City policy to offer incentives, under certain circumstances, for the protection of natural resources.

(2)(2)(B)(35)b. — It is the policy of the Town of Surf City to use regulations and incentives for the protection of natural resources.

(36) Purchase of Land for Public Use & Enjoyment

(2)(2)(B)(36)a. — It is the policy of Surf City to pursue funding opportunities for the purchase of land for public use (including parking, natural areas, recreation, road right-of-ways, water and sewer improvements and easements, and other uses).

(2)(2)(B)(36)b. — The Town of Surf City would consider acceptance of a gift or an inheritance of land for the purpose of preservation. Land lying fallow, whether it be woodland or field, or land which has been built upon, is completely consistent with Town policy and is supported. Any land which may be donated for public purposes to the Town, the State, or to a Land Trust, would be consistent with Town policy intent.

(2)(2)(B)(36)c. — Surf City policy is to seek grant funds to buy land for public use – including natural areas – and to work with land trusts and the nature conservancy.

(37) Miscellaneous Municipal Policy

(2)(2)(B)(37)a. — The Town of Surf City policy is to support water conservation efforts.

(2)(2)(B)(37)b. — The Town of Surf City policy is that floating homes are an inappropriate use of the Town's water bodies.

(2)(2)(B)(37)c. — It is the policy of the Town of Surf City to limit boating activity in such instances where the serenity, peace, and solitude of residents and visitors is adversely impacted.

(2)(2)(B)(37)d. — It is the policy of the Town of Surf City to work with the Topsail Island Chamber of Commerce to promote Surf City as a tourist destination.

(2)(2)(B)(37)e. — It is the policy of Surf City to work with the Chamber of Commerce on special projects (including the promotion of re-planting and re-establishing maritime forests, bird watching, transportation issues, education, beach nourishment, and others).

(2)(2)(B)(37)f. — It is the policy of the Town of Surf City to work with the municipal Beautification Committee to re-establish the plant and animal species indigenous to the island and to thereby restore the natural scenic beauty of the area.

(2)(2)(B)(37)g. — Surf City policy is to support beautification efforts in cooperation and concert with the community’s continuing desired growth.

(C) Infrastructure Carrying Capacity Goal & Policies

“To ensure that public infrastructure systems are properly sized, located and managed so the quality and productivity of AECs and other fragile areas are protected or restored.”

The Town of Surf City takes pride in providing quality services to residents and visitors. The key municipal infrastructure components in Surf City are water service, sewer service, roads, drainage, and public access. High quality municipal services would not be possible without long-range planning and management and the people who make the various complicated modern systems work, all 365 days a year, are the municipal employees.

As important as the existing infrastructure system of the Town is, the key to a successful future for this municipality rests not only with the current infrastructure but also with the infrastructure which will be added to serve a growing population. Of major importance is the maintenance and protection of the frontal dune system. Working in concert with the Corps of Engineers and the State of North Carolina to have a long-term beach nourishment project approved is an extremely important goal for the Town of Surf City. Additional roads and changes to the existing traffic pattern will be needed within the 20 year planning period for this document. Public access improvements will continue in all areas with the upgrading and the opening of new facilities. Stormwater runoff and stormwater ponding on local roads is a situation which will require the attention of Town leaders.

The policies outlined in this section give guidance to public and private decision makers on questions related to infrastructure and municipal services and to how these questions might best receive attention.

(1) A General Statement of Policy on Municipal Services

(2)(2)(C)(1)a. — The Town of Surf City policy is to seek to provide appropriate municipal services to support existing development and to encourage desired development. The provision of services shall be based on the Town’s financial capacity and the economic feasibility of those services.

(2) Policies Concerning Water & the Water System

(2)(2)(C)(2)a. — It is the policy of Surf City to maintain a plentiful supply of available water in the municipal system to enhance and improve fire protection capabilities.

(2)(2)(C)(2)b. — It is the policy of Surf City to maintain excellent water quality for human consumption.

(2)(2)(C)(2)c. — It is Surf City policy that infrastructure system requirements within the subdivision regulations will be revised to require future (or potential) Town residents the opportunity to enjoy the full range of services available to the older residential areas.

(2)(2)(C)(2)d. — Surf City policy is to provide timely, cost-effective and efficient, capital facilities and community infrastructure services based on anticipated growth and demand.

(2)(2)(C)(2)e. — *It is policy of the Town of Surf City to encourage the conservation of water.*

(2)(2)(C)(2)f. — It is the policy of the Town of Surf City to use the Town's website, newsletters, and occasional mail inserts to educate, inform, and encourage residents and visitors to recycle water, through the use of catches, for such purposes as watering the lawn.

(3) Policies Concerning Sewerage Treatment System & Septic Tanks/Systems

(2)(2)(C)(3)a. — *It is the policy of the Town of Surf City to require annexation of adjacent mainland areas desiring the extension of sewage treatment capacity.*

(2)(2)(C)(3)b. — In absence of a municipal sewer system, Town of Surf City policy is that all new development and redevelopment must have properly installed and functioning septic tanks or septic systems. The purpose of this policy is to help minimize the likelihood of surface water pollution from septic tanks. The Town policy is to rely on decisions rendered by the Pender County Health Department regarding soil suitability for septic tanks. Package treatment plants, in lieu of individual septic systems, must also receive approval from appropriate authorities.

(2)(2)(C)(3)d. — *It is Town policy to provide public sewer service with priority to areas with malfunctioning and inadequate septic tanks or septic systems (especially those in environmentally sensitive areas).*

(4) Polices Concerning Water & Sewer

(2)(2)(C)(4)a. — It is the policy of the Town Surf City to encourage growth to occur adjacent to existing water and sewer service lines. New developments will be required to connect to these services when available. Surf City's policy on services extension to those areas where such infrastructure does not currently exist is that infrastructure must be built by those developers who wish to accommodate a new development project.

(2)(2)(C)(4)b. — It is the policy of the Town of Surf City to plan for, maintain, and improve the municipal water and sewer system for the sustained and continued growth of the community

(2)(2)(C)(4)c. — Surf City Town policy is to expand the water and sewer system to serve annexed areas and as local needs require.

(2)(2)(C)(4)d. — It is Town policy that all new development must be connected to public water and sewerage systems.

(2)(2)(C)(4)e. — It is the policy of Surf City that any water resource intensive type development activity will be required to use the Town of Surf City’s water and sewer system.

(5) Stormwater – Roads

(2)(2)(C)(5)a. — It is the policy of the Town of Surf City to seek drainage improvements to state system roads in Surf City, and to construct drainage improvements to municipal streets in Surf City.

(2)(2)(C)(5)b. — The Town of Surf City considers the flooding of roads in Surf City following an intense rain event as a situation that requires attention. It is Surf City policy that the NC Department of Transportation and NC Division of Water Quality officials will be consulted on all future public road projects. The Town wishes to work with knowledgeable public officials so that successful stormwater drainage solutions may be shared. It is Town policy that stormwater ponding on roadways is unacceptable. It is further understood that the best means of dealing with stormwater is not simply to get it out of sight. The practical and environmental consequences of this problem will require environmentally sound engineered solutions.

(6) Public Access & Water Quality

(2)(2)(C)(6)a. — *Surf City Town policy is to enhance the public access sites such that site conditions will not contribute to the impairment of Topsail Sound water quality.*

(7) Public Access Areas

(2)(2)(C)(7)a. — The Town of Surf City supports local transportation improvements to enhance area access to homes, businesses, and the public beach. It is Town policy to support transportation improvements which will enhance and are consistent with Surf City’s “small Town” atmosphere.

(8) Infrastructure – Who Pays

(2)(2)(C)(8)a. — It is Surf City policy that any future development project proposers should design and build appropriate infrastructure, including water, sewer, transportation facilities (to accommodate changes in traffic). These facilities must include, but not be limited to, the following types of roads: arterial, collector and local roads, pedestrian walkways and bike paths and lanes. These transportation facilities may not infringe upon current or future residential development type areas.

(2)(2)(C)(8)b. — Surf City will strengthen development regulations for subdivisions and will require an escrow payment or performance bond for development projects where all infrastructure needs are not met prior to final plat approval.

(2)(2)(C)(8)c. — The Town of Surf City policy is that the costs of storm water management, which are associated with an areas rapid growth, should be equitably distributed.

(2)(2)(C)(8)d. — Surf City policy is that the proponents (and beneficiaries) of development activity will be responsible for the costs of storm water management associated with private development projects.

(9) Groundwater Supply

(2)(2)(C)(9)a. — The Town of Surf City considers its groundwater supply as extremely important and Surf City, as a policy, encourages conservation and re-use of water resources whenever possible. Alternative measures for conservation (such as the recycling of water) is a policy which will be encouraged in Surf City.

(2)(2)(C)(9)b. — Surf City policy is to work to ensure that all land use and development decisions protect our groundwater aquifers.

(2)(2)(C)(9)c. — The Town of Surf City policy is to work with other area local governments and agencies to conserve and protect the best sources of area groundwater.

(2)(2)(C)(9)d. — The Town of Surf City supports the NC Division of Water Quality's efforts to enforce violations and to offer assistance to those persons or entities interested in construction and development type activity which has a potential to effect groundwater resources. The Town fully supports the NC Division of Water Quality's (NC DWQ) rules regarding development activity near groundwater source areas. Town policy is to enhance the protection of these areas and to provide for groundwater recharge areas consistent with NC DWQ's rules. The Town will support and report any violation of those rules designed by the NC DWQ to protect this resource.

(10) Support for Water Conservation

(2)(2)(C)(10)a. — The Town of Surf City policy is to support water conservation efforts.

(11) Stormwater

(2)(2)(C)(11)a. — The Town supports NC Division of Water Quality regulations regarding stormwater runoff resulting from development activity. It is Town policy that intensive growth and development will not be allowed where poor drainage exists unless appropriate corrective improvements are to be completed as part of the project. Any revisions to the Town's zoning ordinance and subdivision regulations will take this concern into consideration.

(2)(2)(C)(11)b. — *The Town of Surf City policy is to create a master drainage plan so that the threat of flood hazard will be reduced and to maintain excellent area water quality. It is Town policy to pursue grant funds from agencies who may have planning funds available to complete this study.*

(12) Transportation — — Roads – Bikeways – Sidewalks

(2)(2)(C)(12)a. — Town policy is that residential and commercial development will be encouraged to occur in a manner which will not overload traffic conditions. It is Town policy that the land use plan, zoning ordinance, and subdivision regulations will be revised as necessary as a means of implementing this policy and to balance resulting impacts on community resources.

