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LAND USE PLAN

CAROLINA BEACH,

NORTH CAROLINA

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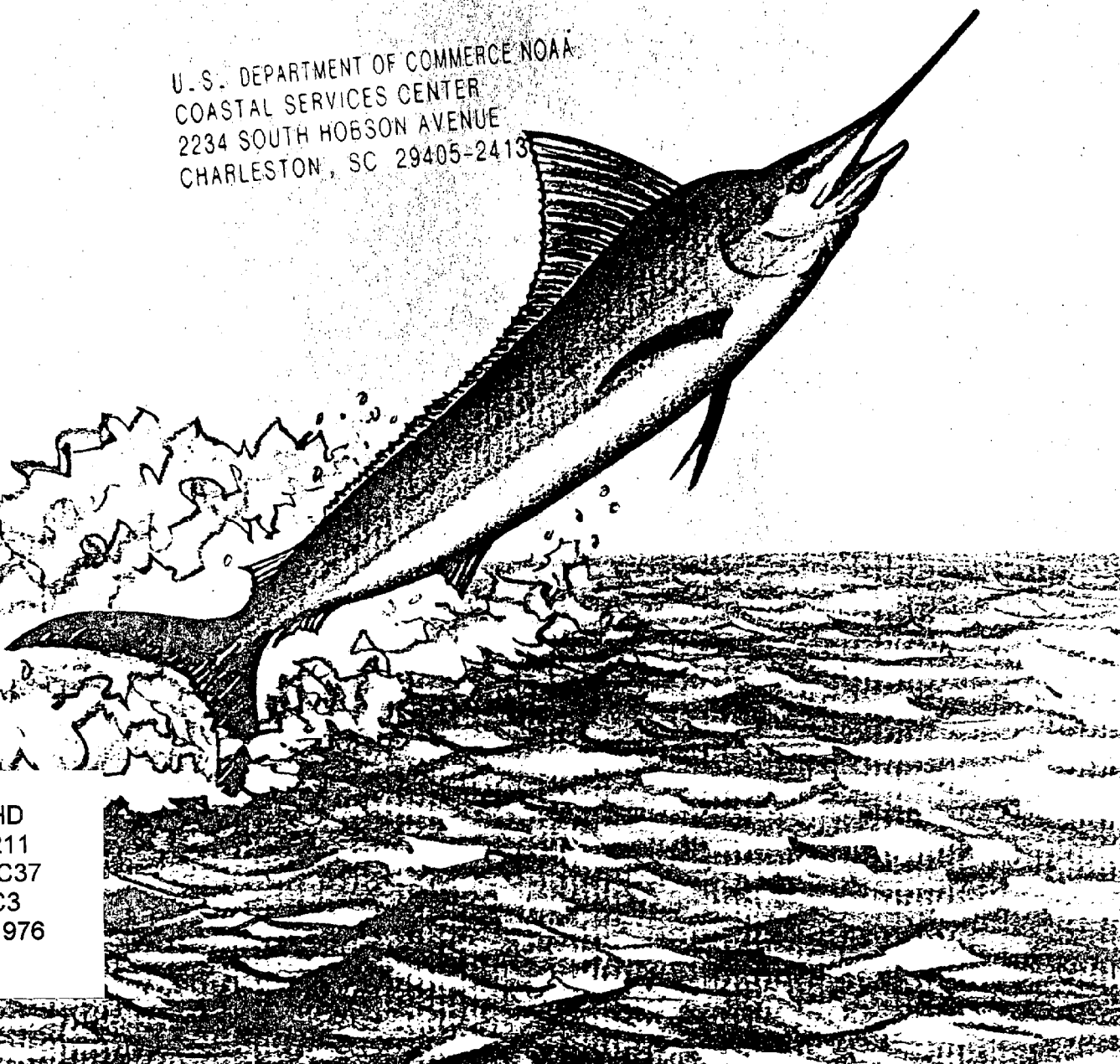
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TOWN OF
CAROLINA BEACH, NORTH CAROLINA

LAND USE PLAN

Prepared By The
Carolina Beach Town Council

Richard B. Kepley, Mayor

And The
Carolina Beach Planning Board

Mrs. Fred Bost, Chairwoman

Mrs. Leland R. Davis, Town Manager

Technical Assistance Provided By

State of North Carolina
Department of Natural and Economic Resources
Local Planning and Management Services Section
Southeastern Field Office

John J. Hooton, Chief Planner

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Melba Thompson, Planner Technician

North Carolina Department of Natural and Economic Resources

W.P.

Resolution Number (1976) 135

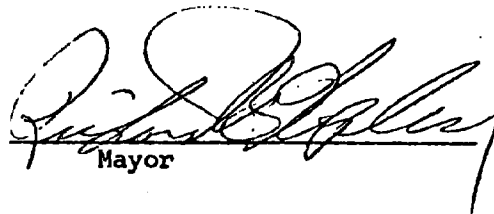
RESOLUTION TO ADOPT COASTAL AREA MANAGEMENT ACT
LAND USE PLAN FOR THE TOWN OF CAROLINA BEACH

Whereas, the Town is a community within the jurisdiction of the Coastal Area Management Act and has chosen to prepare its own land use plan as required by the Act, and;

Whereas, the plan has been prepared by the citizens of Carolina Beach, now;

Therefore, be it resolved by the Town Council of the Town of Carolina Beach,

That the Land Use Plan prepared under the Coastal Area Management Act is hereby adopted for submission to the Coastal Resources Commission for their review and approval.


Mayor

ADOPTED:

May 11, 1976

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1. Introduction

"Let's go to the beach!" This is a suggestion, request, or demand heard throughout North Carolina and indeed throughout many states as spring and summer approach. For those living at or near the coast, it may mean a walk to the strand or a one day visit to a local beach. For those living further away, it may mean a weekend trip or a week long vacation to the coast and for some, it means moving into the summer cottage for a stay of from one to three months. To the permanent residents of Carolina Beach the "season" means many different things--economic benefits for the commercial interests, increased recreational activities, an influx of tourists--some old friends and some new friends, increased levels of public service needed to provide for a safe, clean and enjoyable beach. To some the "season" is a time of good business. To others it is a time to relax and enjoy the good weather, good food, and a stay at the beach. And to still others it is a time when the quiet and solitude of "the beach" is broken by the mass of people who stay up late, get up early, tramp across the berm, leave trash and litter everywhere and, in general, spoil the beauty of the area.

In 1974, the North Carolina General Assembly recognizing the view points expressed above passed the Coastal Area Management Act of 1974. In passing the Act (CAMA) the General Assembly declared, " . . . that among North Carolina's most valuable resources are its coastal land and waters. The Coastal area, and in particular the estuaries, are among the most biologically productive regions of this State and of the nation. Coastal and estuarine waters and marshlands provide almost 90 percent (90%) of the most productive sport fisheries on the east coast of the United States."

"In recent years the coastal area has been subjected to increasing pressures which are the result of the often conflicting need of a society expanding in industrial development, in population, and in the recreational

aspirations of its citizens. Unless these pressures are controlled by coordinated management, the very features of the coast which make it economically, esthetically, and ecologically rich will be destroyed."

The Coastal Area Management Act calls for "... a comprehensive plan for the protection, preservation, orderly development, and management of the coastal area of North Carolina."

"In the implementation of the coastal area management plan, the public's opportunity to enjoy the physical, esthetic, cultural, and recreational qualities of the natural shorelines of the State shall be preserved to the greatest extent feasible, water resources shall be managed in order to preserve and enhance water quality and to provide optimum utilization of water resources; land resources shall be managed in order to guide growth and development and to minimize damage to the natural environment, and private property rights shall be preserved in accord with the Constitution of this State and of the United States."

11. Description of Present Conditions

A. Population and Economy -The population of Carolina Beach, like that of many coastal towns has two basic characteristics that differ from inland towns. First, the permanent residents, because of the resort nature of the area, are somewhat older than the state and county average indicating that more retired people live in the area. Secondly, the population tends to fluctuate greatly with the changes in seasons. The permanent population in 1970 was 1,663 people with an additional 574 in the surrounding planning area. Census data indicates that the town population increased by almost 40% from 1960 to 1970 while New Hanover County as a whole grew at a rate of only about 16%.

The seasonal population is more difficult to obtain since none of the U. S. census data covers this subject adequately. In 1970 there were 1,273 second homes in the planning area. There are approximately 400-500 motel and apartment rooms in the area. The estimated full occupancy of the homes and motels is about 12,000. Adding the permanent population of the planning

area (estimated at 2700) gives a total of 14,700 not including day visitors. Peak seasonal population has been estimated at 20,000-30,000 people.

The economy of Carolina Beach is very strongly linked to the tourist and vacation industry. A quick glance around town will confirm this as there is a large percentage of hotels, motels, apartments, restaurants, and commercial recreational facilities in the area. Two active fishing piers, small charter boats and several large "headboats" cater to the fisherman.

B. Existing Land Use

The Town of Carolina Beach was subdivided by developers in the 1920's and for the most part existing development patterns were set then.

As is true with many beach communities, the form which Carolina Beach takes is linear. Development runs parallel to the beach front increasing in depth to the west and decreasing in density as the Town grows. The form is affected by two natural features which cut into the land: Carolina Lake and Myrtle Grove Sound. The lake serves as the primary reservoir for rain water drainage for the surrounding area. It is connected to the sound by a drainage pipe which runs under Lake Park Blvd. Development south of the lake has been sparse due to the extremely high water table in the area. Myrtle Grove Sound prior to 1939 was very shallow with less than 1 foot of depth at low tide. In 1939, some local people dredged a channel and boat basin some 60 to 80 feet wide and about 6 feet deep from the Atlantic Intracoastal Waterway at Snow's Cut to the present harbor at King Avenue. Spoil from this operation was placed on the eastern shore to create the land area along Canal Drive. The harbor location leaves the northern extension of the beach with only two access roads, neither of which is sufficiently wide enough to handle efficiently and safely the traffic moving in the area.

Another land form which has had a significant affect on the Town is Carolina Beach Inlet to the North. In 1952, local interests dredged an inlet channel from the Intracoastal Waterway to the ocean creating a channel some 6 feet deep, 70 feet wide and 3, 750 feet long.

The Existing Land Use map accompanying this text together with the table below indicate the general use of land in the planning area:

Use	<u>TOWN</u>		<u>TOTAL PLANNING AREA</u>	
	Acreage	% of Develop.	Acreage	% of Develop.
Residential	167	49	292	23
Commercial	18	5	41	3
Industrial	1	- 1	2	-1
Transportation, Communication & Utilities	4	1	49	4
Streets	137	40	445	35
Government & Institutional	12	3	14	1
Cultural, Entertainment & Recreation	5	1	422	33
Total Developed	344	100	1,265	100
Water	158		202	
Wetlands	29		280	
Beaches	30		111	
Buffer Zone	18		780	
Undeveloped	300		792	
Total Area	879		3,430	

There are 593 acres of beaches, water and wetlands in the planning area and 780 acres of land belonging to the U. S. Army comprising the buffer zone around Sunny Point Military Ocean Terminal. These lands totaling 1, 373 acres are not suitable for development. There are 792 acres of land left, most of which can be developed provided the proper steps are taken.

Problems of conflicting land uses exist in several areas; development of land along Canal Street next to the Sound is in conflict with the marshland bordering the Sound; beach erosion has become a serious problem along the northern ocean shore; use of septic tanks on poor soils in the Wilmington Beach area. Solution are being sought for each of these problems and others that exist.

The trend of development in the last five years has been toward better quality new uses and an upgrading of existing uses through zoning ordinance and housing code enforcement.

C. Current Plans, Policies and Regulations

Carolina Beach has an active planning management program and has had since 1959. The following plans and documents have been prepared by

the Town of Carolina Beach with technical assistance from N. C. Department of Natural and Economic Resources, Division of Community Assistance, The Cape Fear Council of Governments, and Henry von Oesen and Associates:

<u>Document</u>	<u>Date</u>
A Development Plan for Carolina Beach	Sept. 1959
A Proposed Zoning Ordinance	May 1960
Community Facilities Plan	April 1969
Comprehensive Water and Sewer Plan	Sept. 1971
Extraterritorial Jurisdiction Ordinance	June 1972
Zoning Ordinance Revisions (Flood Insurance Regulations)	Dec. 1971
Subdivision Regulations	Dec. 1972
Zoning Ordinance (Extraterritorial Jurisdiction)	Sept. 1972
Thoroughfare Plan	1972
Annexation Feasibility Report	Dec. 1972
Commercial Area Improvements Proposal	June 1973
Governmental Management Review	August 1973
Flood Insurance Regulation Ordinance	Sept. 1974
Capital Improvements Budget	Jan 1975

111. Public Participation Activities

Public participation in the local land use plan is mandated by the Coastal Resources Commission. For any plan to be effective it must reflect the needs and desires of the local citizens. The goals and objectives listed below were developed over a series of meetings, surveys and interviews. They have been presented in several public meetings which have been advertised by television, radio, newspaper, posters, handbills and word-of-mouth. Attendance was not as good as we would have liked but response to the presentation of those present was good and discussions lively. Included in these meetings were discussions of probable areas of environmental concern and their proposed land uses which will be discussed further below.

A. Major Issues - Carolina Beach in a typical summer resort community in many ways and yet has a character of its own. The following issues have been identified by surveys, public meetings and interviews:

1. Population and future growth - Most of the surveys and meetings

indicated a preference for increased population. More single-family homes, some condominiums, and less apartments were preferred by the people who responded to the surveys and came to meetings. Single-family homes tend to result in increased costs of services. Condominiums and single family homes both imply ownership and a certain stability while apartments attract a more mobile population.

2. Provision of Public Services. This issue has been the most visible one in Carolina Beach for some time. How much service is needed? What should it cost? Who should pay for it? These questions have been asked by local officials, citizens, absentee property owners -almost everyone imaginable. The answers have been the subject of Town Council meetings, planning board meetings, public meetings, private conversations and citizens' group meetings. Costs of water and sewer service, garbage pickup, paving accessments, and parking meters have been in question and will continue to be discussed as have taxes, license fees and permits. Results of the surveys and meetings indicate a willingness to increase spending in most public services - the question seems to be who will pay.

3. Development of Vacant Land. There are currently 300 acres of undeveloped land within the Town limits and 492 in the extraterritorial area. These lands may or may not be intensively developed depending on whether or not they fall within an Area of Environmental Concern as defined in the guidelines for Local Planning and ultimately as adopted by the Coastal Resources Commission. Aside from this fact is the hard economic question of designation of various types of land use and the provision of public services to areas not currently served. Water and sewer service will be available in most of the town upon completion of the current project and in some areas outside of town. Further extensions will be examined most carefully.

4. Beach and Sound Erosion. The once wide and expansive beach at Carolina Beach is no more. The rock revetment along the north shore of the Town is subject to the force of waves and tides. The beach north from the Northern Extension pier to Carolina Beach Inlet is rapidly eroding and will

soon be breached by waves crashing into the marshland behind the beach. The issues - stabilization or closure of Carolina Beach Inlet and replenishment of the beach by natural or artificial means. Without the wide beach and protective dune the esthetic value of the shore to the tourist is no more and even more important the area is subject to extensive hurricane damage.

The east shoreline along Myrtle Grove Sound is eroding badly in some areas due to several factors - wake created by passing boats and excessive depth (up to 40 feet) in places created when dredging was used to obtain sand for beach replenishment. The question here is not whether to control erosion, but how to control it. Bulkheading the shoreline is an acceptable method and here the question is one of cost. Most individual property owners are willing to pay their share of the cost if they can regain land lost. If not, then obviously, the cost will have to be borne by others, i.e. the Town.

B. Alternatives for Development - Several alternatives were posed based upon the meetings and surveys. Some are feasible while others are not. As mentioned above, Carolina Beach is typical of many coastal communities and yet different. The typical summer visitor sees only the first two or three blocks parallel to the ocean, the boardwalk and the amusement center of the Town. Further inland, the perhaps curious visitor would find that not all the beach homes are frame dwellings on pilings but that there exists a quiet, pleasant area of homes and families much like those in his own hometown, people who mow the lawn and weed a small garden when they come home from work. There are people who want more single family development and less apartments. Other people want greatly increased commercial-resort type development while still others want growth to stop completely and even to decrease in size.

The Coastal Area Management Act requires that development be "consistent with the capability of the land and water for development." This simply means that development cannot be allowed to exceed the ability of the

land and water to accomodate it without suffering environmental damage. The Town water and sewer system are both being repaired, improved and expanded not only to serve the existing development but also to take care of the needs of future development. Policy decisions have been made to provide the services needed not only to protect and preserve the environment but to hopefully serve the needs of some much needed growth.

Past development trends have provided for a mix of commercial-resort development and for an attractive living area for permanent residents. This trend will be continued.

C. Land Use Objectives, Policies and Standards - Before any discussion of objectives, policies or standards can take place it is necessary to define what is meant by each term. The following definitions have been used: objective (goal) - a desired future state or status; policy - course of action to be followed to reach an objective or goal; standard - a quantitative or qualitative criteria for measuring progress toward reaching an objective or goal.

2. Long-Range Objective - To provide an adequate working, living and playing environment for all citizens of the Town and for those visitors who chose to come, in harmony with the need to make wise use of the natural resources of the area.

Policy:

--to encourage good, sound commercial and industrial development in areas compatible with the communities' needs and abilities to provide services

--to encourage safe, decent housing for all citizens

--to provide for the recreation needs of all age groups by the provision of sites and services designed to cover a wide range of desires

--to protect, as much as reasonably possible, the natural resources of the planning area consistent with the need to maintain a viable community

b. Objectives for Specific Issues

(1) Population and future growth - To maintain and increase the current growth rate consistent with the needs and abilities of the local economy.

Policy:

--To provide the necessary land use regulations and plans to encourage growth consistent with both the specific objective and the long range objective.

--To guide development into designated areas by the provision of public services.

(2) Public Services - To provide the citizens with needed services at the lowest possible cost consistent with good management.

Policy:

--To annually evaluate the adequacy at each service provided and the cost of such service.

--To seek any and all possible sources of revenue to finance needed services.

(3) Development of Vacant Land - To encourage development of only those vacant lands that can satisfy the goals of the Coastal Area Management Act.

Policy:

--To enforce the codes, ordinances, and local regulations consistent with the permit requirements of the CAMA.

--To qualify the Town as a permit letting agency for minor developments in AEC's.

(4) Beach and Sound Erosion - To protect the public and the private interest from erosion consistent with the Constitution of the State of North Carolina.

Policy:

--To work to establish an acceptable bulkhead building line along the eroding shore of Myrtle Sound.

--To seek beach replenishment funds from the responsible federal, state and local interests.

--To actively seek program of stabilization of Carolina Beach Inlet.

C. Standards

The following standards will be considered in evaluating development proposals:

Commercial development should:

- locate near intersection of major roads to better serve trade areas
- not be permitted to develop in strips, but rather in compact grouped units.
- provide adequate, safe ingress and egress and off-street parking
- have adequate space for future expansion
- have compatible signs which do not obstruct vision or distract drivers

Residential development should:

- have public water and sewer within the Town limits
- be located so as to be served by public water and sewer outside the Town Limits if possible
- have minimum lot sizes where public water and sewer is not available -20,000 square feet
- meet all requirements of HUD-Federal Insurance Administration if located within a coastal flood hazard area
- meet the requirements of the Zoning Ordinance and the Subdivision regulations

Recreation development should:

- be located so as to be available to a wide range of people
- provide a variety of activities to interest more than one segment of the population
- be compatible with surrounding land uses

Natural resource areas will be designated as Areas of Environmental Concern by the Coastal Resources Commission. The proposed AEC's and appropriate land uses for each are described in Section VI of this report.

IV. Constraints

A. Land Potential

1. Physical Limitations - Carolina Beach has man-made hazard areas- Sunny Point Military Ocean terminal buffer zone and the Atlantic Intracoastal Waterway at Snow's Cut. The buffer zone was erected as a safety factor in the event of an explosion on the loading docks across the Cape Fear River. The zone prevents expansion to the west of town and any development of the river

frontage. The waterway is not particularly a hazard but rather a barrier to any extension of services that would be necessary for development north of Snow's Cut.

Natural hazard areas include: ocean erodible areas, estuarine erodible areas and coastal flood hazard areas. Most of the beach front is experiencing erosion. The northern most part of the shore is the most seriously affected area. The estuarine erodible areas include the east shore of the Sound and the land area just opposite Snow's Cut where the tidal flow through the Intracoastal Waterway must turn north. A large part of the town lies within a coastal flood hazard area and because of this Carolina Beach is eligible for flood insurance and enforces regulations designed to decrease the loss of life and property should flooding occur.

Soils information for Carolina Beach indicates that most of the area is not suitable for septic tanks unless the soil is improved. Within the town where public sewer is available this is no problem, but in areas outside of town, the use of septic tanks on small (5,000 sq. ft.) lots is becoming a serious problem particularly in these areas that have high water tables and drainage problems too.

Carolina Beach's water supply is from seven wells located around town. Water from the wells is stored, treated and distributed throughout most of the town. South of town, the Wilmington Beach areas is served by a privately owned water system. Natural rainfall is the primary source of recharge to the ground water supply.

2. Fragile Areas = Areas within the Carolina Beach Planning Area which could be destroyed or damaged by inappropriate development include:

Coastal wetlands	Sand dunes
Ocean beaches and shorelines	Estuarine waters
Public trust waters	Areas sustaining remnant species

Each of these areas are described in the areas of environmental concern section below.