(2)(2)(C)(12)b. — It is Surf City policy that the development of new streets and roads as a part of the residential growth process will be carefully studied before any new subdivisions are approved. Roads will be built to state standards before acceptance as a part of the municipal system.

(2)(2)(C)(12)c. — It is Surf City policy that infrastructure system requirements within the subdivision regulations will be revised to require future (or potential) Town residents the opportunity to enjoy the full range of services available to the older residential areas.

(2)(2)(C)(12)d. — It is the policy of the Town of Surf City to work with the NC Department of Transportation and others, as necessary, to find solutions to the increasing traffic flow problems within and around the municipality. Road access behind Food Lion and the approach to the island are perceived as problem areas and all alternatives which may help alleviate the situation will be considered.

(2)(2)(C)(12)e. — It is Surf City Town policy to pave all unpaved roads which are a part of the municipal roads system.

(2)(2)(C)(12)f. — It is Surf City policy to apply to the NC Department of Transportation for Bike Plan funding assistance.

(2)(2)(C)(12)g. — It is Surf City policy to create a municipal system of bike paths which will be useful and safe for citizens and visitors to use.

(2)(2)(C)(12)h. — It is Surf City policy to install and maintain pedestrian and bicycle walkovers or crossover points at chosen intervals or where necessary in Town.

(2)(2)(C)(12)i. — Surf City policy is to create an efficient local transportation system. The concept of the transportation system includes public transport (of some type), such as a trolley or some other small vehicle or conveyance, consistent with the character of the community, which will move people off island, on island, and around the island. The transportation system will be flexible such that system infrastructure upgrade and additional components linking the entire Town (including safe pedestrian and bicycle access on the mainland and island) will be possible.

(2)(2)(C)(12)j. — It is the policy of the Town of Surf City to encourage the use of public transportation so as to eliminate traffic and to provide access to those who might otherwise not be able to visit the beach or Surf City area businesses.

(2)(2)(C)(12)k. — *The Town of Surf City supports the concept of a local public or private transportation system consisting of a small trolley or a small bus, or other conveyance in keeping*

with the character of the community, to be used as public transport and as an enjoyable means of satisfying the beach visitor's need to access the entire island through a safe and affordable mode of transport.

(13) Impact Fees

(2)(2)(C)(13)a. — It is Surf City policy to consider and adopt a system of impact fees for infrastructure improvements.

(14) Intergovernmental Cooperation

(2)(2)(C)(14)a. — It is Town policy to work together with area infrastructure service providers and to coordinate services provision with other governmental agencies whenever it is found to be cost effective and feasible.

(2)(2)(C)(14)b. — It is the policy of the Town of Surf City to assist neighboring municipalities in times of emergency and to provide, where possible, support for police, fire, emergency, and municipal water supply.

(15) Surf City Will Pursue Grant Fund Opportunities for Infrastructure

(2)(2)(C)(15)a. — The Town of Surf City will actively pursue grant funds to provide for community needs. Some special areas of focus for these grants will be parking (to include the purchase of land for parking), access to the beach, crime control and public safety, fire protection, rescue services, water & sewer, economic development, and recreation. The Town of Surf City will utilize existing public assets (Town Hall and the Town Hall meeting room, area schools, and park areas) to help to meet community needs.

(16) This Town Supports the Enhancement of Business Opportunity

(2)(2)(C)(16)a. — The Town wishes to protect and to enhance business opportunity. It is the policy of the Town of Surf City to accommodate growth without compromising or effecting the natural beauty of the area. The Town will use this land use plan, the subdivision regulations, and the zoning ordinance as the means to implement this policy and to direct all future residential and commercial growth.

(17) Shoreline Erosion Control – Beach Nourishment

(2)(2)(C)(17)a. — It is the policy of the Town of Surf City to support shoreline erosion control and channel maintenance projects.

(2)(2)(C)(17)b. — The Town of Surf City recognizes that tax revenues are being used to provide for channel maintenance projects. This expenditure promotes both international and interstate commerce as well as local commercial fishing opportunity and opportunity for recreational boaters. The Town of Surf City supports such efforts. It is Town policy to participate, as agreed upon in project planning by the Town of Surf City, in the direct funding of channel maintenance or beach nourishment projects.

(18) Recycling

(2)(2)(C)(18)a. — Surf City policy is to support recycling of solid waste.

(19) Educational Efforts

(2)(2)(C)(19)a. — It is the policy of the Town of Surf City to support the creation of private or municipal organizations which will educate the public on conservation goals.

(20) Planning for Infrastructure

(2)(2)(C)(20)a. — It is the policy of the Town of Surf City to supply community services for the resident public and visitors through a professional, well thought out, rational process and to exceed the common expectations, whatever those expectations may be, of the individual persons or corporations to be served.

(D) Natural Hazard Areas Goal & Policies

“To conserve and maintain barrier dunes, beaches, flood plains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.”

The Town of Surf City, along with every other barrier island beach community in North Carolina, faces the threat of coastal storms. This is part of the price we pay for living in such a wild and beautiful place. Residents, property owners, and visitors all understand and willingly accept the risk of the occasional storm to enjoy the rewards of life on the edge.

The 2 most significant and noticeable of all coastal hazards are the possible inundation of the island by flood tides associated with a storm event and the threat of erosion¹⁰⁴. The Town of Surf City is active in the mitigation of each of these threats. The threat of flood damage is mitigated through community participation in the Federal Emergency Management Agency (FEMA) flood damage prevention program. The local flood damage prevention ordinance contains regulations which construction projects must follow to receive federal flood insurance. These regulations, when properly adhered to, will lessen the damage of coastal storms. The adoption and administration of the flood damage prevention ordinance is a service the Town of Surf City provides to property owners. Without the ordinance federal flood insurance would not be available. The Surf City Zoning Ordinance, which gives location, density, and intensity criteria for development, is consistent with the flood damage prevention program. The Town of Surf City has also shown a very proactive and aggressive approach in seeking state and federal participation in a shoreline protection or beach nourishment program.

Policies related to natural hazards have been given careful consideration. These policies are included in the following section.

¹⁰⁴ The historical average annual erosion rate for the Town of Surf City is 2 feet per year. This information is provided to the Town by the NC Division of Coastal Management. The average annual erosion rate statistic for coastal communities is prepared every 5 years.

(1) Redevelopment Following a Disaster

(2)(2)(D)(1)a. — Town policy on redevelopment following a natural disaster is that such development must be consistent with the local, state, and federal regulations, laws, and ordinances current at the time of the requested redevelopment action.

(2) Participation in the Federal Flood Insurance Program

(2)(2)(D)(2)a. — The Town supports continuing participation in the National Flood Insurance Program.

(2)(2)(D)(2)b. — Surf City policy is to permit development to take place in flood hazard areas as defined by the Federal Emergency Management Agency, and according to Surf City's Flood Damage Prevention Ordinance.

(3) Protection of the Dune System and Natural Features

(2)(2)(D)(3)a. — Town of Surf City policy is to enhance, support, and protect our barrier dunes and the barrier dune system.

(2)(2)(D)(3)b. — It is the policy of the Town of Surf City to protect natural features (such as dunes and marsh grasses) from destruction through overuse.

(4) Beach Nourishment

(2)(2)(D)(4)a. — *The Town of Surf City strenuously supports the continued funding of beach nourishment and renourishment projects as a means of mitigating storm damage.*

(2)(2)(D)(4)b. — *The Town of Surf City policy is to strongly support beach nourishment projects. The Town believes this is the best possible method of dealing with the erosion problem.*

(2)(2)(D)(4)c. — The Town of Surf City is committed to the idea of beach nourishment, followed by regular renourishment, as the best method of dealing with the threat of erosion. The Town of Surf City strongly supports all federal, State, and local government efforts to assist beach communities with the funding assistance which makes beach nourishment projects possible.

(5) Intergovernmental Cooperation for Emergency Management

(2)(2)(D)(5)a. — The Surf City Town Council supports the Pender and Onslow County Emergency Management Plans.

(2)(2)(D)(5)b. — The Surf City Town Council supports the Pender and Onslow County Emergency Management Plans for storm mitigation, evacuation, and recovery.

(2)(2)(D)(5)c. — The Town of Surf City will work with the Pender and Onslow County Offices of Emergency Management to provide services and relief to area residents in the case of an emergency or disaster.

(2)(2)(D)(5)d. — The Town of Surf City has confidence in the disaster preparedness plan of the Pender County and Onslow County Office of Emergency Management. Surf City Town policy accepts and adopts the provisions of these plans relative to the evacuation and general safety of the Town of Surf City.

(2)(2)(D)(5)e. — The Town of Surf City will work with neighboring jurisdictions regarding stormwater problems. The Town will seek to establish a cooperative environment within which successful solutions to mutually recognized problems may be explored and implemented.

(6) Disaster Mitigation Policies

(2)(2)(D)(6)a. — It is the policy of the Town of Surf City to:

- ~Discourage high intensity uses and large structures from being constructed within the 100-year flood plain, erosion prone areas, and other areas susceptible to hurricane and other storm event flooding.
- ~Consider purchasing parcels located within hazard areas or rendered unbuildable by storms or other events for the purpose of recreation or public access.
- ~Developers may be required to provide properties within hazard areas, or properties rendered unbuildable by storms or other events, as open space under circumstances related to the issuance of a conditional use permit or as a part of the subdivision approval process.
- ~Continue to enforce the NC Building Code, particularly those provisions which require construction standards to meet wind resistive factors (i.e., design, wind velocity).
- ~Encourage the placement of utilities underground for all new development.

(2)(2)(D)(6)b. — It is the policy of the Town of Surf City to minimize development and to encourage low intensity land uses (i.e., open space and/or recreational type uses) in areas subject to natural or man-made hazardous conditions.

(7) Reconstruction Policy

(2)(2)(D)(7)a. — It is the policy of the Town of Surf City to allow reconstruction of structures demolished by natural disaster when the reconstruction complies with all existing (state, federal, and local) regulations.

(8) Placement of Public Utilities

(2)(2)(D)(8)a. — Surf City policy is that the placement of public utilities in areas subject to flood may be unavoidable, however, placement of these utilities should be done only in a carefully planned manner with contingency plans made for the protection of resources and with alternatives measures considered as a means of providing service during a time (such as in following a flood) where utility system damage may have caused a disruption of service.

(2)(2)(D)(8)b. — Surf City's policy will be to replace or relocate public utilities which have sustained major damage due to a hurricane storm event away from hurricane hazard areas or to strengthen their construction.

(9) Public Purchase of Land in Hazardous Locations

(2)(2)(D)(9)a. — It is the policy of the Town to consider the purchase of any land which may become available (through the destruction of structures) as a result of a catastrophic event. Purchase and redevelopment of the Town’s waterfront and creation of greenways and buffers is considered a possibility under such circumstances.

(10) Public Expenditure for Private Roads or Vehicular Easements

(2)(2)(D)(10)a. — Surf City policy is that public expenditure of funds for the repair or reconstruction of any private road or vehicular easement which is damaged or destroyed as a result of an intense storm event shall not occur, except in conjunction with the repair of town utilities. Surf City policy is that private roads shall be the responsibility the individual property owners.

(11) Citizen Participation in Planning

(2)(2)(D)(11)a. — It is the policy of the Town of Surf City to educate the public on planning concerns. All future meetings where land use planning and public policy in the Town of Surf City will be discussed will continue to be open to the public. All meetings will be appropriately advertised and adequately publicized and public meetings and hearings will continue to be held to discuss special land use issues and to keep citizens informed. It is the intent of the Town that all economic, social, ethnic, and cultural viewpoints be considered on all matters of public policy. Coordination and discussion with regulatory agencies and other area municipalities (and County) officials on policy matters will continue to be a part of the Town's land use policy development process.

(12) Stormwater Impact – New Construction Should Not Impact Residents

(2)(2)(D)(12)a. — It is the policy of Surf City that new construction will minimize stormwater impact for established residents.

(13) Maintain & Replant Native Vegetation

(2)(2)(D)(13)a. — It is the policy of Surf City to maintain or re-plant native vegetative cover for vacant land within the municipality. Municipal property will set a standard for beautification and planting which homeowners will wish to emulate.

(2)(2)(D)(13)b. — It is the policy of Surf City to maintain or re-plant native vegetative cover for the dune system within the municipality.

(14) Islands of Topsail Sound

(2)(2)(D)(14)a. — *It is the policy of the Town of Surf City to have the islands of Topsail Sound remain in a natural state.*

(E) Water Quality Goal & Policies

“To maintain, protect, and enhance water quality in all coastal wetlands, creeks, and estuaries.

The water quality in Topsail Sound is, generally, excellent. The water of Topsail Sound located within the planning jurisdiction of the Town of Surf City is also, generally, excellent. There is, however, some room for improvement in the waters of the local creeks and their tributaries. As the oldest Town on Topsail Island adjacent to Topsail Sound, the Town of Surf City is proud to have participated in 50 years of working successfully to keep up good water quality.

Surf City has expressed policies which will retain natural vegetative buffers, control the density of development, cooperate with other area local governments, and comply with all state and federal regulations requirements to ameliorate circumstances and improve local water quality.

Surf City's water quality policies follow.

(1) Funding for Water Quality Improvement

(2)(2)(E)(1)a. — The Town policy is to pursue NC DCM grants and other funding source opportunities for planning and facilities projects which will improve area water quality.

(2)(2)(E)(1)b. — The Town policy is to pursue Clean Water Management Trust Fund grants for the purchase and acquisition of land bordering the ocean or sound/inlet beaches so as to protect water quality and to provide for public recreational access.

(2) Malfunctioning Septic Tanks or Systems

(2)(2)(E)(2)a. — The Town of Surf City policy is to eliminate the spillage and runoff of sewage from malfunctioning septic tanks or systems into the waters of Topsail Sound.

(2)(2)(E)(2)b. — Surf City policy is to support all efforts to minimize surface water pollution from wastewater sources.

(3) Intergovernmental Cooperation on Water Quality

(2)(2)(E)(3)a. — Surf City policy is to work in concert with area local governments to require the permitting of area projects will not exceed the ability of area waters capacity to assimilate the negative effects caused by the permitting of development activity and will allow at minimum the maintenance of current area water quality.

(4) Compliance with Regulations

(2)(2)(E)(4)a. — As discussed throughout this document, the Town of Surf City supports clean water and will continue to work to preserve water quality in the area through compliance with State and federal regulations and through the enactment of local regulations.

(5) Preventing the Degradation of Water Quality

(2)(2)(E)(5)a. — It the policy of Surf City to prevent the degradation of the areas water quality and to prevent the loss of public trust uses on the oceanfront and on the sound side beaches and in the waters of Topsail Sound.

(2)(2)(E)(5)b. — It is the policy of Surf City to bring all area waters up to the highest quality use rating as possible.

(2)(2)(E)(5)c. — The Town of Surf City offers full support for programs which will help to provide cleaner water and will continue to work to preserve water quality in the area through compliance with State and federal regulations and through the enactment of local regulations.

(6) Local-State-Federal Regulatory Requirements

(2)(2)(E)(6)a. — Surf City policy is to control development activities to help prevent the degradation of water quality in the sound, and in local creeks, and to ensure the protection of these vital natural resources.

(2)(2)(E)(6)b. — The Town policy is to cooperate with other permitting agencies, including the NC Division of Coastal Management, the U.S. Army Corps of Engineers, and the Pender and Onslow County Health Departments, to restrict and regulate development in freshwater wetlands, coastal wetlands, estuarine waters, and public trust areas. Land uses in these areas which are not consistent with local regulations and/or State and federal environmental protection regulations, will not be permitted in Surf City's planning jurisdiction.

(7) Regional Cooperation on Water Quality & Fisheries Resources

(2)(2)(E)(7)a. — It is the policy of the Town of Surf City to work with regional interests to maintain or improve the quality of water and the abundance of the fisheries resource available to area residents and visitors. The Town wishes to work with the North Carolina Division of Marine Fisheries to improve the propagation and availability of fin fish and shellfish.

(2)(2)(E)(7)b. — It is the policy of Surf City to work with Cape Fear Council of Governments, State agencies, Pender County and Onslow County, other island municipalities, area land trusts, and conservation groups to maintain the high water quality found in Topsail Sound.

(8) Surf City Will Carefully Review All Proposals Before Approval or Denial

(2)(2)(E)(8)a. — Surf City policy is to not permit short-sighted or premature commitments of the area's natural resources.

(9) Development in the Estuarine Shoreline

(2)(2)(E)(9)a. — Surf City policy is that residential and commercial development may be permitted in estuarine shoreline areas, provided such activity is consistent with State and local regulations on development activity therein.

(2)(2)(E)(9)b. — In order to promote the quality of the area waters as well as to minimize the occurrence of significant property loss due to erosion or flooding, Surf City policy is to only allow development activities which are compatible with the dynamic nature of the estuarine shoreline.

(10) Commercial Development in the Downtown Area

(2)(2)(E)(10)a. — *It is Surf City Town policy to protect the core central business district (CBD) so as to provide continuing opportunities for “downtown” commercial development. The Town of Surf City policy is to also allow limited residential development in the CBD, however, due to the limited size of the CBD, and due to the regional importance of the Surf City CBD, the primary use of the CBD will be commercial. Mixed use type development will be allowed within the CBD and within the municipal urban waterfront area.*

(11) Support for State Regulations on Development in AEC’s

(2)(2)(E)(11)a. — The Town of Surf City policy is generally to support the NC Division of Coastal Management and their enforcement of the STATE GUIDELINES FOR AREAS OF ENVIRONMENTAL CONCERN (Subchapter 7H of Chapter 15A of the NC Administrative Code, or 15A NCAC 7H, or the regulations governing development activity in AEC’s), that require local land use plans give special attention to the protection and appropriate development of AEC’s.

(2)(2)(E)(11)b. — It is the policy of Surf City to permit use of shoreline and public trust waters that provide benefits to the public, and which satisfy the riparian access needs of private property owners.

(12) Development in Surf City’s Urban Waterfront

(2)(2)(E)(12)a. — It is the Town of Surf City policy to support mixed-use type development in the area designated as urban waterfront. Structures suitable for this areas include commercial uses which are not water dependant.

(2)(2)(E)(12)b. — *Surf City Town policy is that coastal wetlands in Surf City’s urban waterfront area may be developed due to the recognized need for a higher public or private use in those areas historically described as “urban waterfront.”*

(13) Marinas in Topsail Sound

(2)(2)(E)(13)a. — The Town of Surf City policy is to allow the development of appropriately sited marinas in Topsail Sound. Surf City’s urban waterfront area, for example, would be an appropriate site for such a facility.

(14) Public Trust Waters

(2)(2)(E)(14)a. — Surf City policy is to promote the conservation and proper management of its public trust waters.

(15) Water Quality Concerns Related to Transportation Improvements

(2)(2)(E)(15)a. — Surf City policy is to give priority to environmental concerns, in particular water quality, when considering the construction and maintenance of transportation facilities.

(16) Public Education on Water Quality Issues

(2)(2)(E)(16)a. — The Town of Surf City supports and encourages the North Carolina Division of Water Quality (DWQ) and the NC Division of Coastal Management in their efforts to educate the public on water quality issues. Specifically, the Town supports and will consider participation in the NC DWQ 205(j) Water Quality Planning Program, with the Cape Fear Council of Governments. The Town also supports the NC DWQ 319 grants program.

(17) Natural Vegetative Buffers

(2)(2)(E)(17)a. — Surf City policy is to work, whenever possible, to require the retention and management of natural vegetation in buffer areas along creeks, sounds, and islands.

(2)(2)(E)(17)b. — *Surf City policy is to seek to develop a buffer acquisition program to preserve, maintain, and protect our water quality.*

(18) Stormwater

(2)(2)(E)(18)a. — The Town of Surf City policy is to diminish the amount of stormwater runoff draining directly into Topsail Sound. The Town supports the regulation of land development adjacent water bodies as a means of maintaining the excellent water quality of Topsail Sound. Because of the sensitivity of certain soils near Topsail Sound, and because of current absence of centralized sewer in some areas adjacent the Sound, Surf City believes that the density of development and placement of septic tanks in these areas should be carefully and strictly regulated by Pender County.

(2)(2)(E)(18)b. — It is the policy of the Town of Surf City to take whatever measures are necessary to control stormwater.

(19) Preservation of Natural Areas

(2)(2)(E)(19)a. — It is the policy of the Town of Surf City to preserve natural areas.

(20) Equipment to Safeguard & Improve Water Quality

(2)(2)(E)(20)a. — It is Surf City policy to explore the use of affordable equipment which has proven successful in the protection of water or land resources from man-made pollutants.

(21) Control the Density of Development

(2)(2)(E)(21)a. — It is the policy of Surf City to control density through use of the municipal Zoning Ordinance.

(22) Clear Cutting of Land

(2)(2)(E)(22)a. — It is Surf City policy to limit the clear cutting of land through land use controls.