B. Capacity of Community Facilities - Carolina Beach provides its citizens with a full range of municipal services: Water and sewer, road maintenance, police protection, garbage pickup and disposals, fire and rescue service, and lifeguards on the beach. The costs of each of these services is high because of the seasonal nature of the town. Service levels must be adequate to accomodate the seasonal population needs. The town currently has a \$2,000,000 water and sewer improvement project under construction which will be capable of providing adequate supplies of good water and treatment of sewage for the expected growth during the next ten years. New Hanover County is responsible for the school system and has an elementary school in town. Older students must be transported to schools in and around Wilmington.

V. Estimated Demand

A. Population and Economy - Projections of permanent population for small towns are difficult to make with any degree of accuracy because of the lack of good data on births, deaths, or migration. Using projections for the township made by the New Hanover County Planning Department and "stepping down" the projections for the planning area, the estimated permanent population in the area is expected to be around 3,600 people in 1985. Projections of seasonal populations are impossible to make given the many factors involved such as economy, changing recreational trends, etc. It is expected, though, that if the permanent population increases, the seasonal influx will increase accordingly.

The economy of the area is heavily dependant upon the seasonal trade despite the fact that as the population has increased, the number of local year-round business has increased also. As more people take advantage of leisure time activities in and around the coastal area, the local economy will continue to improve.

B. Future Land Needs - The guidelines for Local Planning define five categories for the classification of future land use: (1) Developed, (2) Transition, (3) Community, (4) Rural and (5) Conservation. Most of the land in the planning

area will fall into Developed, Transition, or Conservation. The land use plan is generally the basis for a zoning ordinance and the general classifications provided in the guidelines are not sufficiently detailed to support zoning classifications. For this reason, a more detailed future land use map has been developed for presentation. This map breaks transition lands down into specific categories as is the existing land use map. These groups may be easily related to land use decisions in the future.

The following table indicates future land/use acreage allocations for the year 1985 based upon the "projected" permanent population of the planning area 3,600 and upon certain other factors such as expressed desires for increased commercial activity, the availability of public services, and additional recreational areas.

1985 Land Demand			
<u>Approximate</u>			
	<u>Existing</u>	<u>Population Based</u>	<u>w/factors</u>
Residential	292 ac	391 ac	425.00
Commercial	41	55	75.00
Industrial	2	2	20.00
Transportation, Communication			
Utilities	494	659	660.00
Governmental-Institutional	14	19	20.00
Recreation	13	17	35.00
Total Developed	856	1,143	1235.00
Amount of Increase		287	379

Recreation land uses excluding 337 acre State Park.

The population based demand is 287 acres and the desired demand is 379 acres.

Within the planning area, there are 792 acres of undeveloped land including 300 acres in town and 492 acres outside. Some or all of this land will likely fall within an area of Environmental Concern, thus limiting development to some extent.

C. Community Facilities Demand - Using the "projected 1985 permanent population of the total Planning Area of 3,600 people, most of the community facilities currently provided by the Town will be adequate since the current service level is based on a much higher seasonal population. In the likely event that the

seasonal population demands increase, then it is the intention of the Town to provide for the increase.

The 2 million dollar water and sewer project under construction is designed to handle the future needs of the entire area below Snow's Cut. Other public services such as police, fire/rescue, sanitation, and lifeguards are not as costly to provide and can be increased as the demand increases.

VI. Plan Description

A. Land Classification System - The North Carolina Land Classification System contains five classes of land:

- a. Developed--Lands where existing population density is moderate to high and where there are a variety of land uses which have the necessary public services.
- b. Transition--Lands where local government plans to accommodate moderate to high density development during the following ten year period and where necessary public services will be provided to accommodate that growth.
- c. Community- Lands where low density development is grouped in existing settlements or will occur in such settlements during the following ten year period and which will not require extensive public services now or in the future.
- d. Rural--Lands whose highest use is for agriculture, forestry, mining, water supply, etc., based on their natural resources potential. Also, lands for future needs not currently recognized .
- e. Conservation - identifies lands which should be maintained essentially in its natural state and where very limited and no public services are provided.

A strict interpretation of the definitions above would place the lands of the Planning Area in at least three of the five classes -Developed, Transition and Conservation. All of the land within the Town Limits (643.98 acres) which

is developed or undeveloped, excluding beaches and buffer zone, would fall within the Developed class or the transition class since water and sewer service is available or will be within two years. Roads and school service is currently available throughout the Town. The density standard for Developed and Transition lands is 2,000 persons per square mile or 3.125 persons per acre. The population ratio to land in town is 2100 people $\div$ 644 acres or 3.266. Actually the population is living on 344 developed acres for a density of 6.11 persons per acre.

The land outside town is classified transition, conservation or rural as shown on the Land Classification Map.

B. Proposed Areas of Environmental Concern - The Coastal Area Management Act of 1974 requires that local land use plans give special attention to the protection and appropriate development of Areas of Environmental Concern acting upon local suggestions and following the statutory guidelines. The identification of AEC's by local governments will serve to assist the Coastal Resources Commission in the ultimate designation of Areas of Environmental Concern and will also provide ^{data} for use in the local land use plans.

The following AEC's have been identified in the Planning Area:

(1) Coastal Wetlands - Tidal Marshland

A thin strip of marshland extends along the shore of Myrtle Grove Sound.

Appropriate Land Uses:

- (a) Utility easements and facilities where restoration of marsh conditions will occur upon completion of the project;
- (b) Elevated walkways and piers to navigational channels;
- (c) Access routes for marina facilities.

(2) Estuarine Waters:

Myrtle Grove Sound, the Intercoastal Waterway, and the Cape Fear River respectively border the Planning Area on the East, North

and West.

Appropriate Uses:

- (2) Elevated pier and boat docks except in maintained navigable channels;
- (a) Public utility easements and facilities where the natural conditions will be restored upon completion of the project;
- (b) The dredging and maintenance of access channels except in productive shellfish beds.
- (3) Existing National or State Parks:
Carolina Beach State Park, is located just west of the Town.

Appropriate Land Uses:

- (a) Picnicking, swimming, boating, fishing, hikes, nature study and camping.
- (4) Public Trust Waters:
The Cape Fear River, the Atlantic Intracoastal Waterway and Myrtle Grove Sound, all considered Estuarine Waters and described in paragraph (2) above are considered Public Trust Waters, as well as the Atlantic Ocean and the lands thereunder from mean high/water to the seaward limit of North Carolina jurisdiction.

Appropriate Land Uses:

- (1) Fishing Piers in both ocean and estuarine waters;
- (2) Access for marina facilities;
- (3) Public utility easement;
- (4) Dredging and maintenance of navigation channels;
- (5) Bulkheads, groins and jetties.
- (5) Sand Dunes along the Outer Banks:
There appears to be very little if any natural sand dunes left

within the Planning Area, most having been destroyed by man and hurricanes many years ago. There is, however, a berm and dune fronting the beach within the Town Limits.

This was constructed by the U. S. Corps of Engineers and is protected from development of any type of permanent structures.

Appropriate Land Uses:

The frontal dunes should be considered unsuitable for all development which would alter their natural functions. Appropriate land uses shall be limited to the following:

- (a) Elevated fishing pier;
- (b) Elevated pedestrian walkways for public access;
- (c) Conservation activities.

All of these land uses should not damage or destroy the existing vegetation on the frontal dune.

(6) Ocean Beaches and Shorelines (on the Outer Banks)

The area of beach from the mean low tide landward to the toe of the berm, dune or first vegetation, all of which occur along the ocean front within the Planning Area.

Appropriate Land Uses:

- (a) Fishing piers which are elevated enough to allow lateral access along the beach front;
- (b) Utility maintenance;
- (c) Conservation measures when measures are in the public interest.

(7) Coastal Flood Plains:

Description: Coastal flood plains are defined as the land areas adjacent to coastal sounds, estuaries or the ocean which are prone to flooding from storms with an annual probability of one percent

or greater (100 years flood). These areas are delineated and identified by the U.S. Army Corps of Engineers in conjunction with flood insurance studies prepared for the Federal Insurance Administration.

Appropriate Land Uses:

All acceptable land uses and development must meet stringent engineering standards which will maintain the structures, integrity, stability and safety during a 100 year storm. All forms of development can be undertaken as long as it conforms with the standards set forth in the Federal Insurance Administration Code of Federal Regulations. Title 24, Chapter 10, Subchapter B. The Code puts forth specific requirements which must be met to maintain safety during the flood surge of a 100 year storm. All developments which do not meet these specific Federal requirements will not be acceptable land uses.

(8) Coastal Inlet Lands:

The Southern side of Carolina Beach Inlet is within the Planning Area.

Appropriate Land Uses:

- (a) Conservation activities;
- (b) Boat Landings;
- (c) Small temporary structures for education and recreations purposes;

(9) Ocean Erodible Areas:

Most of the beach front along the Planning Area is experiencing erosion. Due to the U. S. Corps of Engineers berm and dune project

which included some beach replenishment, an accurate estimate of the average annual rate of erosion is not available as of this writing. In view of several factors involved here - the berm and dune project; intensive development behind the project; local, State and Federal funding of the project--there is some question whether a 25 year recession line should be established or whether the limit of the project should be used. The beach area north of the Town Limits has experienced very rapid and unchecked erosion since the opening of Carolina Beach Inlet.

Appropriate Land Uses:

- (a) Fishing piers which are elevated enough to allow lateral access along the beach front;
- (b) Utility Maintenance;
- (c) Conservation measures when such measures are in the public interest.

(10) Estuarine and River Areas:

Estuarine erodible areas include the east shore of Myrtle Grove Sound and the East bank of the Intracoastal Waterway just opposite the eastern end of Snow's Cut. Because of the small size of these areas no data exists to establish an erosion rate.

Appropriate Land Uses:

- (a) Conservation measures when such measures are in the public interest.
- (b) Development Standards Applicable to all AEC
 - 1. No development should be allowed in any Areas of Environmental Concern which would result in a violation of any rules, regulations, or laws of the State of North Carolina,

the Federal government or any county or town government in which the development takes place.

2. No development should be allowed in any AEC which would have a substantial likelihood of causing pollution of the waters of the State to the extent that such waters would be closed to the taking of shellfish under standards set by the Commission for Health Services pursuant to G. S. 120-169.01.

C. Implementation - Major public actions needed to implement the Land Development are listed below. Through the years, as goals and objectives are met or as changes are needed, these actions should be modified and new actions begun to meet the needs of the community.

Immediate Priorities

- (1) Complete the water and sewer system improvements
- (2) Enforce building code, zoning ordinance and other codes and ordinances to insure proper and safe development.
- (3) Encourage public participation in government decisions through the use of informal meetings, newsletters, etc.
- (4) Study existing tax structure and rate to determine the ability to finance needed services, i.e., policies, public works, water and sewer systems, fire protection.
- (5) Update the capital budget, seeking advisory technical help from available sources, to plan and budget for equipment and facility expansion to meet the public need.

Near Term Priorities 1976-1980

- (1) Continue code enforcement and qualify for permit letting under C.A.M.A.
- (2) Conduct a drainage study for the Town and seek county assistance for study of Wilmington Beach area.
- (3) Continue to review levels of public services and upgrade as needed.

- (4) Maintain contact and communication with residents and property owners through monthly newsletters (include with water bill) and public meetings to discuss town action.
- (5) Conduct annexation feasibility program and schedule areas for annexation.
- (6) Conduct campaign to fund and implement a program of stabilization of Carolina Beach Inlet.

Long Term Priorities (1980-1990)

- (1) Conduct review and update of the Land Use Plan.
- (2) Continue code enforcement programs with review and revision as needed to maintain requirements of CAMA to protect the national environment.
- (3) Continue to seek public input in the governmental process.
- (4) Upgrade services as needed for future development.

VII. Conclusion

Carolina Beach began its planning program in the aftermath of Hurricane Hazel in the 1950's. This program has been a continuing one with varying degrees of success. In order for the current program to be successful the citizens must play an active part by participating in the decisions made now and in the future. Without your help, the land use plan cannot achieve the goals and objectives. Speak up and get involved! Your help is needed.

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1. Introduction

"Let's go to the beach!" This is a suggestion, request, or demand heard throughout North Carolina and indeed throughout many states as spring and summer approach. For those living at or near the coast, it may mean a walk to the strand or a one day visit to a local beach. For those living further away, it may mean a weekend trip or a week long vacation to the coast and for some, it means moving into the summer cottage for a stay of from one to three months. To the permanent residents of Carolina Beach the "season" means many different things--economic benefits for the commercial interests, increased recreational activities, an influx of tourists--some old friends and some new friends, increased levels of public service needed to provide for a safe, clean and enjoyable beach. To some the "season" is a time of good business. To others it is a time to relax and enjoy the good weather, good food, and a stay at the beach. And to still others it is a time when the quiet and solitude of "the beach" is broken by the mass of people who stay up late, get up early, tramp across the berm, leave trash and litter everywhere and, in general, spoil the beauty of the area.

In 1974, the North Carolina General Assembly recognizing the view points expressed above passed the Coastal Area Management Act of 1974. In passing the Act (CAMA) the General Assembly declared, " : . . that among North Carolina's most valuable resources are its coastal land and waters. The Coastal area, and in particular the estuaries, are among the most biologically productive regions of this State and of the nation. Coastal and estuarine waters and marshlands provide almost 90 percent (90%) of the most productive sport fisheries on the east coast of the United States."

"In recent years the coastal area has been subjected to increasing pressures which are the result of the often conflicting need of a society expanding in industrial development, in population, and in the recreational

aspirations of its citizens. Unless these pressures are controlled by coordinated management, the very features of the coast which make it economically, esthetically, and ecologically rich will be destroyed."

The Coastal Area Management Act calls for ". . . a comprehensive plan for the protection, preservation, orderly development, and management of the coastal area of North Carolina."

"In the implementation of the coastal area management plan, the public's opportunity to enjoy the physical, esthetic, cultural, and recreational qualities of the natural shorelines of the State shall be preserved to the greatest extent feasible, water resources shall be managed in order to preserve and enhance water quality and to provide optimum utilization of water resources; land resources shall be managed in order to guide growth and development and to minimize damage to the natural environment, and private property rights shall be preserved in accord with the Constitution of this State and of the United States."

The Act is in four parts, each dealing with one aspect of a comprehensive management program. The four parts are: Organization and Goals, Planning Processes, Areas of Environmental Concern, and Permit Letting and Enforcement.

Part one, Organization and Goals, establishes the fifteen member Coastal Resources Commission with an advisory council composed of members with special technical backgrounds from both State and local government. The Coastal Resources Commission members are all residents of the twenty county coastal area and are appointed by the Governor from a list of nominees from the local governments involved in the coastal area. The goals stated in the Act are:

- (1) to provide a management system capable of preserving and managing the natural ecological conditions of the estuaries, and the dunes and the beaches;
- (2) to insure that the development or preservation of the land and water resources is consistent with the land and water capabilities;

- (3) to insure the orderly and balanced use and preservation of our coastal resources on behalf of the people of North Carolina and the nation; and
- (4) to establish policies, guidelines, and standards for the use, protection, and development of our coastal lands and water

Part two, Planning Processes, establishes the authority of the CRC to prepare guidelines for local land use plans and delegate to local government the responsibility to prepare its own land use plan consistent with the guidelines.

Part three, Areas of Environmental Concern, gives the Coastal Resources Commission the authority to adopt and designate Areas of Environmental Concern. Once these AEC'S are established the local land use plans will be used as guides in the issuance of permits for development in the designated AEC's.

Part four, Permit Letting and Enforcement, establishes the criteria for enforcement of the land use plans within Areas of Environmental Concern. Any development within an Area of Environmental Concern must have a permit. The Act does not require permits for development outside Areas of Environmental Concern. The Act requires the following projects in areas on environmental concern to obtain a permit from the Coastal Resources Commission: those projects currently needing state permits; those of greater than 20 acres in size; those that involve drilling or excavating natural resources on land or under water; those which involve construction of one or more structures having an area in excess of 60,000 square feet will require a permit from the Coastal Resources Commission. Local governments will establish regulations for what types of developments in Areas of Environmental Concern will need permits from them.

II. DESCRIPTION OF PRESENT CONDITIONS

Population

Carolina Beach's population deviates from what one would normally find in a North Carolina municipality in two ways: first, the population fluctuates drastically with changes in seasons and secondly, the resort nature of the area has affected the permanent population (e.g. many retired people, very few non-whites, etc.). The town is tailored to the resort and seasonal trades, and maintains its economic livelihood largely from them.

The total population of the Town of Carolina Beach was 1,663 persons in 1970, while the Carolina Beach Planning Area encompassed 574 additional persons, yielding a total population of 2,237. The town grew rapidly from 1960 to 1970, increasing by almost 40%; in contrast, New Hanover County as a whole grew at a rate of only about 16%. Although figures are unavailable for the Planning Area during this period, it would probably be safe to assume that it also grew rapidly, for the U.S. Census records a 58% increase for Federal Point Township during the decade, reflecting growth in unincorporated areas of the township.

Population characteristics indicate that both the Town of Carolina Beach and the Planning Area are somewhat "older" than the state and county. The median age of the town, for example, is 31.1 years compared to 27.8 years for New Hanover County and 26.5 years for the state. This median age (the point at which half of the population is older and half are younger) seems to reinforce the notion that Carolina Beach appeals to the retiree. In addition, the proportion of the population under 18 and over 65 are, respectively, less than and greater than state and county figures.

The Carolina Beach area also contains slightly more females and a much smaller proportion of non-whites than the county and state. Although exact seasonal populations are difficult to pinpoint, estimates range from 20,000 - 30,000, or roughly ten to twenty times the year round permanent population.

Population statistics for the Town and Planning Area are enumerated below:

Population: 1930 - 1970

	<u>Carolina Beach</u>	<u>Federal Point Twp.</u>	<u>New Hanover County</u>
1930	95	792	43,010
1940	637 (+570.5%)	1,409 (+77.9%)	47,935 (+11.5%)
1950	1,080 (+ 69.5%)	2,473 (+75.5%)	63,272 (+32.0%)
1960	1,192 (+ 10.4%)	3,234 (+30.8%)	71,742 (+13.4%)
1970	1,663 (+ 39.5%)	5,113 (+58.1%)	82,996 (+15.7%)

Surrounding Municipalities: 1960 - 1970

	<u>1960</u>	<u>1970</u>	<u>Percent Change</u>
Carolina Beach	1,192	1,663	+39.5%
Kure Beach	293	394	+34.5%
Wilmington	44,013	46,169	+ 4.9%
Wrightsville Beach	723	1,701	+135.3%

Population Characteristics: 1970

	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>White</u>	<u>Black/Other</u>	<u>Under 18</u>	<u>Over 65</u>	<u>Median Age</u>
Carolina Beach	1663	46.5%	53.5%	99.2%	0.8%	30.4%	11.5%	31.1%
Planning Area	2237	46.9%	53.1%	99.4%	0.6%	30.5%	11.6%	-
Federal Point Twp.	5113	49.9%	50.1%	90.4%	9.6%	32.3%	8.5%	28.3%
New Hanover Co.	82996	47.8%	52.2%	64.2%	35.8%	34.5%	8.4%	27.8%
North Carolina	5082059	49.0%	51.0%	77.0%	23.0%	34.6%	8.1%	26.5%

Age Distribution: 1970 Carolina Beach Planning Area

	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>1%</u>
Under 5	73	91	164	7.3%
5 - 9	105	107	212	9.5%
10 - 14	69	98	167	7.5%
15 - 19	108	99	207	9.2%
20 - 24	70	93	163	7.3%
25 - 34	162	158	320	14.3%
35 - 44	115	106	221	9.9%
45 - 54	144	144	254	11.3%
55 - 64	111	160	271	12.1%
65 - 74	115	96	211	9.4%
Over 75	19	32	51	2.3%
	<u>1,057</u>	<u>1,184</u>	<u>2,241</u>	<u>100.00%</u>

1973 - 1974 Population Estimates

	<u>1973¹</u>	<u>1974¹</u>
Carolina Beach	1,850	2,100

¹ As of July 1 according to N.C. Department of Administration, OSP

Economy

The economy of Carolina Beach is very strongly linked to the tourist and vacation industry. A quick glance at the landscape of the downtown confirms this observation: there is a disproportionately large percentage of hotels, motels, lodges, cottages, restaurants, amusement areas, and recreational facilities in the area.

An occupational analysis of persons employed in 1969 who were residents of Carolina Beach reveals that very few persons were engaged in manufacturing while wholesale and retail sales accounted for a large percentage of employees. Perhaps this reflects the large number of persons who operate and are employed by the industries (such as food, lodging, and recreation) which cater to seasonal trade.

Income levels in New Hanover County are generally higher than those for North Carolina: median family income, mean family income, and per capita income are all above the state average. Per capita income, for example, is \$2,761 for the county versus \$2,492 for the state. Median family income is roughly \$500 higher. The median family income for the Town of Carolina Beach is approximately \$6,595... half of all families have incomes above this level and half are below. The incidence of poverty in New Hanover County is somewhat lower than the state average - 18.1% of all persons in the county and 20.3% of all persons in the state are below the poverty level (which is a flexible figure based upon number of persons in a family, farm/non-farm employment, etc.).