(F) Local Areas of Concern Goal & Policies

“To integrate local concerns with the overall goals of the North Carolina coastal program in the context of land use planning.”

Work on this land use plan featured an extensive effort to allow the community at large to participate in the planning process. The citizens of Surf City, through their hard work, and the extensive and repeated review of the Planning Board and Town staff, have given us a more useful and accurate land use plan than would have ever been possible without their thoughtful guidance. Slowly ... through the process ... as we discussed issues in detail ... several things which are of rather extreme importance to the Town began to emerge. A short list of the most important issue areas would include: support for beach nourishment, willingness to cooperate with other area local governments for successful solutions to mutual problems, transportation issues/parking, maintain height restriction, Surf City is supportive of business, Surf City wishes to maintain its small Town character and appeal, and, in general, natural resources protection.

The complete list of local policy areas of concern follows.

(1) Working Together for Transportation Solutions

(2)(2)(F)(1)a. — It is Town of Surf City policy to seek to work with the NC DOT (Department of Transportation) and the RPO (Rural Transportation Planning Organization) to develop a Thoroughfare Plan for the mainland portion of Surf City and to guide the well-planned development of new streets, roads, and commerce.

(2)(2)(F)(1)b. — It is Surf City policy to improve the state and municipal transportation system in Surf City, for the convenience of residents and visitors and for the support of economic growth.

(2) Support for Travel & Tourism Activities — Summer Fest

(2)(2)(F)(2)a. — Surf City will encourage and support the Summer Fest observance for the enjoyment of residents and the attraction of visitors.

(2)(2)(F)(2)b. — In the future, travel and tourism will become even more significant to Surf City and will continue to contribute significantly to the Town's economic base. Surf City policy is to support the promotion, development and expansion of area travel and tourism events, attractions, and facilities.

(2)(2)(F)(2)c. — The Town of Surf City supports all intergovernmental cooperative efforts at marketing the region.

(2)(2)(F)(2)d. — Surf City supports the activities of the NC Division of Travel and Tourism.

(2)(2)(F)(2)e. — It is the policy of Surf City to maintain the “family” and “small Town ” feel to the community by encouraging and supporting festivals and events.

(3) Aesthetic & Public Health Concerns

(2)(2)(F)(3)a. — It is the policy of the Town to support the work of the Surf City Beautification & Appearance Committee and to support the creation of a program of public recognition for homes and businesses that contribute to an improved community appearance.

(2)(2)(F)(3)b. — *It is the policy of Surf City to regulate pets on the beach.*

(2)(2)(F)(3)c. — It is the policy of Surf City to encourage beautification and design which enhances the quality of life and sense of pride and place that are the cornerstones for a strong, healthy and viable community.

(2)(2)(F)(3)d. — It is Surf City policy to improve community appearance in all seasons of the year.

(2)(2)(F)(3)e. — It is the policy of the Town of Surf City to:

~To target the clean-up of junk, litter, and nuisance conditions throughout the town, through courteous requests and through, where necessary code enforcement actions.

~To beautify the entrances to the community with new welcome and informational signs and appropriate landscaping.

~To continue a program of purchasing and providing more holiday decorations for placement along public streets.

~To acquire landscaping easements to allow beautification of thoroughfare areas and to screen less attractive conditions from public view.

(2)(2)(F)(3)f. — *It is the policy of the Town of Surf City to require the burial of all utility lines (except the main feeder lines) for new development projects.*

(4) Provision of Emergency Services

(2)(2)(F)(4)a. — Surf City will investigate the potential for Pender East paramedic service responses to the Onslow County portion of Surf City.

(2)(2)(F)(4)b. — The Town of Surf City will request the services offered by the Pender and Onslow County Health Departments to be provided in short-term clinics on Topsail Island.

(2)(2)(F)(4)c. — It is the policy of Surf City to maintain a high level of public safety protection for residents and visitors.

(5) Surf City Will Consider Accepting a Gift of Land

(2)(2)(F)(5)a. — The Town would consider acceptance of a gift or an inheritance of land for the purpose of preservation. Land lying fallow, whether it be maritime forest, island, woodland, or field (and not being used for above or below ground storage of any type), is completely consistent with Town policy and is supported. Any clean unused land which may be donated for public purposes to the Town or the State would be consistent with Town policy intent.

(2)(2)(F)(5)b. — The Town of Surf City policy is to consider the acceptance of donated property for the purpose of holding such property or for some specific designated future purpose, such as recreation or municipal or community type uses, and wishes to encourage persons who may consider such a gift to contact Town staff or the Mayor. The Town also encourages donations of

property to land trusts or other conservation organizations. The operation and maintenance of game preserves is consistent with Town policy.

(6) Abatement of Nuisances

(2)(2)(F)(6)a. — It is the policy of the Town of Surf City to allow private property owners and their friends, visitors, acquaintances, and other persons to whom they may have given permission, to enjoy freely the ability to use any portion of that private property and to lawfully enjoy that same property by whatever means and to the maximum extent possible. It is furthermore recognized the Town of Surf City has the authority, and will continue to exercise its authority, through its police powers, to abate nuisances, be they noise or the collection of junk or rubbish, or other nuisance. Additionally, the destruction of any vegetation, especially dune vegetation, or other vegetation which may be protecting or which may help to protect residential, government, or commercial properties and which may contain threatened or endangered species is prohibited.

(7) Preservation of Dunes System

(2)(2)(F)(7)a. — It is the policy of the Town to not allow off-road vehicle use that would cause erosion or substantial damage to land forms. This policy on off-road vehicles is not pertinent to public works projects or emergency vehicles. Vehicle use on the beach is permitted by Town ordinance.

(8) Patrolling the Beach Strand – Use of Auxiliary Police

(2)(2)(F)(8)a. — It is Surf City policy to enforce local and other regulations through the use of auxiliary police patrolling the beach strand.

(9) Annexation

(2)(2)(F)(9)a. — The Town of Surf City policy on annexation is to allow voluntary annexation as requested (by petition). It is the position of the Town of Surf City that all annexations will be possible only as allowed by the NC General Statutes. In each instance the required studies will be produced as required by law before action is taken by the Town.

(10) Erosion – Topsail Sound

(2)(2)(F)(10)a. — It is the policy of the Town of Surf City to support the actions of local property owners to prevent erosion along Topsail Sound and its tributaries.

(11) Preserve, Protect, and Enhance Natural Resources

(2)(2)(F)(11)a. — Surf City’s policy is to preserve, protect, and enhance the local area’s natural resources because the quality of our environment is an important ingredient in our overall quality of life, including our potential for expanding economic growth.

(2)(2)(F)(11)b. — Surf City policy is that the protection of our resources shall be pursued in a regional context, with area-wide planning through a political process that favors long term goals over short term interests and provides accountability for the implementation of the goals and policies stated herein.

(2)(2)(F)(11)c. — Surf City policy is to protect the Town’s natural resources through the enforcement of adopted ordinances, which will be consistent with land use plan policy, in conjunction with the continuing identification and recognition of issues that may arise and which will need attention.

(2)(2)(F)(11)d. — Surf City policy is to protect and to conserve resources through site evaluations, enforcement of building codes, subdivision and zoning ordinance development and enforcement, and through the consistency provision of the Coastal Area Management Act (consistency with policies in this land use plan).

(12) Preserve & Protect Cultural Resources

(2)(2)(F)(12)a. — Because of the possible presence of archaeological resources in previously undisturbed areas the Town of Surf City policy is to carefully review and discuss all development plans prior to approval. Should any archaeological resources be discovered, the State Division of Archives and History will be contacted. To date, the State Division of Archives and History has no documentation of any archaeological resources located in Surf City.

(2)(2)(F)(12)b. — Surf City Town policy requires cultural and environmental artifacts or species which are irreplaceable or limited in number to be protected.

(13) Cooperation with State & Federal Agencies

(2)(2)(F)(13)a. — The Town of Surf City will cooperate with State and federal agency regulatory requirements.

(2)(2)(F)(13)b. — The Town policy is to continue to seek to work with the Pender and Onslow County governments in order to provide all area residents the best quality of life possible.

(2)(2)(F)(13)c. — Surf City policy will support any efforts by other governmental and private agencies to wisely manage the natural resources of the local area and region.

(14) New Development Should Not Create Problems

(2)(2)(F)(14)a. — Surf City policy is that development and redevelopment activity should always happen in a way which will avoid creating problems to neighboring property owners and future owners of the property being developed.

(2)(2)(F)(14)b. — Town policy regarding the negative impacts of development on the natural environment in Surf City is that these impacts should be mitigated. The Town will continue to find its future based on its geographic location to other area municipalities and its proximity to area population centers and the Town’s ability to provide a quiet, beautiful, alternative location for residents in the midst of a region which is experiencing a population boom. Surf City Town policy is that any development may be required, through the conditional use process in the zoning ordinance, to mitigate any features or output which would detract from the visual beauty of the area and which might cause excessive traffic, noxious fumes, noise, smoke, vibration or other unpleasant side effects.

(2)(2)(F)(14)c. — It is Surf City policy that development activity which would be harmful to property values or the quality of life of those residents already established is discouraged. Compatibility of proposed development with the Future Land Use Map (located in this document) is required.

(15) Projects Proposed Should Be Consistent with Town’s Goals

(2)(2)(F)(15)a. — It is the policy of Surf City that any proposed projects which may be considered should be consistent with the existing municipal plan for growth and should benefit the long-term goals of the Town.

(16) Preservation of Natural or Open Areas

(2)(2)(F)(16)a. — The Town of Surf City policy is to preserve part of planning area in a “natural” or “open area” state. The means by which the Town of Surf City proposes to accomplish this is through existing state and federal regulations and the Surf City subdivision regulations. Cooperation with development interests will be a high priority. The rights of private property owners will be respected.

(17) Local Policy & Local Regulations Should Complement Each Other

(2)(2)(F)(17)a. — It is the policy of the Town of Surf City to manage land use policy and local regulations such that they complement, enhance, and are consistent with each other.

(18) Upland Excavation for Marinas

(2)(2)(F)(18)a. — The Town of Surf City policy is that upland excavation for marinas is not an acceptable process for the creation of new water areas within the municipality or its planning jurisdiction.

(19) Enhancement of Business Opportunity

(2)(2)(F)(19)a. — The Town will work with Pender and Onslow County, Holly Ridge, Topsail Beach, and North Topsail Beach, and other area entities (Cape Fear Council of Governments, the NC Department of Commerce, NC Department of Transportation, the Topsail Island Chamber of Commerce, Committees of 100, and the Southeastern North Carolina Economic Development Commission) on the growth and enhancement of business opportunity in Surf City.