Occupation of Persons (1969)

	<u>Carolina Beach Planning Area</u>	<u>New Hanover</u>	<u>North Carolina</u>
Professional, technical & kindred	71 (8.1%)	13.1%	11.0%
Mgrs. & administrators (except farm)	90 (10.3%)	10.4%	7.5%
Sales workers	52 (5.9%)	7.5%	6.0%
Clerical & kindred	146 (16.7%)	16.0%	14.0%
Craftsmen, foremen, etc.	151 (17.3%)	16.2%	14.5%
Operatives & kindred	178 (20.3%)	17.9%	26.3%
Service workers	151 (17.3%)	13.2%	11.0%
Farm laborers & foremen	7 (.8%)	0.7%	2.0%
Farmers & farm managers	-	0.1%	2.6%
Laborers (except farm)	29 (3.3%)	4.9%	5.0%
	<u>875 (100%)</u>	<u>100%</u>	<u>100%</u>

Occupation by Industry of Employed Persons (1969)

	<u>Carolina Beach Planning Area</u>	<u>New Hanover</u>	<u>North Carolina</u>
Construction	91 (13.6%)	8.3%	6.7%
Manufacturing	105 (14.6%)	25.6%	35.4%
Transportation, communication, utilities, etc.	30 (4.8%)	8.9%	5.6%
Wholesale & retail	198 (31.7%)	21.3%	17.6%
Financial, insurance, business, repair	35 (4.8%)	7.2%	5.6%
Health, education, welfare, legal, professional	46 (9.4%)	14.0%	14.2%
Public Administration	44 (5.0%)	4.3%	3.5%
Other industries (includes farm)	104 (16.1%)	10.3%	11.4%
	<u>875 (100%)</u>	<u>100%</u>	<u>100%</u>

Personal Income Characteristics (1969)

	<u>Carolina Beach Planning Area</u>	<u>New Hanover</u>	<u>North Carolina</u>
Median family income	\$6,595	\$8,272	\$7,774
Mean family income	-	\$9,368	\$8,872
Per capita income	-	\$2,761	\$2,492
Persons below poverty level	-	18.1%	20.3%
Families below poverty level	-	14.3%	16.3%

Family Distribution of Income (1969)

	<u>Carolina Beach Planning Area</u>	<u>New Hanover</u>	<u>North Carolina</u>
Under \$1,000	27 (4.2%)	2.8%	3.4%
\$1,000 - \$1,999	12 (1.9%)	4.7%	5.4%
\$2,000 - \$2,999	59 (9.3%)	5.4%	5.7%
\$3,000 - \$3,999	50 (7.8%)	6.3%	6.5%
\$4,000 - \$4,999	57 (8.9%)	7.0%	7.2%
\$5,000 - \$5,999	70 (11.0%)	7.5%	8.0%
\$6,000 - \$6,999	61 (9.6%)	7.2%	7.8%
\$7,000 - \$7,999	42 (6.6%)	7.1%	7.7%
\$8,000 - \$8,999	51 (8.0%)	7.1%	7.6%
\$9,000 - \$9,999	53 (8.3%)	6.7%	6.9%
\$10,000-\$11,999	62 (9.7%)	13.0%	11.7%
\$12,000-\$14,999	25 (3.9%)	11.6%	10.6%
\$15,000-\$24,999	50 (7.8%)	10.5%	9.0%
\$25,000-\$49,999	12 (1.9%)	2.5%	2.0%
\$50,000-or more	6 (0.9%)	0.5%	0.5%
	<u>637 (100%)</u>	<u>100%</u>	<u>100%</u>

B. Existing Land Use

The Existing Land Use (June 1975) Map accompanying this text together with the Table below illustrate the general use of land in the Carolina Beach Planning Area. The field survey was conducted by personnel from the N. C. Department of Natural and Economic Resources, Division of Community Assistance in 1974 and updated in June 1975. The land is classified in accord with the State Guidelines for Local Planning . . . which is based upon the U. S. Department of the Interior's "A Land Use Classification System for Use With Remote-Sensor Data".

As is true with many beach communities, the form which Carolina Beach takes is linear. Development runs parallel to the beach front increasing in depth to the west and decreasing in density as the Town grows. The form is affected by two natural features which cut into the land: Carolina Lake and Myrtle Grove Sound. The lake serves as the primary reservoir for rain water drainage for the surrounding area. It is connected to the sound by a drainage pipe which runs under Lake Park Blvd. Development south of the lake has been sparse due to the extremely high water table in the area. Myrtle Grove Sound prior to 1939 was very shallow with less than 1 foot of depth at low tide. In 1939, some local people dredged a channel and boat basin some 60 to 80 feet wide and about 6 feet deep from the Atlantic Intracoastal Waterway at Snow's Cut to the present harbor at King Avenue. Spoil from this operation was placed on the eastern shore to create the land area along Canal Drive. The harbor location leaves the northern extension of the beach with only two access roads, neither of which is sufficiently wide enough to handle efficiently and safely the traffic moving in the area.

Another land form which has had a significant affect on the Town is Carolina Beach Inlet to the north. In 1952, local interests dredged an inlet channel from the Intracoastal Waterway to the ocean creating a channel some 6 feet deep, 70 feet wide and 3,750 feet long.

In 1956, the Inlet had two openings separated by a small marsh island with a rim of beach sand. The northern channel was narrow and winding while the one to the south was slightly wider and fairly straight. By 1960, the southern channel had shortened and widened and moved north approximately 20-30 feet. The northern channel had almost completely disappeared except for a small trickle over the beach front. South of the main channel, there appeared to be several small washover areas. In 1960, the mouth of the Inlet had a funnel shape, but by 1966 most of the funnel shape of the Inlet was gone. The small washover areas had also completely disappeared. There was a small amount of accretion on the north side and some slight erosion on the south side of the Inlet. By 1972, the gorge of the Inlet had moved inland, and the seaward end of the Inlet had widened considerably. There seems to be some accretion on the north side and erosion on the south side of the Inlet taking place.*

For some time now there has been pressure to have the U. S. Corps of Engineers stabilize the Inlet. The feasibility of doing so is under study by the Corps. The study currently involves some 14 different alternatives ranging from no action to permanent closure to relocation and stabilization of the Inlet. Corps officials indicate that completion of the study is slated for sometime within the next two years.

* Center for Marine and Coastal Studies - N. C. S. U. A Historical Review of Some of North Carolina's Coastal Inlets, page 20 January 1974

EXISTING LAND USE

June 1975

Use	TOWN			EXTRATERRITORIAL AREA		
	Acres	% of Developed Land	% of Total Area	Acres	% of Developed Land	% of Total Area
RESIDENTIAL						
. Single Family	161.67	47	19	124.71	14	5
. Multi Family	5.23	2	-1	1.15	-1	-1
COMMERCIAL	18.36	5	2	23.35	2	1
INDUSTRIAL	1.07	-1	-1	.73	-1	-1
TRANSPORTATION, COMMUNICATION AND UTILITIES	3.48	1	-1	44.56	5	2
. Streets	137.14	40	16	307.64	33	12
GOVERNMENT AND INSTITUTIONAL	12.11	4	1	2.43	-1	-1
CULTURAL, ENTERTAINMENT, AND RECREATION	4.58	1	-1	417.18	45	16
TOTAL DEVELOPED	343.64	100	(37)	921.75	100	(36)
UNDEVELOPED LAND	300.34		34	492.27		19
WATER	158.11		18	44.29		2
WETLAND	29.24		3	251.04		10
BEACHES	29.57		3	81.10		3
BUFFER ZONE	17.74		2	762.41		29
TOTAL LAND	878.64		100	2552.86		100

Source: Soil Conservation Service Aerial Photos 2/72
 N. C. Department of Transportation Aerial Photos 12/74
 N. C. Department of Natural and Economic Resources, Division
 of Community Assistance Field Survey 5/75
 Acreages computed from 1"=400' scale map with compensating
 Polar Planimeter

EXISTING LAND USE

- FEDERAL
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION, COMMUNICATION & UTILITIES
- GOVERNMENT & INSTITUTIONAL
- CULTURAL, ENTERTAINMENT & RECREATION
- WATER
- WETLAND
- BARREN
- UNDEVELOPED



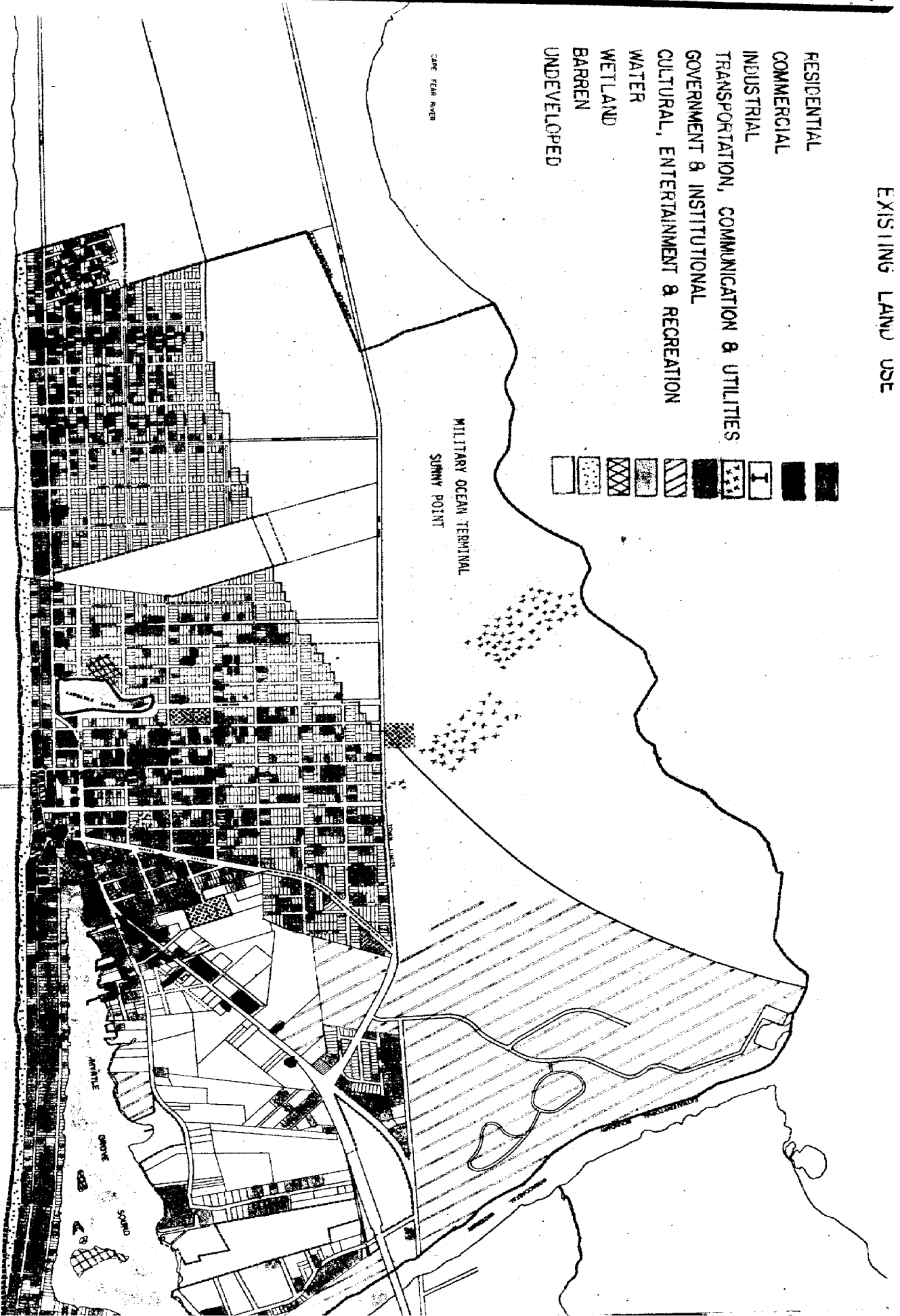
MILITARY OCEAN TERMINAL
SUNNY POINT

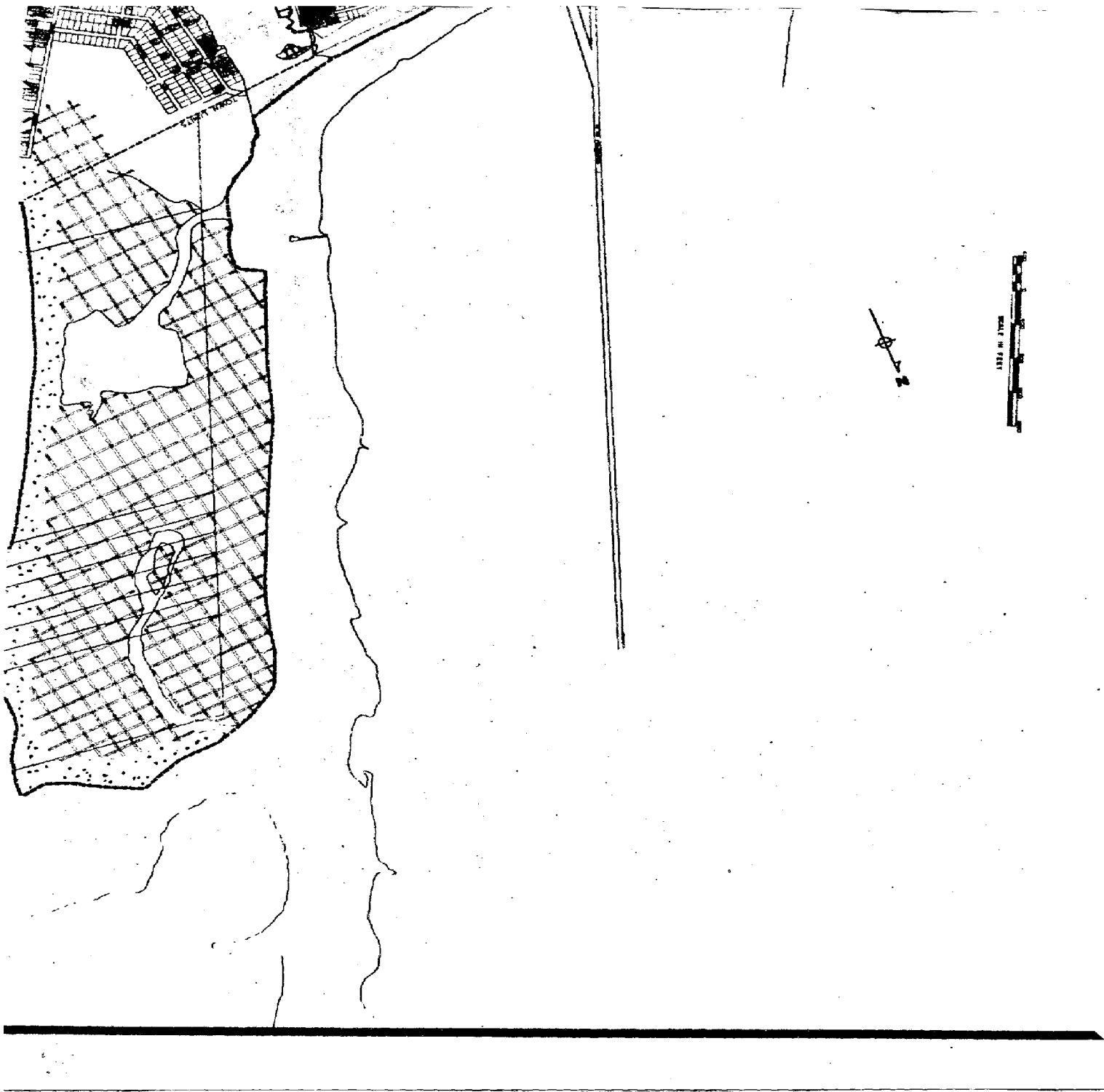
CAPE FEAR RIVER

HANBY BEACH
WILMINGTON BEACH

CAROLINA BEACH

ATLANTIC OCEAN





Residential

This class of land use is predominant in Carolina Beach comprising 49 percent of the developed land. A total of 166.9 acres are currently being used for residential purposes in the Town. This includes both permanent and seasonal homes. The 1970 U. S. Census indicates a total of 1632 housing units: 311 were owner-occupied, 286 were rental occupied, 49 were vacant for rent, 18 vacant for sale, and 55 were vacant, but not on the market. There were 913 housing units listed as seasonal dwellings. This rather large number illustrates one of the major problems in Carolina Beach - that is, the provision of public services. This will be discussed later in this report.

According to records in the Building Inspector's Office, approximately 80 new homes have been built since the 1970 census. Forty-two of these new homes were constructed in 1972 prior to the current slump in the housing industry and some 14 of these were built in a speculative venture, that is in anticipation of consumer demand. All were sold before construction was complete. Since then, of course, the building slump has affected Carolina Beach as it has most communities.

Commercial

Retail trade and services comprise 5% of the development land in Carolina Beach. Of the 18.36 acres within the Town over half (9.3) are devoted to motels serving the tourist trade. Most are seasonal businesses which are closed during the winter. The rest of the commercial land use is devoted to small retail businesses and restaurants. In the extraterritorial area, commercial land comprises 23.35 acres or 2% of the developed land. Motels account for about one-third of this acreage or 7.76 acres. The

remainder consists of service related businesses and retail trade. Several marinas are located on Myrtle Grove Sound which along U. S. 421 north of Town are located several restaurants, service stations, builder's suppliers and other service related businesses.

Industrial

Industry as we know it is for all purposes non-existent in the Carolina Beach Planning Area with a total of 1.8 acres of land in this category. The only industry in Town is the Carolina Glove Company. This firm employs approximately 50 people and manufactures work gloves. The only other industry in the area is a small surfboard company which cannot be considered other than marginal.

Transportation, Communication, and Utilities

This category is the second largest in the Town with 41% or 140.62 acres. Streets account for 137 acres of this total. Small lots laid out in blocks in a regular grid pattern account for the high percentage of street acreage relative to other land uses.

Other land uses in this group include the telephone company, the town water treatment plant and wells, and several public and private parking lots serving the boardwalk area.

Within the extraterritorial area streets account for 307.64 acres of the 352.2 acres in this category. Streets that are platted but not opened comprise about 10% of the street acreage. The remaining 44.56 acres consists of utility both public and private. The Town leases land in the buffer zone for a wastetreatment plant and a landfill operation.

Government and Institutional

Land in this classification in the Carolina Beach Planning Area consists of municipal offices, churches, the U. S. Post Office, an elementary school, and a rest home. The 14.54 acres accounted for here are less than 1% of the total land area.

Cultural, Entertainment, and Recreation

Within the Town of Carolina Beach, there are 4.54 acres of land in this classification: the principal use is in the entertainment area along the boardwalk and consists of games and rides in a carnival atmosphere. This is the area of most incompatible land uses - mixing children's rides, carnival amusements, taverns, and dance halls immediately adjacent to some motels. Some of the current noise problem was alleviated by several tall buildings which have now been removed. Compliants from nearby motels have resulted in court action and currently the Planning Board is studying possible solutions to the problem. The Town currently has a Recreation Director who oversees operation of a year round program. Basketball and other indoor activities take place at the Town auditorium. Two small parks provide space for tennis, tot-lot activities, and shuffle board for the elderly. Ten acres of land have been acquired in the buffer zone and eventually, with additional land adjacent, will be developed for football, tennis, baseball and multipurpose outdoor activities.

In the extraterritorial area, the Carolina Beach State Park is the major land use in this category. Established in 1969, the park contains some 337 $\frac{1}{2}$ acres and has facilities for 70 tent/trailer campsites, picnicking, fishing, hiking, marina (under construction) and nature study. The Venus Flytrap (found only in North and South Carolina) is plentiful in the park.

Cultural activity in the area is centered around the Blockade Runner Museum just north of town on U. S. 421. This facility presents a look at the history of the fall of Fort Fisher to the Union forces thus closing the last major Confederate seaport and hastening the end of the War Between The States.

Two of the most important reasons for the existence of Carolina Beach are recreational in nature but consume little land - the beach which will be discussed later and the fishing. Fishing as a form of recreation in Carolina Beach takes several forms: (1) surf fishing popular in the spring and fall but hazardous in the summer because of swimmers, (2) pier fishing from either of two piers located within the area, and (3) charter boat fishing. Charter boats utilize such a small portion of land for dockage that we were not able to measure it but the fleet of boats that operate from the Carolina Beach Yacht Basin and other nearby marinas are synonymous with the town and create an identity for the area.

Undeveloped Land

Undeveloped land is defined as vacant, unimproved land without agricultural or forest use. This category comprises 300 acres within the Town and 492 acres in the extraterritorial area. The 300 acres in Town represents 35% of the total area of Carolina Beach. Approximately 100 acres of this represents 3 tracts of land annexed by petition within the last four years. Each of these tracts were slated for residential development; it is anticipated they will be developed when the economy improves. The remaining 200 acres are in blocks and lots and are located throughout the Town with the bulk being located south of Clarendon Avenue and west of 5th Avenue.

It is expected that those lands on open streets and near water and sewer service will probably be developed sooner than the others. There are, of

course, several likely barriers to this probability: 1)"fill-in" of individual lots in residential areas is unlikely unless an individual contracts to have a home built-developers like"projects"; (2) drainage is a problem in some of the larger undeveloped areas raising the cost of development.

The undeveloped land in the extraterritorial area equals 19% of the total land area. About one-third of the land is platted and probably one half of this is in single ownership. The two thirds left are in rather large tracts north of Town and west of Myrtle Grove Sound. The largest single tract (71 acres) is located west of Dow Road adjacent to the State Park.

Wetlands

The Guidelines define wetlands as "any salt marsh or other marsh subject to regular or occasional flooding by tides, including wind tides (whether or not the tide waters reach the marshland areas through natural or artificial watercourses), provided this shall not include hurricane or tropical storm tides. Salt marshland or other marsh shall be those areas upon which grow some, but not necessarily all, of the following salt marsh and marsh plant species: Smooth or salt water Cordgrass (Spartina alterniflora); Black Needlerush (Juncus roemerianus); Glasswort (Salicornia spp.); Salt Grass (Distichlis Spicata); Sea Lavender (Limonium spp.); Bulrush (Scirpus spp.); Saw Grass (Cladium Jamaicense); Cat-Tail (Typha spp.); Salt-Meadow Grass (Spartina Patens); and Salt Reed Grass (Spartina cynosuroides)." Included in this statutory definition of wetlands is "such contiguous land as the

Secretary of NER reasonably deems necessary to affect by any such order in carrying out the purposes of this Section." (G.S. 113-230 (a))

Using the above definition and aerial photos some 280 acres of wetland are delineated on the map. Most of the wetland is located north of town between Myrtle Grove Sound and the beach. Inside the Town, areas considered wetland exist along the shores of the sound but are not shown on the map because of the scale (size of the map). These areas are of great concern to local officials and citizens because there is a need to establish a bulkhead to prevent further erosion of land on the east side of the sound. Negotiations with State and Federal officials on the location of the bulkhead have not been fruitful thus far.

Beaches

The Planning Area has some 4.5 miles of beach comprising 110.67 acres of land or about 3% of the total land area. Hurricanes and severe northeastern storms have taken a tremendous toll on the beach converting a once beautiful, wide expanse of beach backed by natural dunes into a narrow steep slope of sand backed by a man-made berm and dune which at times has failed to keep storm-driven tides from breaching the beach. The following table indicates the estimated damage costs of six major hurricanes that have affected Carolina Beach.

The berm and dune project which extends along the shoreline of the Town is the result of study done in 1962 by the U. S. Corps of Engineers.

In November 1969 storm damage required restorations of about 2,000 feet of the northern section of the project. At this time a rock revetment was constructed from 13th Avenue north to the pier and subsequently extended

Estimates of total damages from recent hurricanes, Carolina Beach area
(Based on January 1960 price and development levels)

Damage type	Sept. 19, 1955 ("Ione")	Aug. 17, 1955 ("Diane")	Aug. 1, 1944	Sept. 27, 1958 ("Helene")	Aug. 12, 1955 ("Connie")	Oct. 15, 1954 ("Hazel")
<u>Carolina Beach</u>						
Private	\$ 6,900	\$ 13,900	\$361,200	\$273,500	\$360,900	\$3,940,700
Business	13,900	124,900	137,600	63,300	166,500	1,085,000
Public	16,700	145,700	17,200	220,000	138,800	1,356,300
Beach	<u>34,700</u>	<u>104,100</u>	<u>86,000</u>	<u>35,000</u>	<u>138,800</u>	<u>375,400</u>
Subtotal	72,200	388,600	602,000	591,800	805,000	6,757,400
<u>Wilmington and Hanby Beaches</u>						
Private	-	13,900	51,700	94,600	34,700	690,100
Business	-	-	-	13,000	-	205,100
Public	-	-	-	3,000	-	70,500
Beach	<u>-</u>	<u>5,600</u>	<u>34,400</u>	<u>18,400</u>	<u>41,600</u>	<u>184,400</u>
Subtotal	72,200	19,500	86,100	129,000	76,300	1,150,100
Total	72,200	408,100	688,100	720,800	881,300	7,907,500

Source: U. S. Army Corps of Engineers, "Carolina Beach and Vicinity - Hurricane Report" May, 1962 page 42

several hundred feet further. The opening in 1952 of Carolina Beach Inlet has caused severe erosion of the beach south toward the Town.*

Current efforts to replenish the beach in front of the berm is hampered by a lack of State match for Federal and local funds.

Water

Water occupies some 202.4 acres of area in the Carolina Beach Planning Area. This figure is somewhat flexible in that aerial photography was used to make determinations of areas of water, wetlands and beaches. Incomplete data regarding time of photography and tidal flux renders the acreages in these areas arbitrary.

All water visible on photos within the Planning Area is included in this classification. These include Carolina Lake, the State Park marina and Myrtle Grove Sound. Also included are two "streams" in the area north of Town along the beach.

Buffer Zone

This land consists of 17.74 acres in the Town and 762.41 acres in the extraterritorial area for a total of 780.15 acres or about 22% of the total land in the planning area. This area was acquired by the U. S. Army in the mid-fifties to serve as a safety buffer in case of explosion at the Sunny Point Military Ocean Terminal across the Cape Fear River. This terminal serves as a major transportation link in the supply of military ordinance for the U. S. Armed Forces.

This land is also adjacent to the Carolina Beach State Park and negotiations are currently underway for the State to lease the entire buffer zone. Plans

* U. S. Army Corps of Engineers, "National Shoreline Study" June 1973
page a32

are incomplete regarding use of the area, however, Army regulations will prohibit high intensity use or any permanent structures that might contain a sizeable population.

Compatibility Problems

Significant compatibility problems exist in two areas--between land uses in the downtown-boardwalk area and between man and the environment along the sound and the beach front. These problems stem from development begun on the 1920's when much less was known about compatible land uses and little, if any concern, was shown for the environment. The implications for future land use are dictated by the policies adopted as written in Section III, C. Areas experiencing major land use change include the Wilmington Beach areas south of town and the area along U.S. 421 north to the Waterway. Both of these areas are changing from undeveloped land to residential and business respectively.

C. Current Plans, Policies and Regulations

Carolina Beach has an active planning management program and has had since 1959. The following plans and documents have been prepared by the Town of Carolina Beach with technical assistance from N. C. Department of Natural and Economic Resources, Division of Community Assistance, The Cape Fear Council of Governments, and Henry von Oesen and Associates:

<u>Document</u>	<u>Date</u>
A Development Plan for Carolina Beach	Sept. 1959
A Proposed Zoning Ordinance	May 1960
Community Facilities Plan	April 1969
Comprehensive Water and Sewer Plan	Sept. 1971
Extraterritorial Jurisdiction Ordinance	June 1972
Zoning Ordinance Revisions (Flood Insurance Regulations)	Dec. 1971
Subdivision Regulations	Dec. 1972
Zoning Ordinance (Extraterritorial Jurisdiction)	Sept. 1972
Thoroughfare Plan	1972
Annexation Feasibility Report	Dec. 1972
Commercial Area Improvements Proposal	June 1973
Governmental Management Review	August 1973
Flood Insurance Regulation Ordinance	Sept. 1974
Capital Improvements Budget	Jan 1975

The Town enforces the following land use controls within the Planning Area:

Zoning Ordinance - 8 residential, 4 business and 1 industrial zone. The Ordinance specifically relates to Federal Flood Insurance Regulations.

Subdivision Regulations - written and adopted as part of entry into Regular Phase of Federal Flood Insurance Program.

Flood Insurance Regulation Ordinance - specifically requires compliance with all phases of Federal Flood Insurance Regulations.

New Hanover County Sedimentation Control Ordinance - enforced by County Engineers by resolution of Town Council.

N. C. State Building Code - enforced with more stringent requirements approved for Towns in hurricane zone.

New Hanover County Septic Tank Regulations - enforced by County Health Department in parts of Planning Area without public sewer.

Federal and State regulations affecting coastal land and water resources have not been made available as of the date of this Plan.

111. Public Participation Activities

Public participation in the local land use plan is mandated by the Coastal Resources Commission. For any plan to be effective it must reflect the needs and desires of the local citizens. The goals and objectives listed below were developed over a series of meetings, surveys and interviews. They have been presented in several public meetings which have been advertised by television, radio, newspaper, posters, handbills and word-of-mouth. Attendance was not as good as we would have liked but response to the presentation of those present was good and discussions lively. Included in these meetings were discussions of probable areas of environmental concern and their proposed land uses which will be discussed further below

1. Impact of population and economic trends
The population and economy section under Estimated Demand indicates continued growth of the permanent population both within Town and within the extraterritorial area. There are new businesses locating in the area and if the national economy begins to move upward then the local economy should improve too.
2. The provision of adequate housing and other services
The provision of housing in Carolina Beach has traditionally been a private enterprise. The Town enforces building and housing codes and requires that substandard structures be repaired or removed, however enforcement has been lax until recently. Now, there is an active program to improve the condition of housing in the area. It is doubtful that the Town will get into the housing business but local officials will assist any and all persons who need help in building or improving homes by explaining the programs and assistance available. A Community Development Grant application has been submitted to the U. S. Department of Housing and Urban Development for funds to assist in the water system. If future grants can be obtained, it may be possible to establish a revolving grant program or loan guarantee program to assist those in need of housing repair who are unable to get other assistance.
3. The conservation of productive natural resources
The area's most important productive natural resources are its groundwater supply, its coastal wetlands, its beaches and shoreline, its estuarine waters, and sand dunes or in this case the berm. Detailed discussions of these areas may be found in the Constraints section of the report. Man must survive and to do so the environment must be protected. This is not to imply that the two are incompatible, though many times this seems the case.
4. The protection of important natural environments
Certain areas are indicative of nature before man began to develop the towns and communities throughout the state and nation. These areas should be protected and kept as natural as possible so that future generations can know and experience the kind of growth that comes from seeing a wild creature or plant and its habitat. Areas such as the

Carolina Beach State Park should be carefully developed as nature preserves with minimum amounts of intense use.

5. The protection of cultural and historic resources
The history of an area and its cultural background can play an important part in its future. The Blockade Runner Museum is an important cultural asset to the community depicting the history of the battle of Fort Fisher to the south. Sugar Loaf Hill in the Buffer Zone is the site of the last known Indian settlement in the county and surely is of some value both culturally and historically.

A. Major Issues - Carolina Beach in a typical summer resort community in many ways and yet has a character of its own. The following issues have been identified by surveys, public meetings and interviews:

1. Population and future growth - Most of the surveys and meetings indicated a preference for increased population. More single-family homes, some condominiums, and less apartments were preferred by the people who responded to the surveys and came to meetings. Single-family homes tend to result in increased costs of services. Condominiums and single family homes both imply ownership and a certain stability while apartments attract a more mobile population.

2. Provision of Public Services. This issue has been the most visible one in Carolina Beach for some time. How much service is needed? What should it cost? Who should pay for it? These questions have been asked by local officials, citizens, absentee property owners -almost everyone imaginable. The answers have been the subject of Town Council meetings, planning board meetings, public meetings, private conversations and citizens' group meetings. Costs of water and sewer service, garbage pickup, paving accessments, and parking meters have been in question and will continue to be discussed as have taxes, license fees and permits. Results of the surveys and meetings indicate a willingness to increase spending in most public services - the question seems to be who will pay.

3. Development of Vacant Land. There are currently 300 acres of undeveloped land within the Town limits and 492 in the extraterritorial area. These lands may or may not be intensively developed depending on whether or not they fall within an Area of Environmental Concern as defined in the guidelines for Local Planning and ultimately as adopted by the Coastal Resources Commission. Aside from this fact is the hard economic question of designation of various types of land use and the provision of public services to areas not currently served. Water and sewer service will be available in most of the town upon completion of the current project and in some areas outside of town. Further extensions will be examined most carefully.

4. Beach and Sound Erosion. The once wide and expansive beach at Carolina Beach is no more. The rock revetment along the north shore of the Town is subject to the force of waves and tides. The beach north from the Northern Extension pier to Carolina Beach Inlet is rapidly eroding and will soon be breached by waves crashing into the marshland behind the beach. The issues - stabilization or closure of Carolina Beach Inlet and replenishment of the beach by natural or artificial means. Without the wide beach and protective dune the esthetic value of the shore to the tourist is no more and even more important the area is subject to extensive hurricane damage.

The east shoreline along Myrtle Grove Sound is eroding badly in some areas due to several factors - wake created by passing boats and excessive depth (up to 40 feet) in places created when dredging was used to obtain sand for beach replenishment. The question here is not whether to control erosion, but how to control it. Bulkheading the shoreline is an acceptable method and here the question is one of cost. Most individual property owners are willing to pay their share of the cost if they can regain land lost. If not, then obviously, the cost will have to be borne by others, i.e. the Town.

B. Alternatives for Development - Several alternatives were posed based upon the meetings and surveys. Some are feasible while others are not. As mentioned above, Carolina Beach is typical of many coastal communities and yet different. The typical summer visitor sees only the first two or three blocks parallel to the ocean, the boardwalk and the amusement center of the Town. Further inland, the perhaps curious visitor would find that not all the beach homes are frame dwellings on pilings but that there exists a quiet, pleasant area of homes and families much like those in his own hometown, people who mow the lawn and weed a small garden when they come home from work. There are people who want more single family development and less apartments. Other people want greatly increased commercial-resort type development while still others want growth to stop completely and even to decrease in size.

The Coastal Area Management Act requires that development be "consistent with the capability of the land and water for development." This simply means that development cannot be allowed to exceed the ability of the land and water to accomodate it without suffering environmental damage. The Town water and sewer system are both being repaired, improved and expanded not only to serve the existing development but also to take care of the needs of future development. Policy decisions have been made to provide the services needed not only to protect and preserve the environment but to hopefully serve the needs of some much needed growth.

Past development trends have provided for a mix of commercial-resort development and for an attractive living area for permanent residents. This trend will be continued.

C. Land Use Objectives, Policies and Standards - Before any discussion of objectives, policies or standards can take place it is necessary to define what is meant by each term. The following definitions have been used: objective (goal) - a desired future state or status; policy - course of action to be followed to reach an objective or goal; standard - a quantitative or qualitative criteria for measuring progress toward reaching an objective or goal.

a. Long-Range Objective - To provide an adequate working, living and playing environment for all citizens of the Town and for those visitors who chose to come, in harmony with the need to make wise use of the natural resources of the area.

Policy:

--to encourage good, sound commercial and industrial development in areas compatible with the communities' needs and abilities to provide services

--to encourage safe, decent housing for all citizens

--to provide for the recreation needs of all age groups by the provision of sites and services designed to cover a wide range of desires

--to protect, as much as reasonably possible, the natural resources of the planning area consistent with the need to maintain a viable community

b. Objectives for Specific Issues

(1) Population and future growth - To maintain and increase the current growth rate consistent with the needs and abilities of the local economy.

Policy:

--To provide the necessary land use regulations and plans to encourage growth consistent with both the specific objective and the long range objective.

--To guide development into designated areas by the provision of public services.

(2) Public Services - To provide the citizens with needed services at the lowest possible cost consistent with good management.

Policy:

--To annually evaluate the adequacy at each service provided and the cost of such service.

--To seek any and all possible sources of revenue to finance needed services.

(3) Development of Vacant Land - To encourage development of only those vacant lands that can satisfy the goals of the Coastal Area Management Act.

Policy:

--To enforce the codes, ordinances, and local regulations consistent with the permit requirements of the CAMA.

--To qualify the Town as a permit letting agency for minor developments in AEC's.

(4) Beach and Sound Erosion - To protect the public and the private interest from erosion consistent with the Constitution of the State of North Carolina.

Policy:

--To work to establish an acceptable bulkhead building line along the eroding shore of Myrtle Sound.

--To seek beach replenishment funds from the responsible federal, state and local interests.

--To actively seek program of stabilization of Carolina Beach Inlet.

C. Standards

The following standards will be considered in evaluating development proposals:

Commercial development should:

--locate near intersection of major roads to better serve trade areas

--not be permitted to develop in strips, but rather in compact grouped units.

--provide adequate, safe ingress and egress and off-street parking

--have adequate space for future expansion

--have compatible signs which do not obstruct vision or distract drivers

Residential development should:

- have public water and sewer within the Town limits
- be located so as to be served by public water and sewer outside the Town Limits if possible
- have minimum lot sizes where public water and sewer is not available -20,000 square feet
- meet all requirements of HUD-Federal Insurance Administration if located within a coastal flood hazard area
- meet the requirements of the Zoning Ordinance and the Subdivision regulations

Recreation development should:

- be located so as to be available to a wide range of people
- provide a variety of activities to interest more than one segment of the population
- be compatible with surrounding land uses

Natural resource areas will be designated as Areas of Environmental Concern by the Coastal Resources Commission. The proposed AEC's and appropriate land uses for each are described in Section VI of this report.

D. Process Used to Determine Objectives and Policies

The basic method used in formulating the preliminary draft was meetings and discussions with local officials, the Planning Board and citizens. Two land development surveys were used - one mailed in October of 1973 and another in June of 1975. The form used and a tabulation of the results are included in The Appendix. Discussions occurring at public meetings were taken into account also.

It should be pointed out that as planning is not a static process, neither are objectives and policies. They, like planning, must be flexible and subject to the political, social, and economic processes.

The Land Use Objectives, Policies and Standards in Section C above are the result of reviews of the preliminary draft by local citizens, Town officials, The Planning Board, The Coastal Resources Commission and various public agencies including County, State, and Federal entities. These reviews took place at 2 public meetings (February and April), one Public Hearing (May 11, 1976), and at monthly Planning Board and Town Council meetings.

E. Methods Employed in Public Participation

Public participation has been broken into two subsections: Education (the process of informing the public) and Involvement (the process of absorbing the people into the planning program). The Coastal Resources Commission has published a booklet entitled, Handbook on Public Participation, which contains recommendations concerning the most effective methods to employ when seeking widespread participation of the public in the planning program. In addition, each locality's public participation program is monitored periodically by the staff of the Coastal Resources Commission to insure that certain standards are being met.

The goal of the public participation program is to generate some commentary concerning the future of the town from each citizen and public agency and to transform these comments into a statement of local land use issues, objectives, policies and standards. The education phase of the program has utilized posters, pamphlets, newspaper articles about CAMA, public meetings, and the City Manager's Newsletter. The involvement phase has included the Town Council, Planning Board, administrative officials, and private citizens.

In a unique spirit of Town-County coordination, the Town of Carolina Beach and the Wilmington-New Hanover Planning Department have cooperated in mustering public participation. The County in its planning program has divided the County into planning districts with district coordinators whose primary responsibility is to "get the word out" and solicit response to various programs and ideas regarding CAMA. A sampling of the efforts by the coordinator for the Carolina Beach Area is included in the Appendix. In addition to the example given, the

coordinator and the town planner participated in no less than 10 meetings with various civic, fraternal and municipal groups. These meetings began in April 1975 and ran through May 1976. Additional coverage was gained by six television interviews, fifty-one public service radio spot announcements, and some 14 newspaper notices. Posters indicating time and place of meetings, and handbills (some 700 total) were distributed and displayed throughout the area.

Attendance at the various meetings ranged from a low of nine to a high of around 45 with an average of about 20 at most meetings. It is generally felt by Town officials that while the numbers are low, participation by the public was better than expected. Land Use Planning in Carolina Beach is not a new and controversial program. The Town has retained a planning consultant almost constantly since 1969 and had, in fact, begun to update a land use plan prepared in 1959 just prior to the passage of CAMA.

The degree of participation achieved cannot be measured exactly. Response to the mail-out surveys was low--less than 15%. Attendance at meetings, mentioned above, was better than expected and discussion at most was lively with many questions asked and suggestions made. The results of the meetings, both with citizens and officials, and the surveys may be found in the Land Use Objectives, Policies and Standards.

Questionnaires

In October, 1973, the City Manager's Newsletter, which is sent to over 1,000 taxpayers in and out of town, included a Land Development Survey, a copy of which is included in this section. Unfortunately, the survey was the last page of a folded mailing and therefore the name and address of each recipient was imprinted on each one. It was felt at the time that this resulted in the low number of returns (62) which amounted to less than 10%.

In June 1975, a second questionnaire was sent out via the City Manager's Newsletter--this one was to get better results and was oriented more in keeping with the aims of the Coastal Area Management Act. Remembering the snafu from the earlier effort, the printer was instructed to place the survey form inside the folding rather than where it would be identified. Again the survey was ill-placed and mailed before the error was caught. Result? Thirty-six forms were returned. The results are tabulated on the forms shown in the Appendix.

IV. Constraints

A. Land Suitability

The following is an analysis of the general suitability of the undeveloped lands within the Carolina Beach Planning Area for development. Consideration has been given to the following factors:

- 1) Physical Limitations
- 2) Fragile Areas
- 3) Areas with Resource Potential

Several areas which are discussed in this section may be designated as areas of Environmental Concern. In the event this happens those lands will be subject to the requirements specified in the Guidelines for Local Planning for AEC's.

- 1) Physical Limitations for Development
 - a) Hazard areas

(1) Man-made Areas - The Sunny Point Military Ocean Terminal Buffer Zone described in the Existing Land Use section of this report is the major man-made hazard area. There has never been a major explosive accident at the terminal, however, this buffer zone is located as a safety factor in an effort to prevent the unnecessary loss of life and/or property should one occur. The buffer zone prevents expansion to the west of Town and any development of the Cape Fear River frontage.