(2)(2)(F)(19)b. — Surf City policy is to encourage small business development.

(20) Surf City Will Focus on Long-Term Solutions Over a Quick Fix

(2)(2)(F)(20)a. — Some locally defined issues which are important to the Town have been identified as a part of the planning process. These issues include adequately engineered streets, the encouragement of business and commercial development, traffic, public access, parking, building and furnishing a multi-purpose community building, adoption and implementation of a drainage plan, and well planned urban waterfront area for development and redevelopment. It is Surf City policy to deal with each of these issues in a proactive and rational manner – seeking long-term results over the quick patch or fix.

(21) Support for Dredging & Beach Nourishment

(2)(2)(F)(21)a. — The Town of Surf City policy is to approve and support dredging work in Topsail Sound and Topsail Inlet to improve navigation, fish and shellfish habitat, water quality, and to support beach nourishment efforts.

(22) General Guidance on Community Growth

(2)(2)(F)(22)a. — Community Attitude Toward Growth: The Town of Surf City is expected to grow within the planning period. The Town of Surf City desires to manage this growth. The Town's policy toward growth is expressed in the following comments: Surf City believes in managing and directing the Town's growth and development. It is Town policy that population and growth guidance should be based on: 1) the suitability of land to accommodate the use; 2) the capacity of the environment to remain at the present high standard; 3) compatibility with Town goals; 4) densities allowable in sensitive areas; and, 5) the availability of support facilities and services.

(23) Protection of the Maritime Forest

(2)(2)(F)(23)a. — *The Town of Surf City policy is to seek to protect maritime forest areas and trees and to encourage landscaping of parking lots, residential areas, and commercial projects.*

(24) Surf City Is Good for Business — Family Oriented Beach Community

(2)(2)(F)(24)a. — The Town of Surf City encourages commercial growth. It is the policy of the Town to work with and to encourage commercial activity which is consistent with existing regulations and which will provide jobs and make retail type amenities available to Surf City residents and visitors, and will provide for convenient shopping opportunities. It is the policy of the Town to encourage clean and quiet commercial business type development consistent with a “family oriented” beach community.

(25) Population Growth & Growth in Designated Residential Areas

(2)(2)(F)(25)a. — It is the policy of the Town of Surf City to encourage residential growth.

(2)(2)(F)(25)b. — *Surf City policy is to restrict commercial encroachment into pre-existing established residential areas.*

(2)(2)(F)(25)c. — *Surf City policy is to restrict residential encroachment into pre-existing established commercial areas.*

(2)(2)(F)(25)d. — Surf City policy is to allow growth to occur based on neighborhood considerations and not on a single development proposal.

(26) Surf City Supports the Location of a Convention Center on the Mainland

(2)(2)(F)(26)a. — It is the policy of Surf City to support the location of a convention center on the mainland within the Town's planning jurisdiction.

(27) Intergovernmental Cooperation for Enhanced Living on the Island

(2)(2)(F)(27)a. — The Town of Surf City actively endorses a spirit of collegiality amongst the three Towns on Topsail Island. The Town of Surf City will work together with the other Towns of Topsail Island to foster an island-wide family friendly environment and to mutually enhance living conditions (for residents and visitors) and successfully accomplish common goals.

(28) Citizen Participation in Public Decisions

(2)(2)(F)(28)a. — It is Town policy that the regular meetings of the Surf City Planning Board will be open to the public and will be the opportunity for citizens to participate in decisions on land use.

(2)(2)(F)(28)b. — Surf City policy is to provide continuing public participation opportunities through citizen surveys, public hearings and public meetings, issuance of press releases, and inter agency coordination on development projects planned or under construction.

(2)(2)(F)(28)c. — Surf City policy is that its Planning Board, which has regularly scheduled meetings, all of which are open to the public, provides opportunities for citizens to air their views and concerns about planning matters. Public concerns regarding land use matters may be addressed through this forum. The Planning Board will continue to be the primary vehicle for citizens' input on land use.

(2)(2)(F)(28)d. — Surf City policy is to appoint citizen committees (both ad hoc and continuing) to deal with issues concerning the Town's continued growth and development. Special purpose committees have been found to be a successful mechanism for outreach to the community and for utilizing the special skills and expertise of citizens. Surf City will continue to expand (as necessary) this successful public outreach program.

(29) Property Owners Should Adhere to the Landscaping Ordinance

(2)(2)(F)(29)a. — It is the policy of Surf City to require property owners or residents to keep a portion of those land areas (or lots) which are to be developed as green space and to improve appearances on these same lots by adherence to the Town's landscaping ordinance. Beautification with healthy city trees will help to mitigate the negative impacts of development.

(30) Keep That Small Town Feel

(2)(2)(F)(30)a. — It is Surf City policy to keep the community affordable and to encourage building diversity, low-rise structures, and a reduced scale of buildings.

(31) Protection of Indigenous Wildlife

(2)(2)(F)(31)a. — It is the policy of Surf City to protect indigenous wildlife species, particularly endangered or threatened species from the negative, or possible life threatening effects of development (for example: the effect of improperly installed lighting on baby turtles, or the 4-wheel drive vehicle effect on the nesting areas of the piping plover).

(32) Periodic Review of Enforcement Fee Structure

(2)(2)(F)(32)a. — It is the policy of Surf City to periodically review the enforcement fee structure and to consider awarding incentives for those who have consistently chosen to play by the rules.

(33) Surf City Will Exceed the Common Expectation

(2)(2)(F)(33)a. — It is the policy of the Town of Surf City to supply community services for the resident public and visitors through a professional, well thought out, rational process and to exceed the common expectations, whatever those expectations may be, of the individual persons or corporations to be served.

Section 3: Future Land Use Map & Map Classification Categories

(A) The Future Land Use System

The future land use system herein described provides a framework which will guide the Town of Surf City in identifying the future use of all lands within the Town's planning jurisdiction. Some of the land areas in Town are obviously more suitable than others for development activity. The description of the future land use classes will allow Surf City officials to illustrate graphically their policy statements on where and at what intensity they wish future growth to occur. This land use plan section, and the accompanying Future Land Use Map (folded in the back of this document), illustrates where the Town wants to guide growth.

As means of assisting local governments in coastal North Carolina with this responsibility, the Coastal Resources Commission has suggested a system¹⁰⁵ or a structure which will allow the community to depict its desired future patterns of land development and which will also give consideration to the natural systems within the planning area.

The Town of Surf City will use 10 future land use categories¹⁰⁶ to describe future development patterns. These 10 categories are: Island Business District/Town Center, Urban Waterfront, Island Residential, Conservation, Mainland Business Corridor, Mainland Residential, Mainland Transition – residential, and Government Use.

¹⁰⁵ The Coastal Resources Commission's suggested future land use system for local governments in the coastal area is described in the NC Administrative Code at Subchapter 7B of Chapter 15A (15A NCAC 7B).

¹⁰⁶ Please review the Future Land Use Map (which is folded into the back of this document) for a graphic depiction of where each of the areas described is located.

(1) Island Business District/Town Center

This area is the traditional downtown area for Surf City. The island business district is truly the center of on-island business for the entirety of Topsail Island. This area provides shopping opportunities for island residents and visitors. The shops to be located here will include a mixture of uses similar to those found in the traditional small Town downtown area. These uses will include retail, business support, restaurants, recreation, sporting goods, and entertainment. The Town center will provide pedestrian and bicycle connections to neighborhoods and will also be accessible by visitors from Topsail Sound. This area will be developed as mixed use with, predominantly, business uses outweighing the residential users. Service businesses and facilities to serve residents and visitors will also locate in this area. The minimum square footage requirement for a lot to be developed within this district is 5,000 square feet.

The Town will take steps to decrease the traffic flow in and around the Town center area. Efforts to increase parking opportunity for people engaging in business in the Town center will be explored. Traffic headed south or north should be able to bypass the Town center and the Town will ensure this goal is met through work with the NC Department of Transportation staff and the Cape Fear Council of Governments Rural Planning Organization.

Surf City will work cooperatively with property owners to seek to achieve the successful small Town center envisioned.

(2) Urban Waterfront

Surf City's historic urban waterfront area is important to the Town. This area was the first part of Topsail Island to be developed. Before Surf City was incorporated this area was a thriving destination for visiting fishermen and for the watermen of Topsail Sound. Historically speaking, access to the island, and from the island to the water, was always important in the urban waterfront area. Sound side access is available to residents and visitors within this district today at Sound Side Park, adjacent the Sears Landing Swing Bridge, on the island. This site is a part of the municipal urban waterfront which has historically existed in Surf City. The beautiful, clean, abundant, and prolific waters surrounding the island have always effected the style of life for the community. This urban waterfront area gives Surf City a solid connection between past and present. The urban waterfront area also includes the easternmost neck of land extending from the mainland towards the island. The entire area gives recognition to the maritime history of the area and gives Surf City citizens the opportunity to reflect upon and to enjoy the beautiful scenic vistas and the commercial opportunities nearby. The development of this urban waterfront area is expected to continue through the planning period for this document.

The urban waterfront area of Surf City includes the municipal park¹⁰⁷ just south of the bridge and extends northward beyond the marina, and encompasses the waterfront properties north to Goldsboro Avenue across from Town Hall. The Surf City urban waterfront is adjacent the island business district/Town center classification.

¹⁰⁷ This reference is to Sound Side Park, which was previously mentioned in this section.

Development activity within the urban waterfront will include mixed uses with business uses anticipated to predominate over residential development. The full range of urban services will be available to development projects within the urban waterfront. Development activity in the urban waterfront will be consistent with local regulatory requirements. The minimum lot size within this district is 5,000 square feet.

(3) Island Residential

The island portion of Surf City is developed as primarily residential in nature. Except for the Town center and the urban waterfront (previously described) much of the rest of on-island Surf City is residential. The availability of on-island residential space is limited as the island is approaching full development. The major trend in the coming years for the residential areas of Surf City will be in-fill on lots which are currently subdivided. There will also be redevelopment and re-subdivision of currently existing lots.

The on-island residential development receives the full complement of available urban services. The major development concerns for on-island development are to insure the existing community character is kept, to preserve green space, to protect water quality, and to comply with the existing body of local, state, and federal rules and regulations governing development.

The Town of Surf City encourages continuing island residential development. The minimum lot size for new projects to maintain within the island residential classification is 5,000 square feet. There are existing lots of 2,500 square feet in size upon which development or redevelopment may also take place within the planning period.

(4) Conservation

The conservation classification within the Town of Surf City applies to all Areas of Environmental Concern, or AEC's, except those AEC's which are located within the defined municipal urban waterfront classification, and all federal protected wetlands areas. The wetlands areas and AEC's are too small in scale and too widely dispersed within the Town's planning jurisdiction to be accurately depicted on the Future Land Use Map. For federal wetlands, a site survey will continue to be required to determine if freshwater wetlands exist on a given site. These areas must be identified by a qualified wetlands consultant, approved by the U.S. Army Corps of Engineers, or by a representative of the Corps. Surf City's local code of ordinances does not expressly prohibit wetlands development. If the requested development action may be permitted by State or federal agencies, the action may be allowed within the Town of Surf City. All development activity in Surf City must be consistent with local ordinances. The subdivision regulations requirements for approval of a new subdivision allow for a negotiated agreement on development activity. The Town will work with future subdividers to avoid areas which may be less than entirely suitable for development.

Community infrastructure improvement or new community infrastructure (including roads, bridges, water lines, sewer lines, water towers, etc.) is consistent with the conservation areas classification in Surf City.

Development activity in AEC's is regulated by the State of North Carolina. If these AEC's are also within the Town of Surf City, all local planning rules and regulations must be adhered to as well. All AEC's are defined as conservation areas in Surf City except those areas which are within the historic urban waterfront classification. Commercial, residential, and public utility type development is permitted within the conservation areas classification in Surf City.

The overriding policy consideration for the conservation areas in Surf City is to manage land use and development so as to protect the natural, scenic, and recreational value of these areas. Such development as may occur in conservation areas should encourage uses which are better able to withstand the storm effects (flooding, wind, erosion, etc.) that typically occur in these hazard areas. The basic guidelines for determining acceptable uses within the conservation areas are the general use standards codified in the Coastal Resource Commission's development regulations at 15A NCAC 7H. The minimum lot size for development activity in areas classified conservation is 5,000 square feet. Local ordinances and the policies contained in this plan will also guide development activity in conservation areas.

(5) Mainland Business Corridor

Just as the Town of Surf City serves as the magnificent gateway to Topsail Island, so does the mainland business corridor serve as the gateway to Surf City. The business corridor, with its service stations, grocery, hardware store, restaurants, and gift shop, provides the residents of an area wider than just Surf City the opportunity to shop close by for necessities and pleasure items. The Surf City business corridor will continue to develop for the planning period covered by this document. There is room here for new business.

The continuing purpose for the development of the business corridor will be to serve the needs of the Surf City resident population, and visitors, and to provide purchasing and service opportunities for residents of the larger area. The businesses located here currently serve, and future businesses which will locate here will also serve, the unincorporated areas in the vicinity of Surf City. Also to be considered as a part of the customer base would be visitors to and residents of area municipalities including: Topsail Beach, North Topsail Beach, and Holly Ridge.

The Town of Surf City would favor the location of a light "industry" in the business corridor if this business provided jobs for area residents and if the business would not negatively impact the environment or impede vehicular access to the island.

All of the business corridor will be served during the planning period by the full complement of municipal services. The single most important development issue for the business corridor is transportation. The free flow of traffic to and from the island is an important development consideration for the business corridor. Turn lanes and acceleration lanes serving businesses will be necessary as the area continues to grow. As development occurs within the area classified on the future land use map as mainland transition – residential new roads will be built. The transportation network designed to serve this area must be designed in such a way so as to allow easy access.

As a separate but transportation related issue the swing bridge will continue in operation for the planning period. Improvements will be considered as it becomes necessary and repair or maintenance work will be regular. This historic structure has weathered many storms and continues to serve all who pass. The bridge is felt to be a sort of a portal, a cultural icon, through which residents and visitors must pass to arrive at their beach destination. The bridge does frustrate some residents and business owners. For most people though, the bridge is not so much seen as an impediment to traffic, though it does impede the traffic flow, but rather more as a landmark. To those persons eager to get to the beach the Town asks for patience for our friends on the Intracoastal Waterway. To those whose business must take them off island we ask for the same patience and we wish them a safe journey and a quick return.

Development within the Surf City business corridor will be according to existing local, state, and federal regulations. The minimum lot size requirement for the mainland business corridor is 10,000 square feet.

(6) Mainland Residential

Residential development has occurred and neighborhoods are firmly established in the mainland area of Surf City. Mainland residential areas are found within the incorporated municipal boundary and within the extraterritorial (ETJ) area. For future development purposes these areas, whether municipal or ETJ, will be required to follow the same development policies as expressed in this document. These established neighborhoods (which may be considered as either developed or partially developed subdivisions depending on their individual status) and the undeveloped and un-subdivided areas within the immediate vicinity of these neighborhoods, which have also been characterized on the Surf City Future Land Use Map as mainland residential, will continue to develop through the 20 year planning horizon of this land use plan. It is anticipated new residents will build and new residents will move into new homes within the existing subdivisions. On the un-subdivided tracts which are also classified as mainland residential there will be subdivisions created on lots not yet currently existing. This type of development activity is both expected and welcomed.

Surf City does not provide urban services (water and sewer) to all areas classified as mainland residential. These services will be available within the 20 year planning horizon covered by this document. The major concerns for development in this land classification are stormwater runoff, preservation of green space, transportation and neighborhood inter-connectivity (vehicular, pedestrian, and bicycle), and the continuing maintenance of a spirit of cooperation between island residents and mainland residents for the betterment of all.

The Town will ensure that development on existing lots, including redevelopment, complies with land use plan policies and requirements. For new residential development, each lot must be a minimum of 10,000 square feet. The Town will ensure full compliance with all policies and development requirements as specified in this land use plan and in the appropriate ordinance.

(7) Mainland Transition – residential

There are large undeveloped tracts of land within Surf City's planning jurisdiction on the mainland. It is anticipated the future use for these areas will be primarily residential. It is also anticipated these areas will be developed within the planning period covered by this document. Primarily because of the number of new residents possible, how the area described as mainland transition will develop will have significant implications for the future of Surf City. These areas are described graphically on the Future Land Use Map created as a part of the land use plan. The map is folded into the back of this document.

Lands classified mainland transition in Surf City are located within the ETJ (extraterritorial jurisdiction) and they constitute the vast majority of the undeveloped land within the municipal planning jurisdiction. This land will be served within the 20 year planning period covered by this document with the full range of municipal services (water, sewer, police, solid waste, etc.) available in Surf City. It is anticipated that portions (or possibly all) of the area described as mainland transition will be annexed within the planning period. This future land use classification category is designed to provide for intensive residential development both within the Town and in the developable portions of the ETJ.

Multi-family development and single family homes are anticipated to occupy the land classified as mainland transition. Lot sizes will vary from 5,000 square feet, or less according to the local requirements for multi-family development, to 10,000 square feet for single family homes. New and existing development will be required to connect to urban services as they become available.

As the future land use classification category heading suggests, mainland transition lands are areas which are likely to be in a state of transition within the planning period. In this situation these lands will go from undeveloped to developed. All development activity in areas described as mainland transition must be consistent with local policies described in this land use plan. All development activity will also be consistent with local, state, and federal rules and regulations.

(8) Government Use

Lands classified as government use in Surf City are those areas which are, and will be, in government and public use for the 20 year planning horizon described by this document. These areas are too small in size, in some cases, and too widely dispersed to be accurately depicted on the Future Land Use Map. Areas reserved for government use in Surf City include the following: public access areas, public parks, utility easements, roads and road right-of-ways, public parking areas, public infrastructure, public infrastructure storage areas, well sites, water tower sites, and other public facility type uses. Undeveloped land owned by the municipality would also fall within this land use classification category. The intensity of development within these areas will be determined according to the needs of the Town and based upon the Town's zoning ordinance.

Land use requirements within the "government use" classification are that any development proposals made for projects located therein will be consistent with local, state and federal rules and regulations.

(B) The Future Land Use Map

The Town of Surf City’s Future Land Use Map is folded into the back of this land use plan. The map is designed to graphically depict the Town’s future growth and development. The Surf City Future Land Use Map uses a land classification system to show future desired land use and development patterns. The map has 8 categories of land classified. These are:

- Island Business District/Town Center**
- Urban Waterfront**
- Island Residential**
- Conservation**
- Mainland Business Corridor**
- Mainland Residential**
- Mainland Transition – residential**
- Government Use**

The future land use classification categories are described in the preceding section.

(C) Tools for Managing Development

The Town of Surf City has a full-time Inspections Department staff and a full regime of land use regulatory instruments in place by which to manage land development activity. The Zoning Ordinance and the Subdivision Regulations are the principle mechanisms by which land use is regulated. Other land use related ordinances by which development activity is managed include: the Stormwater Regulations, the Landscaping Ordinance, and the Flood Damage Prevention Ordinance. It is largely through the use of these tools that the policies within this Land Use Plan will be implemented.

This Land Use Plan will also be used for consistency review by federal and state permitting agencies. If, for example, a builder wishes to construct a house within an area of environmental concern, the builder will be advised by the Inspections Department that before construction activity may commence the owner must apply for and receive what is known as a CAMA permit¹⁰⁸. If the builder wishes to build something rather small, as is usually the case with a single family dwelling, it is likely the requirement will be for a minor CAMA permit. Minor CAMA permits are issued by the local government. The time requirement for issuance of a CAMA minor permit is minimal. If the project is large, or complicated, or otherwise meets state established criteria, a major CAMA permit will be required. The time requirement for issuance of a CAMA major permit is more extensive and may require as long as six months of agency review before issuance though this is not the current standard. At any rate, whether the permit to be issued is considered “major” or “minor” the project proposed must be consistent with the Land

¹⁰⁸ As mentioned earlier in this document, CAMA is the acronym for the Coastal Area Management Act. The CAMA created the Coastal Resources Commission (CRC) and it’s staff, the Division of Coastal Management. The CRC, which is appointed by the Governor, created rules and regulations, codified in the NC Administrative Code (at 15A NCAC 7H), which govern development activity in those areas deemed AEC’s (or areas of environmental concern).

Use Plan. A review for Land Use Plan consistency will be made either by local officials or by state agency staff. Permit requests which are found to be inconsistent with this Land Use Plan will not be issued.

Federal projects proposed for land areas within the Town of Surf City's planning jurisdiction must also be reviewed for consistency with the Land Use Plan¹⁰⁹. Federal agency review is required for large projects (in excess of 1/3 of an acre) to be constructed within federally protected freshwater wetlands areas. Permits for construction activity in these areas are issued by the U.S. Army Corps of Engineers. Consistency review must also take place in any instances where federal dollars will be spent on proposed projects. The state managed review process for federal facilities or uses, or federally funded activities is known as the "A-95 review process." The NC Clearinghouse within the NC Department of Administration collects comments on these projects and manages this review.