A second man-made limitation for development is the Atlantic Intracoastal Waterway at Snow's Cut north of the Planning Area. While it is not particularly a hazard area, it does represent

a barrier to the extension of necessary services for development,

- (2) Natural Areas - Natural hazard areas include ocean erodible areas, estuarine erodible areas and flood hazard areas. Most of the beach front along the Planning Area is experiencing erosion, however, due to the Corps of Engineers berm and dune project which included some beach replenishment, an accurate estimate of the average annual rate of erosion is not available. North of the Town limits, the beach has experienced very rapid erosion since the opening of Carolina Beach Inlet. Estuarine erodible areas include the shores of Myrtle Grove Sound and the land area just opposite Snow's Cut on the Intracoastal Waterway which is caused by the tidal flux from the Cape Fear River.

The flood hazard areas are delineated on the FIA Flood Hazard Boundary Map #H01. The Town of Carolina Beach participates in the regular phase of the National Flood Insurance Program and enforces the requirements of the program. According to a report on "Wind-tide Flooding in New Hanover County, North Carolina" prepared by the U. S. Corps of Engineers in December 1969, there is a riverine flood hazard area along the Cape Fear River affected by 50-year frequency wind-tide flooding. All of this area is within the Buffer Zone mentioned above.

b) Soil Limitations

The Carolina Beach Planning Area encompasses fifteen soil mapping units, as described in the Soil Survey Interpretations and Maps for New Hanover County, prepared by the Soil Conservation Service of the U. S. Department of Agriculture. Characteristics of these units are outlined below:

7/706 Newhan fine sand

Located primarily along the coastline and intracoastal waterway; most of the acreage of this type has been developed with residential and summer beach dwellings; permeability is rapid, shrink-swell potential is low; water table normally occurs at a depth of six feet or more; an excessively drained sand, there is a possibility of contamination of water supply sources from septic tank use in areas dominated by the Newhan fine sand; low in natural fertility.

76B/714B Wakulla sand

Has a high potential for most residential and industrial uses in its natural state; permeability is rapid, shrink-swell potential is low; tendency to lose water (excessive drainage) and low fertility make establishment of lawns difficult; naturally acidic; water table usually stays below six feet.

78B Lakeland sand

Low in natural fertility, organic content, surface runoff, available water capacity, and shrink-swell potential; rapid permeability; water table usually ten feet below surface; acidic; possibility of water supply source contamination from septic tanks when used for residences and industries.

79B Kureb sand

Permeability is very rapid; water table normally six feet or deeper; low in natural fertility, organic content, and available water capacity; strongly acid to neutral; there is a danger of polluting water supply sources from septic tank use; lawns and shrubbery difficult to establish; excessively drained.

94 Dorovan soils

Flooded daily to frequently by tidal backwaters; poorly drained; water table is at or near the surface most of the year; permeability is slow; flooding, water table and load bearing capacity will prevent most types of development; fertility is low, organic content is high; very acidic with a high potential for shrinkage.

582 Leon sand

Water table varies between ten and forty inches depending on rainfall; natural fertility, available water capacity, and organic content are low; permeability is usually rapid in upper layers and moderate in lower; generally acidic; problems of drainage, especially where sewage effluent filter fields are used, are the major limiting factors for dwellings and industry.

7240 Rimini sand

Excessively drained; water table usually below six feet; infiltration is rapid and surface runoff is slow; very acidic and low fertility; with adequate fertilization, the Rimini sand has a high potential for most anticipated uses in the Carolina Beach Planning Area.

760B Baymeade fine sand

Water table is below five feet usually; low in natural fertility, organic matter, and available water capacity; permeability is moderately rapid and shrink swell potential is low; Baymeade has few limitations for most urban uses in the Carolina Beach Planning Area; excessively drained.

812 Johnston soils

Very poorly drained; water table is normally at or near the surface; low in natural fertility, high in organic content and available water capacity; strongly acidic; shrink-swell potential is low and permeability moderate; usually located on flood plains; flooding, high water table, and load bearing capacity are major limiting factors.

890 Murville loamy fine sand

Very poorly drained; permeability is rapid in upper layer, less rapid in lower; low in natural fertility, organic content, and available water capacity; shrink-swell potential is low; difficult to drain this soil for residential development using septic tanks; water table is at or near surface most of the year.

891 Lynn Haven fine sand

Poorly drained; permeability rapid in upper layers and moderate in lower; runoff is slow; water table is near the surface for about six months, and about 10 to 40 inches below surface the rest of the year; low in natural fertility, organic content, and available water capacity; it is very difficult to drain this soil for developmental purposes.

892 Tidal Marsh

Located on level tidal floodplains between ocean and uplands; neutral to mildly alkaline; used mainly for animal habitats, and is dominated by cordgrass; should be considered unsuitable for development

6 Urban land

Has been cut, graded, filled and paved to the point that the original soil properties have been altered or destroyed; is usually covered with buildings or pavement.

It should be noted that the unsuitability of many of these soils for septic tank filter fields is less of a problem in areas served by sewer systems than in areas which have no sewer service. The area lying within the town limits of Carolina Beach, for example, would not be affected by adverse soil properties to the extent that the extraterritorial area is limited.

Also noteworthy is the fact that a large portion of the extraterritorial area lies within the Sunny Point Military Ocean Terminal Buffer Zone, where development is already restricted to a large degree. Most of the extraterritorial soils which have either slight or moderate ratings for foundations are also found in the Buffer Zone, and are therefore undevelopable at this time.

INTERPRETATION OF SOILS WITH LIMITATIONS FOR DEVELOPMENT

Map Symbol	Soil Mapping Unit Name	Degree of Limitation for				
		Septic Tank Filter Fields	Dwellings	Light Industry	Local Roads & Streets	Recreation
7 & 706	Newnan fine sand	Slight	Severe	Severe	Moderate	Severe
76B & 714B	Wakulla sand	Moderate	Slight	Slight	Slight	Severe
78B	Lakeland sand	Moderate	Moderate	Moderate	Slight	Severe
79B	Kureb sand	Severe	Moderate	Slight	Slight	Severe
94	Dorovan soils	Very severe	Very severe	Very severe	Very severe	Very severe
582	Leon sand	Severe	Severe	Severe	Severe	Severe
724B	Rimini sand.	Severe	None to slight	Slight	Slight	Severe
760B	Baymeade fine sand	Moderate	Slight	Slight	Slight	Moderate
812	Johnston soils	Very severe	Very severe	Very severe	Very severe	Very severe
890	Murville loamy fine sand	Severe	Severe	Severe	Severe	Severe
891	Lynn Haven fine sand	Severe	Severe	Severe	Severe	Severe
892	Tidal Marsh	Very severe	Very severe	Severe	Severe	Severe

DEFINITIONS

Soil Limitations:

Moderate - the rating given soils that have properties moderately favorable for the rated use, can be modified or overcome by planning, design or maintenance

Severe - the rating given soils that have one or more properties (e.g. flood hazard, high water table, etc.) unfavorable for the rated use; in most cases, it is very costly to alter the soil or design a structure which is compatible with the soil

Slight - the rating given soils that have properties favorable for the rated use.

Available water capacity - the capacity of the soils to hold water for plant use

Flood hazard - water standing above the surface for an extended length of time

Permeability - the quality of the soil that permits movement of air/water

Shrink-swell potential - the relative change in volume to be expected to soil material with changes in moisture content

Source: Soil Survey Interpretations and Maps for New Hanover County North Carolina, U. S. Department of Agriculture Soil Conservation Service

Inventory and Evaluation Soil and Water Resources, U. S. Department of Agriculture
Soil Conservation Service

c) Water Supply Area

Carolina Beach uses groundwater to meet all water needs. Since groundwater is the exclusive water source, Carolina Beach is not in any designated public water supply watershed (as defined by the health department). Carolina Beach is located within the Lower Cape Fear River Basin.

The hydrogeology of Carolina Beach is complex, unconsolidated sediments from land surface to 130 feet BLS contain groundwater under water table and/or semi-artesian circumstances; these water-bearing sands are tentatively designated as the Post-Miocene Aquifer. Below the Post-Miocene Aquifer is the Tertiary System Aquifer from 130 BLS to 180 BLS, is composed of limestone, and is artesian. From 180 feet BLS to an estimated 1240 feet BLS is the Cretaceous System Aquifer made-up of sands which store brackish groundwater under artesian and flowing artesian conditions. Basement is encountered at 1240 feet BLS.

Rainfall directly recharges the Post-Miocene Aquifer. Under favorable conditions, the Post-Miocene Aquifer would be a significant source of recharge to the Tertiary System Aquifer since the intervening confining layers are either now transmissive or would be under unusual differentials in head.

Potable and possibly brackish groundwater in consequential quantities is stored in the post-Miocene Aquifer; potable groundwater in sizable quantities exist in the underlying Tertiary System Aquifer.

For Carolina Beach the aquifer of importance is the Tertiary System Aquifer. Seven open end wells exposed to this aquifer could yield 1340 GPM or 1.93 MGD

high quality groundwater. Present quantity and quality of groundwater is adequate; future availability is probably no problem with wise use.

d) Steep Slopes

There are no areas within the Planning Area where the predominant slope exceeds twelve percent (12%).

2) Fragile Areas

The following potentially fragile areas exist within the Planning Area. Most of the ones listed below will also be found in the section on Areas of Environmental Concern.

- a) Coastal Wetlands - A thin strip of marshland extends along the shore of Myrtle Grove Sound. There remains a definite question in the minds of local officials as to the ecologic and economic value of this strip versus the economic loss of adjacent property owners in an area subject to urban development. There remains the threat of loss of public facilities (roads, water and sewer lines and lift stations) in the area on the east side of the Sound along Canal Drive to be considered, too.

A much larger area of wetlands (high and low tidal) is north of the town between the beach and the Intracoastal Waterway. There is almost no land that could be considered for development in the area.

- b) Sand Dunes along the Outer Banks - There appears to be very little if any natural sand dunes left within the Planning Area, most having been destroyed by man and hurricanes many years ago. There is, however a berm and dune fronting the beach within the town limits. This was constructed by the U. S. Corps of Engineers and is protected from development of any type of permanent structures.
- c) Ocean Beaches and Shorelines (on the Outer Banks) - The area of beach from the mean low tide landward to the toe of the berm, dune or first vegetation, all of which occur along the ocean front within the Planning Area.

- d) Estuarine Waters - Myrtle Grove Sound, the Intracoastal Waterway, and the Cape Fear River respectively border the Carolina Beach Planning Area on the East, North and West. The value of each of these bodies of water is indisputable to the residents and visitors of the area.
- e) Public Trust Waters - The Cape Fear River, the Atlantic Intracoastal Waterway and Myrtle Grove Sound, all considered Estuarine Waters and described in paragraph d) above are considered Public Trust Waters as well as the Atlantic Ocean and the lands thereunder from mean high water to the seaward limit of North Carolina jurisdiction.
- f) Areas Sustaining Remnant Species - The Carolina Beach State Park contains areas where the Venus Flytrap grows in its natural state. This plant is native to the North Carolina coastal area and is listed as rare.

3) Areas With Resource Potential

- a) Existing National or State Parks - Carolina Beach State Park, discussed earlier in this report is located just west of the town.

B. Capacity of Community Facilities

The Town of Carolina Beach provides its citizens and seasonal visitors with a full range of municipal services. The budget for the current fiscal year excluding the water and sewer improvement project (\$2,160,994.00) is \$1,115,910.00, an increase of \$171,068 over last year's budget.

General Summary of Total Budget Revenues and Expenditures

	<u>Dollar Amount</u>	<u>Percentage of Budget</u>
General Fund	\$613,334.00	54.9%
Water and Sewer Fund	\$251,831.00	22.6%
Debt Service Fund	\$ 92,500.00	8.3%
General Capital Reserve Fund	\$ 45,713.00	4.1%
Groin and Beach Fund	\$ 21,457.00	1.9%
Marina Fund	\$ 33,100.00	3.0%
Revenue Sharing Fund	\$ 57,975.00	5.2%
Sub-Total	<u>\$1,115,910.00</u>	<u>100.0%</u>
Water & Sewer Project Fund	<u>\$2,160,994.00</u>	
	<u>\$3,276,904.00</u>	

As can be seen from the table above, the General Fund accounts for over half of the budget. The next table gives a general breakdown of revenues and expenditures in the General Fund. The largest source of funds is the ad valorem tax closely followed by license and other revenues, including fees, grants, etc.

General governmental operations account for 25% of the expenditures while the Police Department requires 27.5%.

General Fund Budget

Revenues

Taxes, Penalties, Interest	\$264,794.00	43.2%
License and Other Revenues	\$222,224.00	36.2%
Fines and Revenues from Other Sources	\$126,316.00	20.6%
Total General Fund Revenues	\$613,334.00	100.0%

Expenditures

General Government and Finance	\$153,134.00	25.0%
Public Safety		
Police	\$168,684.00	27.5%
Fire	\$ 60,344.00	9.8%
Protective Inspection	\$ 13,400.00	2.2%
Lifeguard	\$ 16,870.00	2.8%
Public Works		
Street	\$ 55,030.00	9.0%
Sanitation	\$106,191.00	17.3%
Parks & Recreation	\$ 11,960.00	1.9%
Library	\$ 2,800.00	.5%
Law	\$ 3,200.00	.5%
Public Buildings	\$ 21,721.00	3.5%
Total General Fund Expenditures	\$613,334.00	100.0%

The following is a summary of some of the various community facilities and services provided by the town:

- 1) Existing water and sewer service areas - the water and sewer maps indicate the extent of current coverage and the areas to be served when the water and sewer improvement project is completed. Completion of the project, begun in November 1975, is expected to be within 18 months.

- 2) Water system - Carolina Beach's water system is fed from six wells capable of supplying approximately 1.2 million gallons of water daily. A 100,000 gallon elevated water tank provides 60 - 65 psi pressure on the main at the base of the tank. A one million gallon ground reservoir is fed by the wells through the distribution system and provides storage for fire purposes. Quality of the water is fairly good with some sulfur, CO₂ and iron.

The distribution system consists of 2, 6, and 8-inch mains. Maintenance of the system is high since many portions are old and have been damaged by hurricanes. The 2-inch mains are insufficient in size to allow for fire hydrants, leaving large portions of the town without adequate fire protection except by tank truck.

- 3) Sewer system - The town has a separate sewerage collection and transmission system with a Wastewater Treatment Facility located west of the town on the Cape Fear River. The present sewer collecting system is in poor condition in part with portions having been installed in the 1930's and early 1940's. There are large sections of the system that, due to storms, high tides and general deterioration, have failed to operate and are clogged with sand and debris which prevents normal flow, thereby causing a back-up of sewage in residences and businesses. The collection system serves 65% of the town area.

The existing sewage transmission system consists of three (3) Lift Stations and force mains that deliver all sewage to the existing sewer outfall at Dow Road which carries it to the Wastewater Treatment Facility. All these lift stations have recently been completely renovated and are in good condition. The Wastewater Treatment Facility consisting of a Bar Screen, Aerated Stabilization Basin and chlorine contact. The Facility was constructed in 1961 and has a capacity of 1.0 million gallons per day or 10,000 persons. The facility has been operating satisfactorily and the proposed sewer extensions in town will not exceed the capacity of the Facility. The town however, is desirous of upgrading the Facility to meet current water quality standards and provide for increased future standards.

Discharge is into the Cape

Fear River.

The table below lists the Effluent Limitations specified in Permit No. 8083 issued by the Division of Environmental Management, Department of Natural & Economic Resources on February 5, 1975:

Initial Effluent Limitations

In mg/l (lbs/day)

During the period beginning on the effective date of this Permit and lasting until the date of completion of construction, discharges from the Town of Carolina Beach's wastewater treatment plant shall be limited as specified below:

<u>Effluent Characteristics</u>	<u>Daily Average</u>	<u>Daily Maximum</u>	<u>Other Units</u>	
			<u>Average</u>	<u>Maximum</u>
Flow			1.0 MGD	1.2 MGD
BOD ₅	50 (416)	75 (750)		
Total Suspended Solids	90 (750)	120 (1200)		

The receiving water's temperature shall not be increased above the natural water temperature by more than 1.5° F during the months of June, July and August nor more than 4.0° F during other months, and in no case to exceed 90° F as a result of the discharge.

The pH in the effluent shall be such as to prevent a pH in the receiving stream of less than 6.0 or greater than 8.5.

As a result of the discharge, fecal coliforms in the receiving stream shall not exceed a log mean of 1,000/ml (MPN or MF count) based upon at least five consecutive samples examined during any thirty (30) day period; nor exceed 2,000/100 ml in more than 20% of the samples examined during such period.

- 4) Primary Roads - Carolina Beach has a thoroughfare plan map which has been mutually adopted by the town and the North Carolina Department of Transportation. The plan provides for eventually moving U.S. 421 from Lake Park Boulevard and First Avenue, west of town to Dow Road. No time frame is scheduled for this action. Primary roads in the Carolina Beach Planning Area are U.S. 421, Dow Road and Harper Avenue. Average Daily Traffic counts for 1974 provided by the North Carolina Department of Transportation are as follows:

U.S. 421 (Lake Park Boulevard) at King Avenue -	6,100
U.S. 421 south of Harper Avenue -	6,400
Dow Road south of Harper Avenue -	1,150
Harper Avenue east of Eighth Avenue -	650

According to the Highway Capacity Manual*, the practical capacity for two lanes plus parking for two way traffic is 5,700 - 8,200 vehicles per day. Capacity is defined as the maximum number of vehicles which has a reasonable expectation of passing over a given section of a lane or a roadway in both directions during a given time period under prevailing roadway and traffic conditions. Based upon this information, none of the primary roads exceed capacity. It should be pointed out that the figures given represent average annual daily traffic. Carolina Beach experiences extremely heavy traffic during the summer season and especially on weekends. Data on traffic counts and flow are not available as of this writing.

- 5) Schools - The Carolina Beach school is operated by the New Hanover County school system. The school is an elementary school and serves the population south of Snow's Cut. Older students are transported to schools in and around Wilmington.
- 6) Police - The police force in Carolina Beach is staffed with a chief, ten men, 4 dispatchers, and a secretary. The department operates 4 cars and patrols a three shift 24 hour day. All officers have received at least the minimum training required by the State. The department is equipped with communications, connected with the Police Information Network and has qualified Breathalyzer test operators.

*Highway Research Board, "Highway Capacity Manual," Special Report 87, 1965

- 7) Fire and Rescue - Carolina Beach has a fire chief, three additional full-time firemen and a volunteer force of 30 men.

The department has the following rolling equipment:

	<u>Unit</u>	<u>Model Year</u>	<u>Capacity</u>
Fire	Pumper	1944	750 GPM
	Pumper	1952	600 GPM
	Pumper	1970	1,250 GPM
	Pumper	1975*	1,000 GPM
Rescue	Modulance	1975	

* This unit is on order; delivery date is November 1976.

The fire department also functions as an emergency medical team with 6 full time (not additional) town employees and 5 volunteers operating a three man 24-hour watch. With no doctors in town and the nearest medical facility some 16 miles away, the unit (new this year) has been credited with numerous lives saved.

- 8) Sanitation - The town operates its own landfill in the Buffer Zone. During the winter season solid waste pick-up is made 2 times a week in the residential areas. In the summer season pick-ups are made 4 to 7 times weekly with different areas receiving coverage as is needed to keep the town clean. The Sanitation Department is self-supporting from fees collected and the rate structure is currently under study for adjustment.
- 9) Lifeguard - In the summer the town provides a lifeguard staff of 11 supervised by the Director of Recreation. Line of sight coverage is provided in the boardwalk area and the beach front is patrolled with a radio equipped four-wheel vehicle. All lifeguard stands are walkie-talkie equipped.

V. ESTIMATED DEMAND

A. Population and Economy

The Guidelines for Local Planning require that a population estimate for the next ten years be made and utilized as the basis for determining land and facilities demand and for classifying land areas. Major identifiable economic trends or factors in the economy which might have impact on future land use are required to be examined. Three additional factors to be considered in making population estimates are (1) Seasonal population (2) Local objectives concerning growth, and (3) Foreseeable social and economic change. It should be pointed out that future population estimates are just that -- estimates, especially in small towns. Lack of detailed data on births, deaths, or migration (in or out of the area) renders the most accurate projection method, cohort-survival, unusable. The following table demonstrates the variety of "projections" that can be generated using four different methods of analysis:

1. Arithmetic-This method asserts that a given absolute numerical change in population from one point in time to another in the past is the best means of extrapolating a future population trend.
2. Geometric-This method asserts that a given percentage change in population from one point in time to another in the past is the best indicator of the future population trend.
3. Least Squares-This method uses regression analysis to compute a trend line "best fitting" the past population data to yield an extrapolated population projection.
4. Ratio "Step-Down"-This method bases the small area population on that of a relatively larger territorial unit which contains the smaller area in question. The assumption is that the larger unit data may be available that will enable a more accurate projection.

Each of these methods are based upon the assumption that the area in question (the town only) has remained the same physical size in the past and will continue to do so in the future. While Carolina Beach has increased in size through annexation it has not increased its population in this manner. It is expected that within the ten year planning period under discussion, annexation of population holding areas south and north of the town will take place. For purposes of discussion only in this draft, the 1985 permanent population of Carolina Beach will be assumed to be 2,664 as projected by the ratio step-down method. Annexation may increase this figure but will not affect the population of the Planning Area. Sufficient past data is not available to make any predictions about the population of the planning area except to say that in 1970 the U. S. Census reported a total of 574 persons within this area. Recent data provided by the Wilmington-New Hanover Planning Department indicates that Federal Point Township, which contains the Carolina Beach Planning Area, increased its population by 58.1% from 1960 to 1970 and by 1980 should have 8450 people for an increase of 65.2%. It is reasonable to assume that some of this increase will lie within the Planning Area. The estimate is 948 people.

Seasonal population changes create the economy by which the town lives. These same changes make it necessary that the town provide services at levels that vary from season to season. In 1970 there were 1273 seasonal homes within the town and Planning Area. Using an average of 8.49 persons per unit established by dividing the number of units (80) managed by a local realtor by the total number of persons the units would hold (679), we find that if all available seasonal homes are occupied at once there are approximately 10,808 additional people in the total Planning Area. There are approximately 411 motel rooms available in the area and assuming full occupancy at 3 persons per room (most rooms have two double beds) this accounts for another 1233 people. Day visitors (those who come to the beach for the day only) cannot be reasonably estimated because of a lack of valid data. Officials in the N.C. Department of Transportation indicate that an origin and destination study of vehicle flow patterns into, and out of the area would provide the necessary information to make such estimates, however no such study is available and, because of the cost none is contemplated. Adding the permanent population (estimated at 2700

POPULATION PROJECTION

	<u>5</u>			<u>10</u>		<u>25</u>		<u>50</u>	
	1970	1975	Year	1980	Year	1985	Year	2000	2025**
Arithmetic	1663	1859	2055	2257	2447	2839	3819		
Geometric	1663	1994	2324	2786	3248	4540	7054		
Least Squares	1663	1851	2040	2226	2411	2779	3707		
Ratio Step-down*	1663	2027	2390	2664	2939	3572	5117		

*Data used in Ratio Stepdown supplied by Wilmington. New
Hanover Planning Department projections for New Hanover
County Townships

**It should be realized that 50 year projections for an area
smaller than a multi-county region are relatively worthless
as a viable planning tool, however, these projections are made
consistent with the guidelines.

total area), the motel possibilities and seasonal home possibilities gives a total of 14,741 people excluding day visitors.

As mentioned earlier the economy of the area, is geared to the seasonal influx of tourists. Motels, apartments, cottages are open in spring and summer and closed in the fall and winter. The charter fishing fleet is active, spring, summer and fall and closed by Thanksgiving unless the weather is exceptionally good. Over a period of years as the permanent population has increased there has been an increase in retail stores open year round. Some restaurants now cater to permanent residents. A small shopping center is planned for the west side of U. S. 421 just south of the Snow's Cut bridge. All of these are indicators that the economy is improving and becoming more related to the permanent residents.

Of course, all of these examples cited will depend heavily on the seasonal trade to round out the slack winter months. Local businessmen and realtors indicate that the 1975 season was better than the 1974 season but somewhat below the 1973 season. The energy crunch is blamed for the poor season in 1974. Realtor and motel operators have noticed that in 1974 and 1975 more North Carolina people came to the area who used to vacation further away. The presence of out-of-state tourists was down due to the travel distance. An exception of this was an influx of Canadian visitors due in part to an advertising campaign by the Pleasure Island Tourist Bureau.

Local officials are committed to maintaining and improving the tourist economy of the area. In a survey taken this summer (See Public Participation Section) 47% of the respondents indicated a desire that the population increase greatly and 30% wanted a slight increase while 20% wanted it to remain the same or slightly decrease. When asked what type of development there should be more or less of, 72% wanted more single-family homes, 50% wanted more public recreation, 36% wanted more commercial development, 36% wanted more public open space, 28% wanted condominiums, 25% wanted industrial development, 11% wanted more apartments and none of the respondents wanted more mobile homes. On the negative side, 3% wanted less single-family homes and public open space, 19% wanted less commercial development and condominiums, 22% wanted less industrial development, 36% wanted less apartments, and 50% wanted less mobile homes. On balance, the survey respondents wanted more single-family homes, Condominiums,

commercial, industrial, open space and recreation and less apartments and mobile homes.

B. Future Land Needs

The Guidelines for Local Planning define five categories for the classification of future land use: 1) Developed, 2) Transition, 3) Community, 4) Rural and 5) Conservation. Most of the land in the Carolina Beach Planning Area will fall into Developed, Transition, or Conservation. It is noted here that the land classification system is primarily applicable to counties and does not seem to "fit" towns unless local modifications are allowed. The land use plan is generally the basis for a zoning ordinance and the general classifications provided in the system are not sufficiently detailed to support zoning classifications. For this reason, a more detailed future land use map will be developed for presentation in the final draft. This map will break transition lands down into specific categories as is the existing land use map. These groups are more readily understood by the general public and therefore may be easily related to land use decisions in the future.

The following table indicates future land/use acreage allocations for the year 1985 based upon the "projected" permanent population of the planning area (3,612) and upon certain other factors such as expressed desires for increased commercial activity, the availability of public services, and additional recreational areas.

	1985 Land Demand		
	<u>Approximate</u>		
	<u>Existing</u>	<u>Population Based</u>	<u>w/factors</u>
Residential	292.76 ac	391.64 ac	425.00 ¹
Commercial	41.71	55.40	75.00 ²
Industrial	1.80	2.40	20.00 ³
Transportation, Communication			
Utilities	492.82	659.28	660.00
Governmental-Institutional	14.54	19.45	20.00
Cultural, Entertainment			
& Recreation	13.03 ⁴	17.43	35.00 ⁵
Total Developed	856.66	1145.60	1235.00
Amount of increase		288.94	378.34

(footnote explanations follow)

- 1) Reflects a reduction in person per acre from 9.25 to 8.49 or roughly three families per acre
- 2) Reflects desire for increased commercial land uses; new shopping center beginning construction has 17 acres; motels and hotels are in this classification
- 3) Reflects a desire to provide adequate land area to accommodate an acceptable light industry or possibly a boatworks or other marine-related industry
- 4) This figure contains only recreation oriented land uses, excluding the 337 acre State Park
- 5) Reflects a desire to provide additional amounts of recreation land acreages for the use of permanent residents; the Town has acquired 10.2 acres just inside the buffer zone at Clarendon Avenue and Down Road and intends to purchase 10 more acres at Clarendon and Seventh Avenue

The population based demand and the demand w/factors are 288.94 acres and 378.34 respectively. Within the Planning Area, there are 792.61 undeveloped acres including 300.43 in town and 492.27 on outside. Some or all of this land will fall within an AEC, thereby limiting development to some extent.

C. Community Facilities Demand

Using the "projected" 1985 permanent population of the total Planning Area of 3,612 people (2,664 Town and 948 extraterritorial) most of the community facilities currently provided by the Town will be adequate since the current service level is based on a much higher season population. In the likely event that the seasonal population demands increase, then it is the intention of the Town to provide for the increase.

Contracts were let and construction began in November 1975 on a \$2,160,994 water and sewer system improvement program. Items included in the water system are a new well, modern treatment facilities, and new lines as shown on the Water System map. All lines to be six inches or larger and the system to be looped. Fire hydrants will be located throughout the system resulting in a lower rating for fire insurance. Items included in the sewer system include new lines as shown on the Sewer System Map, three new lift stations to serve low areas, necessary force mains, and a new waste treatment plant. The new plant will be capable of handling an average of 1.5 million gallons daily with a maximum of 1.8 MGD. The table below lists the Effluent Limitations specified in Permit 8083 issued by the Department of Natural and Economic Resources, Division of Environmental Management for the new plant:

FINAL EFFLUENT LIMITATIONS

In mg/l (lbs/day)

During the period beginning on the date of the completion of construction and lasting until the date of expiration of this Permit, discharges from the Town of Carolina Beach's wastewater treatment plant shall be limited as specified below:

<u>Effluent Characteristics</u>	<u>Daily Average</u>	<u>Daily Maximum</u>	<u>Other Units</u>	
			<u>Average</u>	<u>Maximum</u>
Flow			1.5 MGD	1.8 MGD
BOD5	30 (375)	45 (675)		
Total Suspended Solids	10 (125)	20 (300)		
Total Kjeldahl Nitrogen	25 (312)	35 (525)		

The receiving water's temperature shall not be increased above the natural water temperature by more than 1.5°F during the months of June, July and August nor more than 4.0°F during other months, and in no case to exceed 90°F as a result of the discharge.

The pH of the effluent shall be such as to prevent a pH in the receiving stream of less than 6.0 standard units or greater than 8.5 standard units.

As a result of the discharge, fecal coliforms in the receiving stream shall not exceed a log mean of 200/100 ml (MPN or MF count) based upon at least five consecutive samples examined during any thirty (30) day period; nor exceed 400/100 ml in more than 20% of the samples examined during such period.

The new systems (water and sewer) should be capable of serving the needs of the area for the planning period. Other public services such as police, fire rescue, sanitation, and lifeguard are not as costly to provide and can be increased as the demand makes it necessary.

VI. PLAN DESCRIPTION

A. Land Classification

Land Classification - The North Carolina Land Classification System contains five classes of land. These are:

- (1) Developed - are areas with a minimum gross population density of 2,000 people per square mile; and at a minimum contains existing public services of water and sewer systems, educational and road systems - all of which are able to support the present population and accompanying land uses
- (2) Transition - lands where moderate to high density growth is to be encouraged and must be no greater than that required to accommodate the estimated population growth at a minimum gross population density of 2,000 people per square mile
- (3) Community - this class identifies existing and new clusters of low density development not requiring major public services
- (4) Rural - identifies lands for long term management for productive resource utilization and includes all lands not in the Developed, Transition, Community and Conservation
- (5) Conservation - identifies lands which should be maintained essentially in its natural state and where very limited and no public services are provided

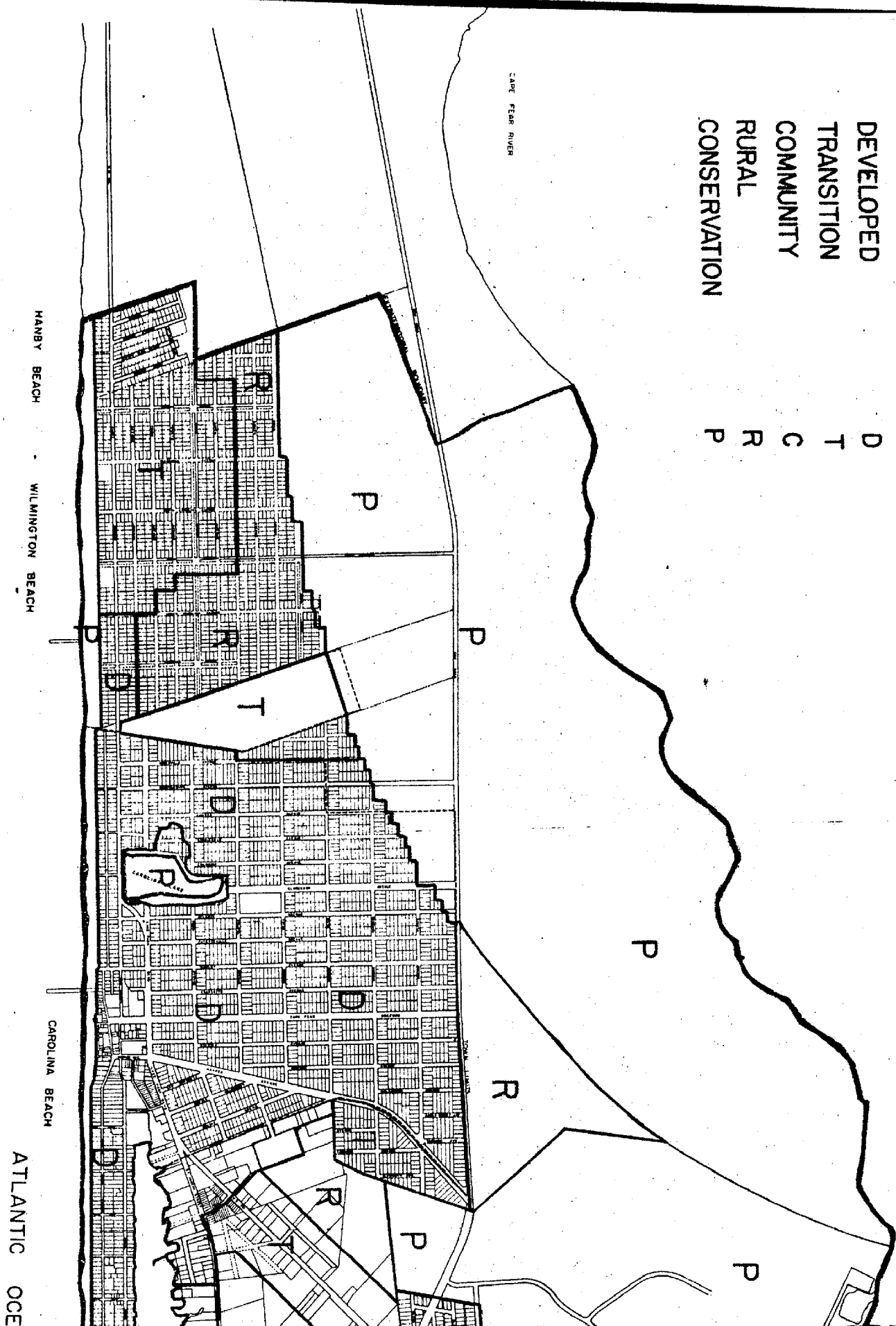
A strict interpretation of the definitions above would place the lands of the Carolina Beach Planning Area in at least three of the five classes - Developed, Transition and Conservation. All of the land within the Town Limits (643.98 acres) which is developed or undeveloped, excluding beaches and buffer zone, would fall within the Developed class or the transition class since water and sewer service is available or will be within two years. Roads and school service is currently available throughout the Town. The density standard for developed and Transition lands is 2,000 persons per square mile or 3.125 persons per acre. The population ratio to land in town is $2100 \text{ people} \div 644 \text{ acres}$ or 3.266. Actually the population is living on 343.64 developed acres for a density of 6.11 persons per acre.

The land outside of the Town within the Planning Area will be classified Transition, Conservation and/or Rural. The Land Classification system is being studied by the Planning Board and Town Council in conjunction with the future land needs of the area.

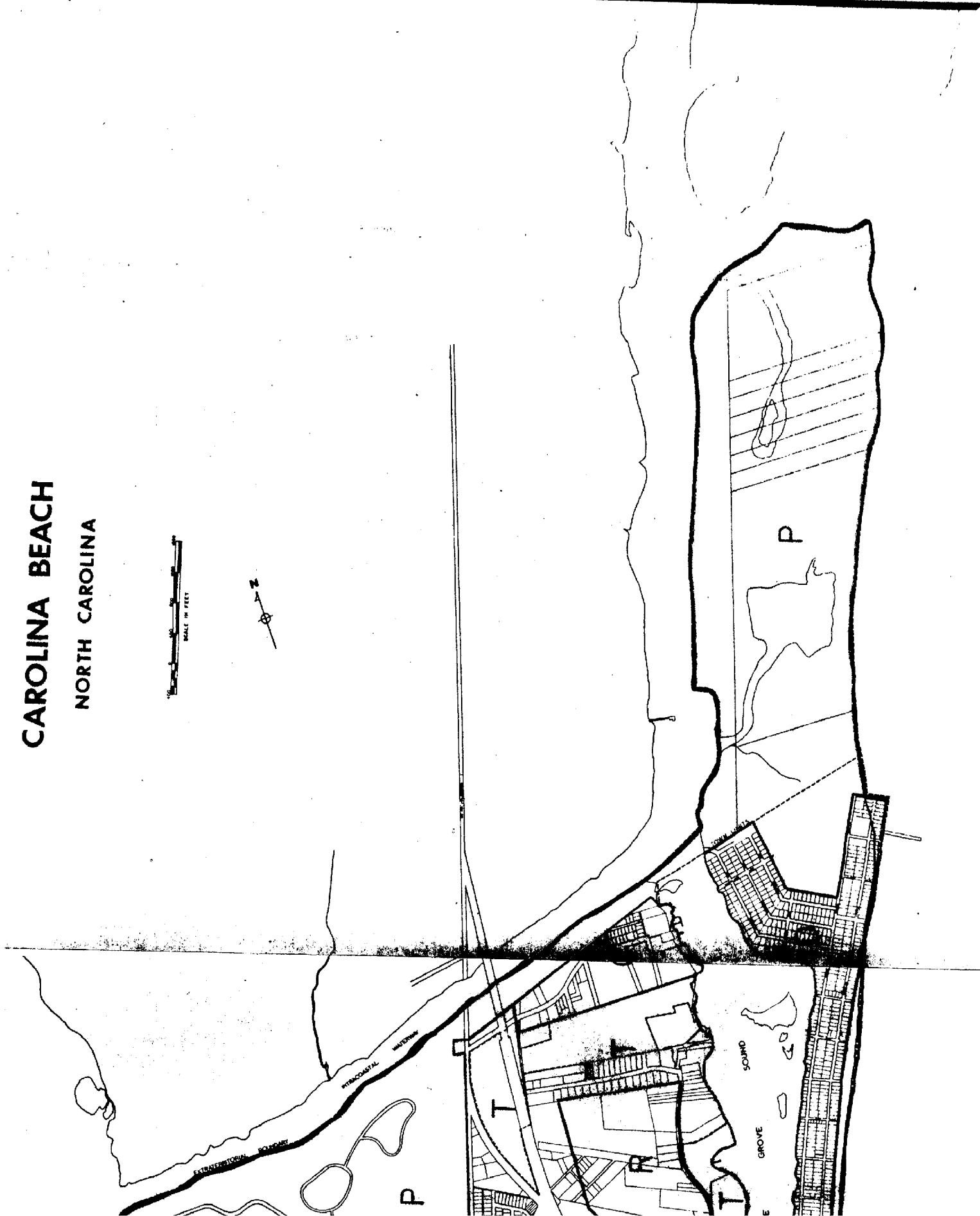
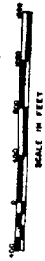
LAND CLASSIFICATION MAP

DEVELOPED
TRANSITION
COMMUNITY
RURAL
CONSERVATION

D
T
C
R
P



NORTH CAROLINA



8. Proposed Areas of Environmental Concern - The Coastal Area Management Act of 1974 requires that local land use plans give special attention to the protection and appropriate development of Areas of Environmental Concern acting upon local suggestions and following the statutory guidelines. The identification of AEC's by local governments will serve to assist the Coastal Resources Commission in the ultimate designation of Areas of Environmental Concern and will also provide data for use in the local land use plans.

The identification of AEC's by local governments will not be utilized for purposes of land use control or permit letting. Only final AEC's adopted by Coastal Resources Commission will be used in the permit letting program. The determination of whether a particular site is within an AEC category will be based upon adopted written descriptions of AEC's. Any development requiring land area over twenty (20) acres or with a building of 60,000 square feet of floor space will require a permit from the CRC if the proposed development is within an Area of Environmental Concern. All smaller developments may be regulated by local governments.

The following AEC's have been identified in the Planning Area:

1 Coastal Wetlands - Tidal Marshland

A thin strip of marshland extends along the shore of Myrtle Grove Sound.

Appropriate Land Uses:

- (a) Utility easements and facilities where restoration of marsh conditions will occur upon completion of the project;
- (b) Elevated walkways and piers to navigational channels;
- (c) Access routes for marina facilities.

2 Estuarine Waters:

Myrtle Grove Sound, the Intercoastal Waterway, and the Cape Fear River respectively border the Planning Area on the East, North

and West.

Appropriate Uses:

- (a) Elevated pier and boat docks except in maintained navigable channels;
- (b) Public utility easements and facilities where the natural conditions will be restored upon completion of the project;
- (c) The dredging and maintenance of access channels except in productive shellfish beds.

3 Existing National or State Parks:

Carolina Beach State Park, is located just west of the Town.

Appropriate Land Uses:

Picnicking, swimming, boating, fishing, hikes, nature study and camping.

4 Public Trust Waters:

The Cape Fear River, the Atlantic Intracoastal Waterway and Myrtle Grove Sound, all considered Estuarine Waters and described in paragraph (2) above are considered Public Trust Waters, as well as the Atlantic Ocean and the lands thereunder from mean high/water to the seaward limit of North Carolina jurisdiction.

Appropriate Land Uses:

- (a) Fishing Piers in both ocean and estuarine waters;
- (b) Access for marina facilities;
- (c) Public utility easement;
- (d) Dredging and maintenance of navigation channels;
- (e) Bulkheads, groins and jetties.

5 Sand Dunes along the Outer Banks:

There appears to be very little if any natural sand dunes left

within the Planning Area, most having been destroyed by man and hurricanes many years ago. There is, however, a berm and dune fronting the beach within the Town Limits.

This was constructed by the U. S. Corps of Engineers and is protected from development of any type of permanent structures.

Appropriate Land Uses:

The frontal dunes should be considered unsuitable for all development which would alter their natural functions. Appropriate land uses shall be limited to the following:

- (a) Elevated fishing pier;
- (b) Elevated pedestrian walkways for public access;
- (c) Conservation activities.

All of these land uses should not damage or destroy the existing vegetation on the frontal dune.

6 Ocean Beaches and Shorelines (on the Outer Banks)

The area of beach from the mean low tide landward to the toe of the berm, dune or first vegetation, all of which occur along the ocean front within the Planning Area.

Appropriate Land Uses:

- (a) Fishing piers which are elevated enough to allow lateral access along the beach front;
- (b) Utility maintenance;
- (c) Conservation measures when measures are in the public interest.

7 Coastal Flood Plains:

Description: Coastal flood plains are defined as the land areas adjacent to coastal sounds, estuaries or the ocean which are prone to flooding from storms with an annual probability of one percent

or greater (100 years flood). These areas are delineated and identified by the U.S. Army Corps of Engineers in conjunction with flood insurance studies prepared for the Federal Insurance Administration.