It is the intent of this Land Use Plan that all development in Surf City must be consistent with the policies herein described.

(D) Land Use Plan Amendments

This Land Use Plan may be amended at any time following the procedures outlined in the North Carolina Administrative Code at 15A NCAC 7B.

¹⁰⁹ This is a requirement whether the project is located within the state area of regulation, and AEC (or area of environmental concern), or not.

Part 3 — Management Tools

Section 1: Introduction

The NC Coastal Resources Commission and their staff, the Division of Coastal Management, have issued guidance on the preparation of Land Use Plans in the coastal area. This guidance, titled *Technical Manual for Land Use Planning*, requires local governments to analyze their Land Use Plan's policies and recommended actions and the Future Land Use Map. The requirements are as follows:

- ~Examine the consistency of the Land Use Plan with the management topics;
- ~Examine the consistency between the Future Land Use Map and the Land Use Plan's requirements; and,
- ~Analyze the impact of the policies and recommended actions on the management topics specified in the guidance manual.

This analysis is contained in the following sections.

Section 2: Consistency of Land Use Plan Policy with Community Goals

The consistency analysis is done to ensure the Land Use Plan's community goals and policies are consistent with the Coastal Resources Commission's required management topics. The management topics are the categories of local land use and development policies suggested to local governments by the Coastal Resources Commission (CRC). The CRC deems these management goals to be extremely important for the proper use, development, and protection of natural and manmade resources in coastal areas. There are six management topics:

- **Public Access:** The public access policies give municipalities guidance on maximizing access opportunities to the shore and on the careful management, and care of these areas;
- **Land Use Compatibility:** Policy considerations here include the preservation of environmental attributes and decisions which will produce the harmonic adaptation of built uses in close proximity to one another. The management of development to minimize impacts on both man-made and natural resources is inherently important in land use compatibility considerations;

- ***Infrastructure Carrying Capacity***: The goal of this policy section for Surf City is to ensure that infrastructure is available to support planned development and that if infrastructure is not available or necessary that the land will support development in such a way that human health, safety, and welfare will be protected and so will environmentally fragile areas;
- ***Natural Hazard Areas***: Policies here are designed to reduce the vulnerability of the Town of Surf City to natural hazards;
- ***Water Quality***: Land Use policies in this section are designed to protect the quality of local surface waters; and
- ***Local Areas of Concern***: This policy section identifies policies and strategies to address local planning and development goals.

A. Public Access

The Surf City Land Use Plan's goal for public access is **to maximize public access to the beaches and the public trust waters of Surf City**. In order to meet this goal the Land Use Plan describes policies which:

- 1) ensure adequate and open public access opportunities to residents and visitors;
- 2) reduce conflicts by access area users (residents and visitors) and fully integrate the facilities into Town neighborhoods in a way such as to not disrupt, interfere, or create problems within any neighborhoods; and
- 3) provide a high quality recreational experience for all.

To accomplish the stated goal the plan contains a series of policies which, when acted upon individually or when considered as a whole, provide guidance for ensuring that there is access to all segments of the community, these access areas fit in with their surroundings, and provide a wonderful recreational experience for all users.

Each of the policies in the public access policies section of the Land Use Plan has been reviewed and is consistent with both state and local goals.

B. Land Use Compatibility

The Town of Surf City's Land Use Plan goal on land use compatibility is as follows: **To ensure that development and use of resources or preservation of land minimizes direct and secondary environmental impact, avoids risks to public health, safety and welfare and is consistent with the capability of the land based on considerations of interactions of natural and man-made features.**

The Land Use Plan contains a body of policy, which, in multiple statements, gives guidance on how the Town will proceed to affect (in some cases) and to maintain their small Town charm and natural resources. The concepts embodied in the local policy guidance in the plan will help to mitigate the impacts of land development on neighboring property owners, natural resources, and fragile areas.

The Surf City Land Use Plan gives policy guidance to the zoning ordinance and subdivision regulations. Future amendments to these ordinances should take Land Use Plan policies into consideration. Both the subdivision regulations and the zoning ordinance restrict and guide development in such a way that density is limited and the impacts of new development on existing development are mitigated. This is done by the local ordinances provisions for minimum lot size, setbacks, and a Town wide height restriction. The Flood Damage Prevention Ordinance also mitigates the negative impact of storms.

The Land Use Plan's policies have been reviewed and are consistent with this management goal.

C. Infrastructure Carrying Capacity

The Town of Surf City's Land Use Plan goal for infrastructure carrying capacity is **to ensure that public infrastructure systems are properly sized, located and managed so the quality and productivity of AECs and other fragile areas are protected or restored.**

All island residential and commercial structures are required to connect to the public water system and to the sewage collection and treatment system. All mainland businesses and residents are also required to connect where the services are available. Surf City's policy is to encourage growth along existing and planned water and sewer system extensions.

The Town of Surf City supports federal and state cooperative assistance on beach nourishment and re-nourishment. The protective buffering features of a fully nourished beach are recognized as an important part of the local infrastructure connected to storm hazard mitigation.

The Land Use Plan's policies have been reviewed and are consistent with this management goal.

D. Natural Hazards Area

The Town of Surf City's Land Use Plan goal for natural hazards management is **to conserve and maintain barrier dunes, beaches, flood plains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.**

The Town recognizes the following needs:

- 1) protection of the beach;
- 2) the need for systematic regular nourishment and re-nourishment of the ocean beach;
- 3) protection of the dune system; and
- 4) participation in the National Flood Insurance Program.

Policies within the Land Use Plan address each of these significant items. Other policies deal with hazard mitigation intergovernmental cooperation, acquisition of properties deemed hazardous, and others.

E. Water Quality

The Town of Surf City's goal for water quality is **to maintain, protect, and enhance water quality in all coastal wetlands, creeks, and estuaries.**

Policies which will guide the Town towards this goal include:

- 1) intergovernmental cooperation;
- 2) eliminating the flooding of roadways;
- 3) use of landscaping and buffers; and
- 4) the continuing clean-up of unsightly and unsafe structures.

Policies in the Land Use Plan are designed to guide the local government to this effect. The policies in the water quality section of the Land Use Plan have been reviewed and are consistent with the management goal.

F. Local Areas of Concern

The Town of Surf City's goal for local areas of concern is **to integrate local concerns with the overall goals of the North Carolina coastal program in the context of land use planning.**

There are multiple policies which have been placed within this Land Use Plan section as a guide to the local government. Some of these policies deal with issues which are also pertinent to other management goals. The Land Use Plan user should review this policy section carefully to be sure important local policy guidance is seen.

The policies in the Land Use Plan under the section for local areas of concern have been reviewed and are consistent with the stated management goal.

Section 3: Consistency Between Land Use Plan Policy & Future Land Use Map

The Coastal Resources Commission's guidance, titled *Technical Manual for Land Use Planning*, requires local governments creating a coastal Land Use Plan to analyze their Land Use Plan's policies and to have consistency between Land Use Plan policy guidance for growth and the Future Land Use Map (located in the back of this document).

The specific requirements are as follows.

- ~Summarize the residential density and development intensity encouraged by each of the land classifications or designations on the map. (This requirement was met within Part 2, Section 3, in the description of the Future Land Use classification categories.)
- ~Identify any material differences between the development patterns shown on the Future Land Use Map and the development constraints shown on the Environmental Composite Map and the Land Suitability Map.
- ~Describe any material differences between the spatial patterns of land classifications that depend on water and sewer and planned development.
- ~Describe development planned for natural hazard areas, how uses are consistent with associated risks, and the capacity of the evacuation infrastructure. (Development will continue to occur in the pattern established.)

~Describe how land classifications and spatial patterns on the map will protect open shellfish waters and restore closed or conditionally closed shellfish waters.

The Town of Surf City is an established small Town with the island spatial patterns of development already established. The Future Land Use Map (in the back of this document) shows development patterns which are not greatly different from the Existing Land Use Map and the current Town of Surf City Zoning Map. There are mainland portions of Surf City which will be subject to development pressure and which are classified in the Future Land Use section of this document and zoned appropriately for the desired future use.

A. Residential & Commercial Density

Since the Town's island growth pattern is effectively established the Land Use Plan's development densities depicted on the Future Land Use Map are similar to those contained on the Existing Land Use and Zoning Maps. On the mainland, the Future Land Use classifications are zoned appropriately according to the policies within this Land Use Plan. The density requirements within each of the future land use classification categories can be found in Part 2, Section 3, of the Land Use Plan. Minimum lot sizes for residential lots in the Town of Surf City are 5,000 square feet on the island and 5,000 square feet also on the mainland. Most single family dwellings on the mainland will, however, be required to have a minimum lot size of 10,000 square feet. The minimum lot sizes for commercial properties are as currently enforced by the zoning ordinance. These densities are consistent with the historical development patterns of the Town and in the mainland areas off the island.

B. Comparing the Environmental Composite & Land Suitability Maps with the Future Land Use Map

A comparison of the Environmental Composite Map (all maps are in the back of this document) and the Land Suitability Map shows no appreciable difference between the two maps. When each of these maps is compared to the Future Land Use Map we can see that future residential development within the Town of Surf City will occur primarily within areas which are classified by the Environmental Composite Map as Class II or III. The entire Town, with a few minor exceptions is classified in this way. When we compare the Future Land Use Map to the Land Suitability Map, we see development will occur in areas shown to be of medium or low suitability for development. The Mainland Business Corridor is of high suitability. The development of those areas shown as of low suitability is made possible by the availability of the sewage collection and treatment system.

Lands shown as suitable for development must, in each case, be consistent with the current zoning requirements. The natural features and properties of each tract (pertaining to wetlands, maritime forest, flood hazard, etc.) must be examined for each piece on a case by case basis.

C. Availability of Water and Sewers to Future Development

The entire island portion of the Town of Surf City is served by public water and a wastewater collection and treatment system. These amenities are not yet available to all of the mainland planning jurisdiction. Future municipal service extensions will allow for the eventual availability

for mainland development. The spatial patterns of development within the Town of Surf City, as shown on the Future Land Use Map, will not be significantly altered by the availability of this infrastructure.

D. Natural Hazards

The Town of Surf City is partially located on an island and is therefore subject to development limitations due to natural hazards. Because of the Town's geographic location and linear configuration, nearly the entire community is located in a natural hazard area as indicated graphically by the Flood Zones Map and the Storm Surge Map (both located in the back of this document).