Appropriate Land Uses:

All acceptable land uses and development must meet stringent engineering standards which will maintain the structures, integrity, stability and safety during a 100 year storm. All forms of development can be undertaken as long as it conforms with the standards set forth in the Federal Insurance Administration Code of Federal Regulations, Title 24, Chapter 10, Subchapter B. The Code puts forth specific requirements which must be met to maintain safety during the flood surge of a 100 year storm. All developments which do not meet these specific Federal requirements will not be acceptable land uses.

8 Coastal Inlet Lands:

The Southern side of Carolina Beach Inlet is within the Planning Area.

Appropriate Land Uses:

- (a) Conservation activities;
- (b) Boat Landings;
- (c) Small temporary structures for education and recreation purposes;

9 Ocean Erodible Areas:

Most of the beach front along the Planning Area is experiencing erosion. Due to the U. S. Corps of Engineers berm and dune project

which included some beach replenishment, an accurate estimate of the average annual rate of erosion is not available as of this writing. In view of several factors involved here - the berm and dune project; intensive development behind the project; local, State and Federal funding of the project--there is some question whether a 25 year recession line should be established or whether the limit of the project should be used. The beach area north of the Town Limits has experienced very rapid and unchecked erosion since the opening of Carolina Beach Inlet.

Appropriate Land Uses:

- (a) Fishing piers which are elevated enough to allow lateral access along the beach front;
- (b) Utility Maintenance;
- (c) Conservation measures when such measures are in the public interest.

10 Estuarine and River Areas:

Estuarine erodible areas include the east shore of Myrtle Grove Sound and the East bank of the Intracoastal Waterway just opposite the eastern end of Snow's Cut. Because of the small size of these areas no data exists to establish an erosion rate.

Appropriate Land Uses:

Conservation measures when such measures are in the public interest.

Development Standards Applicable to all AEC

1. No development should be allowed in any Areas of Environmental Concern which would result in a violation of any rules, regulations, or laws of the State of North Carolina,

the Federal government or any county or town government in which the development takes place.

2. No development should be allowed in any AEC which would have a substantial likelihood of causing pollution of the waters of the State to the extent that such waters would be closed to the taking of shellfish under standards set by the Commission for Health Services pursuant to G. S. 120-169.01.

C. Implementation - Major public actions needed to implement the Land Development are listed below. Through the years, as goals and objectives are met or as changes are needed, these actions should be modified and new actions begun to meet the needs of the community.

Immediate Priorities

- (1) Complete the water and sewer system improvements.
- (2) Enforce building code, zoning ordinance and other codes and ordinances to insure proper and safe development.
- (3) Encourage public participation in government decisions through the use of informal meetings, newsletters, etc.
- (4) Study existing tax structure and rate to determine the ability to finance needed services, i.e., policies, public works, water and sewer systems, fire protection.
- (5) Update the capital budget, seeking advisory technical help from available sources, to plan and budget for equipment and facility expansion to meet the public need.

Near Term Priorities 1976-1980

- (1) Continue code enforcement and qualify for permit letting under C.A.M.A.
- (2) Conduct a drainage study for the Town and seek county assistance for study of Wilmington Beach area.
- (3) Continue to review levels of public services and upgrade as needed.
- (4) Maintain contact and communication with residents and property owners through monthly newsletters (include with water bill) and public meetings to discuss town action.
- (5) Conduct annexation feasibility program and schedule areas for annexation.
- (6) Conduct campaign to fund and implement a program of stabilization of Carolina Beach Inlet.

Long Term Priorities (1980-1990)

- (1) Conduct review and update of the Land Use Plan.
- (2) Continue code enforcement programs with review and revision as needed to maintain requirements of CAMA to protect the national environment.
- (3) Continue to seek public input in the governmental process.
- (4) Upgrade services as needed for future development.

VII. SUMMARY

The Synopsis prepared in conjunction with this Plan provides a useful summary of the most important points covered previously. A discussion of the data assembly, analysis, and conclusions reached is useful at this point. The expertise of various local, county, state and federal agencies and people has been utilized in the preparation of this document with the planner acting as gatherer and technical writer. Population and economic data was provided by the U.S. Bureau of the Census, the Wilmington-New Hanover Planning Department and the N.C. Department of Administration. Existing land use data was gathered from a windshield survey by DNER planning staff, with some data from U.S. Corps of Engineers' studies. Aerial photographs used were flown by the the U.S. Department of Agriculture and the N.C. Department of Transportation. Soil limitation data was provided by the U.S. Soil Conversation Service. Water supply data was prepared by the DNER Regional Hydrologist. Data for community facilities was provided by Henry von Oesen and Associates, DNER reports, Town Officials and other State agencies. Analysis of the data gathered was the responsibility of the Planning Board with the planner assisting with the non-technical definition of technical data. The major conclusions reached with the analysis of the technical data and the public participation process resulted in the Objectives, Policies and Standards Section and the Implementation Section.

VIII. CITY-COUNTY PLAN RELATIONSHIP

A portion of the cooperative spirit between the planning staffs for city and county has been mentioned in the Public Participation Section of this report. Additional aspects of coordination include the exchange of data between staffs and the participation in review of the Objectives, Policies and Standards for conformity with the corresponding sections of city and county reports. Joint staff meetings in addition to the public meetings have resulted in a good working relationship at the staff level. At the management level, the City Manager and the County Manager maintain contact with monthly meetings with other managers within the region and meet additionally when the need arises.

At the policy level, contact between the elected officials is on a more formal basis. Generally the Mayor and Manager attend specific County Commission meetings at either the city or county's request.

On the general public level an attitude of non-existence exists--that is to say, the County does not include Carolina Beach. This attitude seems to be mutual on the part of residents of both entities. Basically, the ideas stem from a lack of public communication of the mutual benefits provided by each government. Carolina Beach generally provides "hardware type" services - water, sewer, police, fire, rescue, recreation while the County provides "software" services such as health, education, public assistance, etc.

Carolina Beach receives financial aid from the County for the provision of life guard service to the general public. The County also provides services in the form of septic tank inspection, sedimentation and erosion control inspection, etc. One of the recommendations for implementation includes a request for county assistance in developing a drainage plan.

CAROLINA BEACH LAND DEVELOPMENT SURVEY

For the Town of Carolina Beach to progress in an orderly and desirable fashion, it is of utmost importance to obtain the opinions and responses of its residents. The information you supply in the following questionnaire will be of great value in helping the Town officials in developing goals and objectives for the future development of Carolina Beach.

1. Do you live in Carolina Beach year round? (Yes) 43% (No) 57%
2. If you live in Carolina Beach only part of the year, when do you arrive in Carolina Beach? _____ When do you leave Carolina Beach? _____
3. In what city do you live when not in Carolina Beach? _____
4. If you are a full-time resident, why did you choose Carolina Beach as a place to live?
 - A. 37% Beach and Boating Facilities
 - B. 15% Good Business Potential
 - C. 15% Growth Potential
 - D. 4% Climate
 - E. 3% Retirement
 - F. 1% Housing Availability
 - G. 4% Other Born here, work, like town...
5. How many persons in your family? 2.84 AVERAGE.
 How many are under 5 years old? 4%
 How many are between 5 and 20? 22%
 How many are over 65 years old? 2%
 How many are retired? 4%
6. What are the occupations of the working members of your family and where (location) do they work? _____
7. Do you own any cottages, apartments, or rooms for rent? ^{YES} 30% ^{NO} 65% If so how many cottages? _____, apartments? _____, rooms? _____.
8. Do you own your home? (Yes) _____ (No) _____
9. If the owner lives at Carolina Beach check _____, if not, where? _____
10. What would you most like to see improved in Carolina Beach? IMAGE, WATER & SEWER, BOARDWALK, ATTITUDE, CODE ENFORCEMENT, STREETS, BUS SERVICE, RECREATION, BEACH EROSION.
 What things do you think have been neglected in the Town? APPEARANCE, STREETS, BOAT LIFT, DRAINAGE, LITTER, PARKING, RECREATION
 Would you like to see more commercial establishments in Carolina Beach? _____
 (Yes) 79% (No) 19%, If yes, what kind? Shopping Center, MOTELS, Restaurant, Grocery
 Would you like more multi-family housing units built? (Yes) 46% (No) 30% (?) 24%
 How would you like to see Carolina Beach develop in the future? FAMILY BEACH, 1st Class, Resort, Good GOVERNMENT, RECREATION, Progressive

PLEASE RETURN TO TOWN HALL AS SOON AS POSSIBLE

June 1975

-5-

CITIZEN OPINION SURVEY

FOR THE

TOWN OF CAROLINA BEACH

Carolina Beach is preparing a land use plan in order to comply with the requirements of the Coastal Area Management Act of 1974. One of the most important aspects of land use planning is that the plan adequately reflect citizen opinions and attitudes toward the use of the community's land--both public and private. The following survey is intended to give each citizen the opportunity to express his opinion on land use problems and issues. Your cooperation in answering the following questions will be appreciated.

1. Are you a permanent resident of Carolina Beach? 44% 56%
() yes () no
or the immediate area () yes () no
2. If not, how often do you live in Carolina Beach?
_____ weekends _____ summer months
3. What is your age? 53.7 AVERAGE
4. Do you live in a: ~~(44%)~~ single-family house
(38) duplex
() mobile home
(38) apartment
() condominium
5. During the next five years would you like to see the population of the area --
90 () increase greatly
47 () increase slightly
30 () decrease greatly
- () decrease slightly
6 () stay the same
14 () No RESPONSE
3
6. Which of the following types of development would you like to see more or less of in the area?

	More	Less
	90	90
single-family housing	(72)	(3)
apartments	(11)	(36)
condominiums	(28)	(19)
mobile homes	(-)	(50)
commercial	(36)	(19)
industrial	(25)	(22)
public open space	(36)	(3)
public recreation facilities	(50)	(-)
(playgrounds and parks)		
other (specify) _____		

7. For what reasons did you choose to live in the Beach area?

90 () close to work
70 () pleasant surroundings
11 () low taxes
33 () reasonably priced land and house
22 () close to family and friends
48 () single-family beach
other _____

8. In which of the following areas do you feel more public funds should be spent?

	More	Less
	90	90
water and sewer	(43)	(6)
garbage collection	(25)	(12)
fire and police protection	(34)	(6)
schools	(28)	(6)
parks and recreational facilities and programs	(44)	(-)
roads or public transit	(53)	(6)
environmental protection	(47)	(-)
industrial development	(28)	(25)
town management	(25)	(16)
other		

9. What do you like most about the beach area? *Fishing, ocean, Friendly People, beach, boardwalk, climate, lifestyle*
10. What do you like least about the beach area? *Litter, old buildings, cost of water and sewer, boardwalk, city government, No grocery, erosion*
11. Do you think development should be permitted in the following areas --

	Never	Seldom	Frequently	Always
	90	90	90	90
lands near inlets	(64)	(14)	(7)	(15)
beaches	(21)	(21)	(11)	(47) *
marshes	(54)	(26)	(4)	(16)
dunes	(48)	(7)	(4)	(41)
inland waterway	(14)	(21)	(24)	(41)
other				

* This high 90 is probably a mix understanding. Beach means Area, Not the Beach Shore.

12. Is there any particular area or type of area within the Town limits or within one mile of the Town limits that you feel is unique or special and should be preserved or protected in its present state or form?

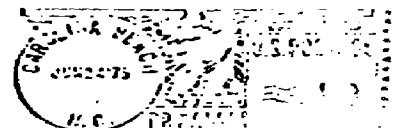
See next page

13. Please use the following space to make any additional comments you would like.

See next page

Thank you for your help and cooperation. This questionnaire should be returned to:

Carolina Beach Town Hall
Carolina Beach, North Carolina 28428



PUBLIC PARTICIPATION SUMMARY

1. Evaluation of your Public Participation Program

- A. Does your land use planning depend on the local planner for direction or does citizen involvement offer direction?

The Planning Board relies on the planner for assistance in report writing data gathering and analysis, and preparation of alternate directions.

- B. Unique features of your public participation program that might be useful to other communities.

City Manager's Newsletter (monthly) is used to distribute surveys, information, etc. Will also be used to mail out draft of land use objectives and policies.

- C. How did you develop your Public Participation Program?

The City Manager's Newsletter has been in use for several years. The planner provided questionnaires, pamphlets, and information for inclusion. Regular planning board meetings are held.

- D. Do you consider your public involvement a success? Please explain.

To date, because of the seasonal nature of business at Carolina Beach, local public involvement has been slight. The tourist industry, in season, leaves little time for anything except work.

- E. List some key citizens in your public participation program: names, phone numbers

Mayor Richard B. Kepley	458-8222
Sheila S. Davis	458-8291
Arthur L. McKee	458-5111

2. Steps taken to inform local citizens about the CAMA program

- A. Newspaper - General articles about CAMA in the Wilmington Morning Star.

- B. Radio - Spot announcements of meeting dates.

- C. Television - none at this time.

- D. Bulletins, Leaflets, Newsletters

Copies of the CAMA guidelines, pamphlets, etc. have been passed out at City Hall. Two local weekly newsletters have carried articles about CAMA.

- E. Other Methods - Surveys mailed out in City Manager's Newsletter

3. Opportunities for citizens to provide input into land use planning

A. Personal interviews

The planner has used this on a very limited basis mainly on key citizens not directly involved in city government.

B. Surveys

Over 1,000 were mailed out. Due to a printing error which resulted in the addressee's name and address appearing on the back of the survey, returns were very poor. A second mailing is expected to correct this and hopefully get better response.

C. Workshops and public meetings

The City and New Hanover County have both held workshops and meetings--response has been slight due to the summer season.

D. Other opportunities

The planner is preparing a draft statement of proposed land use objectives and policies which will be mailed out in the Newsletter and given space in the two local weeklies.

4. Quality and quantity of feedback from the public

A. Approximate percentage of community providing input - less than 10% from the survey at this time

B. Are all ethnic groups and social strata involved?

Responses received reflect a full range of strata even though returns have been slight.

C. Are non-residents and non-voters involved?

Both groups have been included in the survey and meetings.

D. Future participation activities planner

A public meeting of business leaders is scheduled for early September to discuss land use issues. Getting information to the public and soliciting response will be stepped up now that the summer season is over.

E. How are you reflecting the responses you are receiving into the land use plans?

Response, however slight, is being taken into consideration in formulating objectives and policies, however the Town Council has the responsibility for the approval and adoption of the plan.

Person Filing Report _____

Name of Community Carolina Beach, N. C.

Date of Report August 27, 1975

BEACH-O-GRAM



WEEKLY

YOUR "TREASURE CHEST" OF THIS AND THAT
-FROM HERE AND THERE - ON AND ABOUT-
CAROLINA - KURE BEACHES



Volume 3 Number 19

PUBLISHER and EDITOR: Mrs. JOAN MCKAY 458-5068

May 9, 1975

CAMA

by Dick Levers
Local CAMA Representative

SHOULDN'T YOU BECOME INVOLVED?

The Coastal Area Management Act of 1974 is a state law that asks local governments of the 20 coastal counties to propose a blueprint (plan) for future growth and development. The local governments have been asked by this act to work closely with the local citizens in deciding what their goals are in planning there best use.

If this act is to become effective you, the citizen, must become involved. You should attend the CAMA meetings in your area and express your desires as to how you think your area should be developed. Without input from you, the act will be useless.

All too often we hear people say, "My opinion makes no difference, so why should I bother," or "They'll do as they please anyhow, they won't listen to me." This apathetic attitude results in the local governing bodies expressing opinions which may not necessarily be ours. Later when their opinions become laws that do not suit us, we have a tendency to be offended, because we feel we had no say in the matter. True, every individual opinion or desire will not be enacted into law, but a consensus of opinions does carry a great deal of weight. Your idea may be just the one to better our way of life in the future here on Pleasure Island.

This is a citizens participation program, shouldn't you become involved?

The meeting date will be published in the Beach-O-Gram, watch for it.

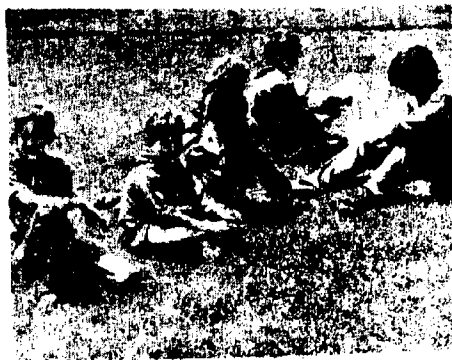


The Boy Scout Troop 221 of Carolina Beach participated in a Cape Fear Area regional camporee on the campus of UNC-W last week-end, May 2, 3, and 4. Over 1,000 Boy Scouts swarmed over the campus.

There were demonstrations of scouting skills and participation in events for physical fitness.

Troop 221 was awarded two Blue Ribbons and the Carolina Beach community can be proud of their Boy Scouts. A tired but happy groups of boys arrived home on Sunday afternoon.

The Boy Scouts meet every Thursday evening at 7:00 PM at the CMA church. The summer is a great time of the year for scouting. There is plenty of out door activities. The scouts learn many skills that they will be able to use all of their life.



You are invited....

to the SPRING FESTIVAL May 16, 17, and 18.

A "Fun in the Sun" week-end is planned for visitors and citizens of Pleasure Island.

The events begin on Friday night with a "Battle of the Bands" at the Wishing Well - Carolina Beach. Saturday features a Golf Tournament, Parade, Antique Auction and a Motocross Race.

The Motocross Race will be held on Mr. Tregembo's property on the River Road. There will be a cash purse for the winner of this race. There will also be trophies awarded.

On Saturday night a street dance will be held with music provided by the winner of the "Battle of the Bands".

Sunday features the Flea Market and the finishing of the Golf Tournament.

This is the first special event of the 1975 season and participation is needed to make it a success. Everyone is invited. Come out and have an enjoyable week-end.



Glenn Alvord

WALLY GOES SWIMMING

A man rarely succeeds at anything unless he has fun doing it.

BEACH-O-GRAM



WEEKLY

YOUR "TREASURE CHEST" OF THIS AND THAT
-FROM HERE AND THERE - ON AND ABOUT-
CAROLINA - KURE BEACHES



Volume 3 Number 23

PUBLISHER and EDITOR: Mrs. JOAN McKAY 458-5068

June 6, 1975



eastern surfing association

The Eastern Surfing Association now has its headquarters for North Carolina here at Carolina Beach. This is a non-profit association that is designed for youth and young adults. Planned surfing programs bring hundreds of persons into our areas on a regular basis. These youth are most conscious of their health and physical well being. They cause no trouble.

Two weeks ago the ESA sponsored a surfing contest here on Pleasure Island. Pictured above are the winners in this contest. This past weekend the North Carolina District 1A and 2A contest was held. Next weekend there will be another contest and the fourth annual July 4th contest will be held on July 4, 5, and 6.

The ESA is in need of volunteer help. If you enjoy the sport of surfing or have a son or daughter that is active in the sport, why not stop by American Surfboards and talk with Paul and Brooks Pearce. They will be glad to give you all information about the ESA.

Winners in the Skateboard Contest were: Mike Boggs, Donald James, Eric Lawing, Jeff Wolf, and Hal Webb.

Menchune - James Austin (one) Under 12

1A Boys-Mark Logan, Jeff Wolf, Mike Boggs, Hal Webb, and Jeff Lancaster.

1A Jr. Men-Wesley Thompson, Troy Reid, Jimi Norwood, and Bill Balderson.

1A Mens-Mike Kermon, Charlie Brownlow, Mark Bruton, Tim Bland and Mike Register.

2A Mens-Eric Lawing, John Graham, Mike Kermon, Robbie Johnson, Bill Appleby

1A Men 3A-Mike Healy and Kenneth Heverly

1A 3A-Toni Bryant and Brenda Seitter

1A 3A-Paul Pearce, Russes Hopke, Les Brinkley, and William Hegemann.

CAMA

by Dick Levers

Several meetings have been conducted on Pleasure Island, in an effort to generate interest in the Coastal Area Management Act program. Have you attended any of these meetings?

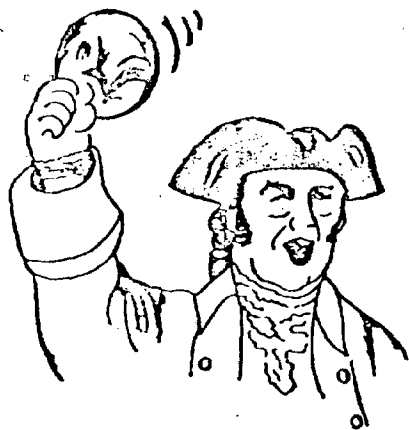
The program is designed to have local citizens express their opinions and desires for the future use of this Land Area. Whether we want a drastic change in our environment or are we satisfied with the area as it is presently. Do we want to increase industry, commerce, tourism or whatever? If you don't express your opinion the elected officials do not know your desires, so let's give them a hand in this program.

There will be a general meeting, for all citizens of Pleasure Island, at the Carolina Beach Community Building, 3rd St. at Raleigh Ave., Thursday, June 12th at 7:30 PM.

On hand to explain the program and to accept your recommendations will be: Bill Farris and Scott Redinger of Wilmington and the New Hanover County Planning Board. Jim Taylor, Department of Natural and Economic Resources. David Patchell, Corps of Engineers, and Dick Levers, Area Coordinator for CAMA.