The projected future use of currently vacant properties is consistent with risks faced by current residents and business owners. Current risks are believed to be mitigated by existing ordinances and state and federal building regulations. Surf City does not believe natural hazards will drastically affect development activity in the Town. Development will continue in locations where vacant land is available according to local requirements and established patterns.

E. Protecting Shellfish Waters

It is possible that future mainland development activity will have impacts on the waters within and adjacent to the Town of Surf City. There are open shellfish waters within the area. Surf City is planning to avoid negative impacts by the following measures:

- Careful adherence to state regulations; and
- Intergovernmental cooperation (state/local/regional);

F. Policy Impact Analysis & Implementation Schedule

As previously noted, the Coastal Resources Commission gives guidance on the preparation of Land Use Plans in the coastal area. This guidance, titled *Technical Manual for Land Use Planning*, requires a policy impact analysis and a policy implementation schedule.

The policy impact analysis requirement charges each local government with the responsibility for examining all policies and determining the impact of policies on each local management goal. In this document management topics are listed, followed by the policy statements sections, and each section gives the effect in the table/matrix as either positive (>), negative (-), or neutral (~). The reasons for the rating, in each instance, are self-explanatory.

The implementation schedule follows the policy analysis and categorizes the local policies in this plan, for the vast majority, as current or ongoing. This was by design. The Land Use Plan leaves plenty of room for additional local action on each policy area if it is deemed necessary.

(A) Public Access Goal

“To maximize public access to the beaches and the public trust waters of Surf City.”

(1) Support for Beach & Water Access

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(2) Acquisition of Access Sites & Parking Sites

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(3) Funding for Access Improvements

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(4) Community Image — Wholesome, Family Oriented, Fun for All

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(5) Urban Waterfront

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	~	-	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(6) Planning for Access

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local

>	>	>	~	>	>
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Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(7) Access Areas Will Be Clean, Well Maintained, & Landscaped

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(8) Provision of Public Access Is a Shared Responsibility

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(9) Intergovernmental Cooperation on Access

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	>	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(10) Shoreline Access — Public Trust & Private Rights

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(11) Access Opportunity for Bicycles & Pedestrians

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>		>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(12) Federal Agency Requirements Will Continue to be Exceeded

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	>	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(13) Public Access Is a Major Priority

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local

>	>	>	>	~	>
---	---	---	---	---	---

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(14) Access for All — Support for a Conference Center

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(15) Ocean & Sound Access — Experience all the Island Offers

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(16) Management & Maintenance of Public Road Right-of-Ways

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(17) Signage & Ownership

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(18) Dune Crossover Structures – Preserve Dune

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(19) Boaters Beach

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(20) Construction of Access Facilities

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

>	~	~	~	~	>
---	---	---	---	---	---

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(B) Land Use Compatibility Goal

“To ensure that development and use of resources or preservation of land minimizes direct and secondary environmental impact, avoids risks to public health, safety and welfare and is consistent with the capability of the land based on considerations of interactions of natural and man-made features.”

(1) Areas with Development Limitations

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(2) Permitting Development Compatible with Resources

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(3) The Size & Scale of Development Matters

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(4) We Discourage Development Harmful to Property Values

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(5) Managed Growth

Effect of policy on management topics:

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(6) Redevelopment of Developed Property

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local

~	>	>	~	~	>
---	---	---	---	---	---

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(7) Urban Waterfront — Mixed Uses Are Supported

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(8) Surf City Wishes to Maintain Maritime Forest

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	~	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(9) Designated Urban Waterfront — Coastal Wetlands Impact

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(10) Natural & Cultural Resources Protection Is a Priority

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(11) Intergovernmental & Private Partnerships to Preserve Resources

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(12) Development in Freshwater Wetlands

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(13) Planning to Preserve Resources

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local

~	>	~	>	>	>
---	---	---	---	---	---

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(14) Light Industry Is Desired on the Mainland

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(15) Development in Areas with Hazards

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(16) Soils Suitability

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(17) Developers of Property Will Provide Infrastructure

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(18) Annexation

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(19) Connection to Public Water & Sewer System Is Required

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(20) Development in the Estuarine Shoreline AEC

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	~

~	>	~	~	~	>
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Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(21) Support & Promotion of Conservation for Public Trust Areas

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(22) Appropriate Development on Land Next to Topsail Sound

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(23) Safety Is a Priority for Transportation Projects

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(24) Protection of Groundwater Resources

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(25) Subdivision Roads Will Be Built to State Minimum Standards

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(26) Additional Commercial Development Is Desired

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(27) "Big Box" Commercial Development Location

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local

~	~	~	~	~	>
---	---	---	---	---	---

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(28) Support for Dredging & Beach Nourishment

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(29) Stormwater Runoff

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(30) Maintenance of Buffers Between Topsail Sound & Development

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(31) Marinas in Surf City – Dry Stack-Urban Waterfront-Topsail Sound

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(32) Development Will Happen According to the Land Use Plan Policy

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(33) Primary Use of the CBD Will Be Commercial — Mixed Allowed

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(34) Surf City Discourages Clear-Cutting & Stripping

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local

~	>	~	>	>	>
---	---	---	---	---	---

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(35) Incentives for Development

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(36) Purchase of Land for Public Use & Enjoyment

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(37) Miscellaneous Municipal Policy

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(C) Infrastructure Carrying Capacity Goal

“To ensure that public infrastructure systems are properly sized, located and managed so the quality and productivity of AECs and other fragile areas are protected or restored.”

(1) A General Statement of Policy on Municipal Services

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(2) Policies Concerning Water & the Water System

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(3) Policies Concerning Sewerage Treatment System & Septic Tanks/Systems

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(4) Polices Concerning Water & Sewer

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(5) Stormwater – Roads

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(6) Public Access & Water Quality

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(7) Public Access Areas

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(8) Infrastructure – Who Pays

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(9) Groundwater Supply

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	~	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(10) Support for Water Conservation

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~		>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(11) Stormwater

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(12) Transportation — — Roads – Bikeways – Sidewalks

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(13) Impact Fees

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(14) Intergovernmental Cooperation

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(15) Surf City Will Pursue Grant Fund Opportunities for Infrastructure

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(16) This Town Supports the Enhancement of Business Opportunity

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(17) Shoreline Erosion Control – Beach Nourishment

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(18) Recycling

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(19) Educational Efforts

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(20) Planning for Infrastructure

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(D) Natural Hazards Areas Goal

“To conserve and maintain barrier dunes, beaches, flood plains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.”

(1) Redevelopment Following a Disaster

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
	~	~	>	~	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(2) Participation in the Federal Flood Insurance Program

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(3) Protection of the Dune System and Natural Features

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(4) Beach Nourishment

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	~	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(5) Intergovernmental Cooperation for Emergency Management

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	>	~	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(6) Disaster Mitigation Policies

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(7) Reconstruction Policy

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	~	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(8) Placement of Public Utilities

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	>	~	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(9) Public Purchase of Land in Hazardous Locations

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	>	>	~	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(10) Public Expenditure for Private Roads or Vehicular Easements

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	~	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(11) Citizen Participation in Planning

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(12) Stormwater Impact – New Construction Should Not Impact Residents

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(13) Maintain & Replant Native Vegetation

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(14) Islands of Topsail Sound

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(E) Water Quality Goal

“To maintain, protect, and enhance water quality in all coastal wetlands, creeks, and estuaries.

(1) Funding for Water Quality Improvement

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(2) Malfunctioning Septic Tanks or Systems

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(3) Intergovernmental Cooperation on Water Quality

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local

~	~	~	~	>	>
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Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(4) Compliance with Regulations

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(5) Preventing the Degradation of Water Quality

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(6) Local-State-Federal Regulatory Requirements

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(7) Regional Cooperation on Water Quality & Fisheries Resources

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(8) Surf City Will Carefully Review All Proposals Before Approval or Denial

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(9) Development in the Estuarine Shoreline

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	~	~	>	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(10) Commercial Development in the Downtown Area

Effect of policy on management topics:

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local

~	>	>	~	~	>
---	---	---	---	---	---

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(11) Support for State Regulations on Development in AEC's

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(12) Development in Surf City's Urban Waterfront

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(13) Marinas in Topsail Sound

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(14) Public Trust Waters

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(15) Water Quality Concerns Related to Transportation Improvements

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(16) Public Education on Water Quality Issues

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(17) Natural Vegetative Buffers

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local

>	>	>	>	>	>
---	---	---	---	---	---

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(18) Stormwater

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(19) Preservation of Natural Areas

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(20) Equipment to Safeguard & Improve Water Quality

Effect of policy on management topics:

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(21) Control the Density of Development

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(22) Clear Cutting of Land

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(F) Local Areas of Concern Goal & Policies

“To integrate local concerns with the overall goals of the North Carolina coastal program in the context of land use planning.”

(1) Working Together for Transportation Solutions

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(2) Support for Travel & Tourism Activities — Summer Fest

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(3) Aesthetic & Public Health Concerns

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(4) Provision of Emergency Services

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(5) Surf City Will Consider Accepting a Gift of Land

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(6) Abatement of Nuisances

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(7) Preservation of Dunes System

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(8) Patrolling the Beach Strand – Use of Auxiliary Police

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(9) Annexation

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(10) Erosion – Topsail Sound

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(11) Preserve, Protect, and Enhance Natural Resources

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(12) Preserve & Protect Cultural Resources

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(13) Cooperation with State & Federal Agencies

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	~	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(14) New Development Should Not Create Problems

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(15) Projects Proposed Should Be Consistent with Town’s Goals

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(16) Preservation of Natural or Open Areas

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(17) Local Policy & Local Regulations Should Complement Each Other

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(18) Upland Excavation for Marinas

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(19) Enhancement of Business Opportunity

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(20) Surf City Will Focus on Long-Term Solutions Over a Quick Fix

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(21) Support for Dredging & Beach Nourishment

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(22) General Guidance on Community Growth

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(23) Protection of the Maritime Forest

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(24) Surf City Is Good for Business - Family Oriented Beach Community

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(25) Population Growth & Growth in Designated Residential Areas

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(26) Surf City Supports the Location of a Convention Center on the Mainland

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(27) Intergovernmental Cooperation for Enhanced Living on the Island

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(28) Citizen Participation in Public Decisions

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(29) Property Owners Should Adhere to the Landscaping Ordinance

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(30) Keep That Small Town Feel

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	>	.	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(31) Protection of Indigenous Wildlife

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(32) Periodic Review of Enforcement Fee Structure

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *

(33) Surf City Will Exceed the Common Expectation

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 Status = *