This is your opportunity to express your desire for the future Land Use of this Island. DON'T MISS IT!!!





Ye Town NEWS

The latter part of July our Medical Committee met with Jim Bernstein and Ralph Hagler of the Rural Health Services of Raleigh, North Carolina, together with Dewey Lovelace of AHEC (Area Health Education Center) program of Wilmington. Members of the Committee are Sheila Davis, John Foard, C. R. Smith, J. C. "Mike" Bame, Charlie Allen, Tommy Tucker, Jim Burton, Pete Morris and Jimmie Allen. All but Tommy Tucker and Jimmie Allen were able to be at the meeting, which is an excellent turnout.

Jim Bernstein described the different programs offered by his office and explained that they extend help to areas

trying to recruit a physician as well as help fund and support Rural Health Centers. He said he was out in the field at this time just to review all the areas requesting help in the way of a medical center. He further advised that there will be funds available for about five (5) Centers this year and he will make the decision on where they will be located based on need, community support and several other factors.

Jim requested that our Committee take some time to consider and decide which way they want to proceed, with the physician recruitment, or the medical center. He further stressed that the

final decision will be made by him and the main factor will be need.

To help make up their minds and come to an agreed decision, our Committee decided to visit the Newton Grove Medical Center and meet again with Jim, Ralph and Dewey in the very near future.

Hindsight

—by Dick Levers

It behooves each of us to become involved in the future of our environment and land use planning. True, the basic right of each individual, to use his land as he sees fit should not be impinged upon. Unless, of course, these plans for the use of his land, will destroy his neighbors land or causes an environment that is not conducive to the well being of others or harms the local community.

The destruction of the marshlands along the coast could and probably would, eliminate the shrimp and fish industry as well as the tourist trade those industries attract.

We have all made comments and expressed derogatory opinions about development of the past. Have you ever said, "This should have been done", or "I would have done thus and so" in some certain incident?*

When the areas of Pleasure Island were formed into individual communities, would it not have been more advantageous to consolidate the area into one community? Again hindsight.

Let us now, get together and do some constructive planning for the future, for the use of our land and protection of our environment. Who should do this planning? The County Commissioners & County Planning Board (they do not reside here) should these important decisions for our future be left entirely up to the Older Generation they have more experience. Should this planning be done by the permanent residents only, the young, the part time residents, businessmen, property owners or only by those qualified to vote. Are these important decisions to be by any one group? For fair and proper planning all those mentioned above should become involved.

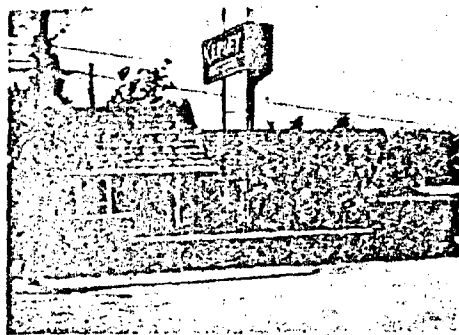
That is what the Coastal Area Management Act of 1974 is all about. The Act guarantees each of us the opportunity and right to express our opinions and ideas for the future of our environment and particularly land use.

Attend the CAMA meeting that is to be held on Pleasure Island in the near future.

*There's an old adage "HINDSIGHT is always better than foresight".

KEPLEY REAL ESTATE

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OCEAN FRONT PROPERTIES

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COTTAGES, BEACH HOMES, AND
COMMERCIAL PROPERTY



P. O. DRAWER 908 - 919-458-8222
CAROLINA BEACH, N. C. 28428



SAFARI CONTINUED. . . .

giraffe looks the same on film. You can't stand the roads, the heat, the animals. . . it's more work than a vacation—you're always exhausted. You've seen rhino, buffalo, eland, hartebeest, wildebeest, monkeys and baboons, kudus, topis, and hyenas. The flamingos prance around the sporadic lakes while the jackals devour the rotting remains of a recent lion kill. Impalas and gazelles graze in the tall grass. The leader of the herd is constantly on guard to protect his domain. It's all exciting at first, but it gets old very quickly. Some, as in my case, even cut the trip short. . . there seems to be a relaxing feeling getting back to civilization.

One of the most interesting aspects of the trip is not so much the animals, but the native Masai people—a people who refuse to modernize, who live as they always have, tending their herds, farming and living a simple nature life. There is one reserve called Woyorongo Crater which is 12 miles by 15 miles, 2000 feet deep and filled with all types of wildlife. There is a tribe of Masai, that live there in harmony with the animals. It's amazing to realize that a tourist is told not to walk around because he could be considered game to a lion while the Masai, are considered their neighbors. Most Masai are missing ears, earlobes, and noses from hanging various home-made jewelry from them, in them, and through them. There are a number of small camps set up for the tourists with carvings, Masai shields and clubs, spears, jewelry, beads, canes and other various attractions. Bartering is welcomed, and can even be fun. Broken English is always spoken somewhere and communication never seemed to be a problem.

So, if you ever get to Africa and feel like a safari, be prepared for a rough 2000 mile exhausting ride on a bumpy, dusty roads and a lot of excitement. Remember, "jumbo" means "hello" in Swahili. . . Bon Voyage.



SPECIALIST WANTED

—by Dick Levers

The job is not as difficult as it seems to be, however there must be some hidden obstacles or some special talent necessary, as only about 10% of the citizens appear to be capable of making the decisions that will affect most all of our future lives. Only about 10% seem interested in the future of our community at least that is about all that attend community relation meetings. Unless of course these meetings are protest meetings after the fact.

Qualification: No experience necessary or required, nothing special, except concern for your community and neighbors, pride in yourself, your family, the county and the state. Plus a burning desire to stop the destruction of our natural resources that is being caused by apathy and the "Let John Do It" attitude.

There will be no immediate remuneration for your efforts. There will be great rewards in abuse and criticism. Working hours, only a few, but at the most inopportune times, usually during TV prime time, 7:30 p.m. to 9:30 p.m. Preparation time required for these few hours work, as many hours as your pride and self satisfaction dictates, your conscience will be your guide.

We have all experienced the so called recession and those frequent periods of inflation, but very few of us realize that we have been a period of depression, pertaining to our environment, for many years. "Like a Boil, it's going to get worse before it will get any better".

What this is all about, is conservation of our natural resources, restoration of those resources that have already been desecrated. The intelligent planning for the future use of our land and natural resources is a must.

Do not allow the 10% active citizens to be your proxy, voice your own opinions become involved in the planning for a better future for yourself and your children. Attend the meetings for COASTAL AREA MANAGEMENT.

SOUTHPORT—FT. FISHER (TOLL) FERRY

Effective May 16 thru September 15

Leave Southport	Leave Ft. Fisher
7:00 a.m.	8:00 a.m.
9:00 a.m.	10:00 a.m.
11:00 a.m.	12:00 noon
1:00 p.m.	2:00 p.m.
3:00 p.m.	4:00 p.m.
5:00 p.m.	6:00 p.m.

PHOTOGRAPHY

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On the Boardwalk

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AIR CONDITIONED • POOL
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Becky Ruefle, Manager Ph. 458-5246
P. O. Box 435 Carolina Bch, N.C.

BEACH - O - GRAM.



WEEKLY

YOUR "TREASURE CHEST" OF THIS AND THAT
- FROM HERE AND THERE - ON AND ABOUT -
CAROLINA - KURE BEACHES



- DEDICATED TO BUILDING A HAPPIER AND A BETTER PLACE TO LIVE, WORK, AND PLAY -

Volume 5 - No. 6.

CIRCULATION 3,000

EDITOR: Mrs. Joan McKay-458-9340

February 6, 1976

THE LAND USE PLAN

by "Dick" Levers

Officials of the State Department of Natural and Economic Resources, New Hanover Planning Department, Town of Carolina Beach and Town of Kure Beach will conduct an open meeting at 7:30 p.m., February 9, 1976 in the Community Center Building, 3rd. and Raleigh Streets, Carolina Beach.

The purpose of this meeting is to inform the property owners and residents of Pleasure Island, of their findings and recommendations that will be forwarded to the Coastal Resources Commission for the Land Use Plan for the county and the island.

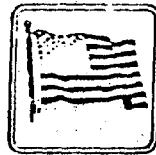
The recommendations of the above cited officials were derived, from questionnaires mailed to you with your utility bills, meetings with various groups and personal interviews. Expected input from the residents of the island hasn't been all that was desired.

This meeting offers you another opportunity to express your desires, approval or disapproval of the recommendations and findings of your officials, before their recommendations are forwarded.

Land Management, as outlined by the Coastal Area Management Act of 1974, is a citizens participation program that affords you the opportunity to express your ideas, opinions and desires for the land use in your area, before it becomes law.

**CAN YOU AFFORD TO MISS
THIS MEETING?**

Bicentennial Notes



PHILADELPHIA, Monday, Jan. 15, 1776 -

Routine matters occupied the Continental Congress today. Congress appointed a committee of five to make an estimate of the number of cannon that may be wanted for the defense of the United Colonies, and to devise ways and means of procuring them, and to enquire how large cannon can be cast in this country.

It was resolved by Congress that no bought indentured servants be employed on board the Continental fleet of armed vessels, or in the army. It is believed that some indentured servants are entering the service of the colonies in order to break their just contracts.

Under secret debate is the proposal to open colonial trade with all foreign countries after March 1, and to allow merchants to sell any tea they have on hand.

New England delegates also wish to export fish to Europe in exchange for military stores. Delegates from other colonies are suspicious that the plan is advanced more to help the New England fisherman than to obtain supplies for defense of the colonies.

NEW SERIES

TO HELP BUILD PRIDE

In response to several calls and letters from residents of Pleasure Island, we are beginning a new series. It may not be appropriate for the front page of our paper, because it is not something to brag about. It will feature photos of some of the areas on our island that need to be cleaned.

Some of these areas have been detracting from the beauty of the Island far too long, such as the one pictured here. We hope our readers will become concerned along with us and give a hand and the necessary support to get the "spring cleaning" and beautification accomplished.

DEADLINE FOR TOURIST BUREAU DIRECTORY

The deadline for the Pleasure Island Tourist Bureau's first printing of its membership directory is February 15, 1976. This is a very important printing because it will go out to North Carolina's 1000 Fire Departments in early March announcing the Spring Festival '76. It will also be used for the initial stocking of the North Carolina Welcome Centers and as a reply mailing piece to our coupon ads running in February and March. We are also adding a new service for our members this year by including our members own literature in the vacation kits mailed out to people who request accommodation information through our coupon advertising and other sources. There will be a nominal charge of \$.02½ for postcards and \$.04 for folders included in the mailing.

In view of the higher postage rates now in effect this is a valuable benefit of membership, since the mailings will go to persons inquiring about vacations on our island and will give YOU added opportunities for reservations.

North Carolina Travel and Development and the North Carolina Bicentennial commission are anticipating 17 million travelers to and through North Carolina this year and June is forecast to be the heaviest month.

To get your Tourist Bureau pledge or dues payment registered call Ted Seawell, 458-5907, or Liz Smith, 458-5176, today. If you are unable to pay your dues now, just sign a pledge and set your own billing date. Get in the directory EARLY so you can get the most for your money from the Tourist Bureau. Let's all go and grow through the Pleasure Island concept in Carolina Beach, Kure Beach, Wilmington Beach, and Historic Fort Fisher. We've got a lot to offer here, but we've got to get the word out.

Ted Seawell, Exec. Dir.



GEORGE HENRY WILKINS

George Henry Wilkins, 2-1 Lake Village, died Wednesday morning in Cape Fear Memorial Hospital.

He was born in Columbus County on June 8, 1898, the son of the late George Hamilton and Alamanzie Carroll Wilkins.

He was a member of Seagate Baptist Church and was retired from Columbus Construction Company.

Mr. Wilkins is survived by one brother, Joe Wilkins, with whom he made his home; and several nieces and nephews.

Funeral services will be conducted Thursday afternoon at 3 p.m. in the Chapel of Andrews Mortuary by the Revs. Avery Long and Leonard Sanders. Burial will follow in Greenlawn Memorial Park.

The family will be at 2-1 Lake Village.

An Andrews Mortuary Service.

JOHN WILLIAM MOBLEY

Mr. John William Mobley, age 66, of 909 Hillandale Dr., Wilmington, died Wednesday morning in New Hanover Memorial Hospital following an extended illness.

Mr. Mobley was born August 4, 1909 in Charleston, W. Va., the son of the late Mr. John Thomas and Mrs. Ella Mable Mobley. He was retired employee of the South Charleston Union Carbide Chemical Plant in South Charleston, W. Va. He had been employed there for 26 years.

He is survived by his wife, Mrs. Ann Conley Mobley of the home; one daughter, Mrs. Ella Mae Lawlings of Clarksburg, W. Va.; 3 grandchildren, 5

strike in protest of rising malpractice insurance premiums.

Dr. Walter Dishell, spokesman for the group, said physicians would begin returning to work Thursday and Friday.

It was expected they would be the vanguard of a larger contingent from the 9,500 doctors in Southern California hit with insurance increases of as much as 327 per cent.

Dishell made his announcement of the back-to-work vote after a meeting at the Marriott Hotel.

Briefs

THE CITY-COUNTY planning department will hold a meeting on Feb. 9 at 7:30 p.m. to discuss the proposed land use plan for Carolina and Kure beaches. The meeting will be held in the Carolina Beach Community Center at Third and Rallings streets. Speaking at the meeting will be Jim Taylor of the N.C. Department of Natural and Economic Resources.

THE EMERITUS Club will meet Friday at 10 a.m. at the YMCA. Miss Emma Gade Hutaff will show slides. Wives and friends will be welcome.

DR. CHARLES R. NANCE JR. of Wilmington has been named by Gov. Jim Holshouser to the board of directors of the North Carolina Orthopedic Hospital in Gastonia. A native of Charlotte and a graduate of the Duke Medical School, Dr. Nance is in private practice with the Wilmington Orthopedic Group.

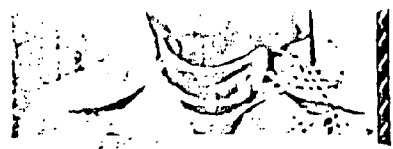


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CHEF BOY-AR-DEE
SPAGHETTI & MEAT BALLS
BEEF-O-GET
BEEFARONI





by Beth Zobel

As a student at Salem College, located in the midst of Old Salem, I have learned to enjoy and appreciate the wonderful recipes of the Moravians. The Moravians continue to preserve their German heritage in the foods that

they prepare in the Old Salem community. Some of my favorite recipes have been published in North Carolina and Old Salem Cookery by Elizabeth Hedgecock Sparks. A few of those recipes follow:

MORAVIAN SUGAR CAKE

Allow 1 cake yeast or 1 package dry granular yeast to soak a few minutes in 1/2 cup lukewarm water.

To 1 cup hot unseasoned mashed potatoes, add 1 cup granulated sugar, 4 tbsps. soft butter, 1/2 cup shortening and 1 tsp. salt. When lukewarm, add yeast mixture and 1 cup potato water.

Set aside and allow to rise in a warm place until spongy. Add 2 beaten eggs and sufficient sifted flour to make a soft dough. Allow to rise until double in bulk. Punch down on lightly floured board.

Spread out evenly in greased flat baking pan. When "light", make holes with your fingers and fill holes with pieces of butter and brown sugar. Don't start one bit on either side.

Melt shortening. Pour into large bowl. Add molasses and sugar and blend well. The mixture may not blend at first but will after a little beating. Allow to cool. Beat in egg.

Sift dry ingredients and add. Mix well. It will be a stiff dough. Drop by the teaspoon full on a greased baking sheet. Bake at 350 degrees for 10 minutes or until they barely begin to brown. Take from oven and run a spatula under the cookies so they will be easy to remove from baking sheet. Makes 4 dozen.

SUGAR COOKIES OR TEA CAKES

2 cups sifted flour,
1 1/2 teaspoons baking powder
1/4 teaspoon salt
1/2 cup butter, margarine or shortening

1 cup sugar
1 egg
1 teaspoon vanilla
1 tablespoon milk

Sift 1 1/2 cups of the flour with baking powder and salt. Shortening, add sugar, egg, vanilla, and milk. Mix together. Add flour mixture. Add enough of the remaining flour to make a dough just thick enough to roll. Place on lightly floured board, roll out 1/8 inch in thickness. Cut with cookie cutters. Place on ungreased sheet. Sprinkle with sugar and bake 8 to 10 minutes in preheated oven, 375 degrees. Makes about 5 dozen cookies. Zobel is working with the New Hanover County Health Department Home Economist for a month of independent

THE HANOVER SUN, WILMINGTON, N. C., FEBRUARY 4, 1976

PUBLIC SERVICE

There is going to be a planning district meeting on Monday February 9 at 7:30 p. m., Carolina Beach Community Building, 3rd and Raleigh St., Carolina Beach. The topic of the meeting will be the land use plan of Carolina and Kure Beaches. The speaker is Jim Taylor with the Department of Natural and Economic Resources. The public is invited to attend.

ME?

I NEVER READ ADS!

UNLESS I WANT...
TO BUY SOMETHING...
SELL SOMETHING...
LOOK FOR A BARGAIN...

THEN I'LL LOOK IN
THE HANOVER SUN.
Doesn't everybody?

THURSDAY, FEBRUARY 5, 1976	
WY-TV-3	WECT-TV-6
6:00 Arthur Smith	Carolina In The Morning
7:00 Good Morning America	Today
8:00	
9:00 COFFEETALK	Mike Douglas
30 Donahue	

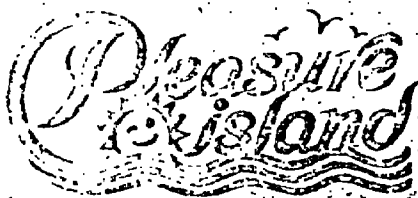
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"The Insurance"

BEACH-O-GRAM



YOUR "TREASURE CHEST" OF THIS AND THAT
FROM HERE AND THERE - ON AND ABOUT -
CAROLINA KURE BEACHES



DEDICATED TO BUILDING A HAPPIER AND A BETTER PLACE TO LIVE, WORK, AND PLAY

Volume 5, Number 14

CIRCULATION 3,000

EDITOR: Mrs. Joan McKay

458-9340

April 2, 1976

CAMA THE LAND USE PLAN

by Dick Levers

The time has come. We must submit our recommendations to the Wilmington, New Hanover County Planning Board during the month of April. They in turn must have their plan (Land Use) formulated, printed and delivered to the Coastal Resources Commission by May 15, 1976.

As you know this is a citizen participation program, directly by the State of North Carolina wants to know your thoughts, for the future use of your land, before that usage becomes

We have been working on this program for about 1 year. After many open meetings, with the residents of Treasure Island and the compilation of the information gleaned from the Citizen Opinion Surveys, we believe we know your thoughts. However it behooves each of you to attend the next meeting, to determine that our findings and recommendations are correct and in harmony with your desires.

There will be an open meeting at the Carolina Beach City Hall (Gym) at 7:30 p.m., Tuesday evening, April 6, 1976. Representatives of the Wilmington, New Hanover County Planning Department and the North Carolina State Department of Natural and Economic Resources will be present to discuss their findings and present their recommendations.

Don't miss it. This will probably be our last meeting on this subject.

BUSINESS NEWS

Mr. John R. Byrnes is busy moving into their new location across from Earle TV & Appliances, 1000 E. Park Blvd. In the planning stage at this time is the remodeling of the building to house, not only Allied Post Office, but two private offices. A new addition to the Allied Antique Shop is the name of the new business that is scheduled to open to the public about May 1.

Continued on page 6

MAYOR KEPLEY QUESTIONED

Several weeks ago the Town of Carolina Beach mailed copies of a 1975 ANNUAL REPORT to property owners in the municipality.

This publication was well-received by some citizens and not so well-received by others who questioned the wisdom and the expense of such a publication.

This week the Beach-O-Gram learned that Mr. B.R. Cheek, President of the Carolina Beach Taxpayers Association, had written to Mayor Richard Kepley requesting answers to a series of questions they had concerning the ANNUAL REPORT.

The letter from Mr. Cheek and the reply of Mayor Kepley is being published in this issue of the Beach-O-Gram at the request of Mayor Kepley.

March 22, 1976

Dear Mr. Kepley:

Several of our members have received a Booklet Titled 1975 ANNUAL REPORT, TOWN OF CAROLINA BEACH, N. C. (1975) and would like the following information regarding same:

1. If this was authorized by the Town Council at what meeting and date of same was this authorization approved?

2. What members of the Town Council voted for this Booklet to be printed?

3. What was the total cost in Manpower, hours, Printing and distribution of this Booklet?

4. To what Department of the Town will this be charged? At What Line Appropriation?

5. For what useful purpose was this Publication printed?

Your cooperation in replying to the above will be appreciated.

Respectfully,

B. R. Cheek,
President

Mayor Kepley's reply:

I have chosen to answer this letter in the local newspaper THE BEACH-O-GRAM due to the fact that the circulation of this newspaper will reach the majority of our taxpayers.

(1) This report was discussed during the preparation of the budget for the fiscal year 1975-1976 and was added to the budget approved on June 30, 1975.

(2) The budget was approved by a unanimous vote of the Town Council.

(3) The total cost of the printing and distribution of the report including manpower hours was \$1,620.00 or \$1.20 per copy.

(4) The cost was split on an equal cost basis and charged to printing and publishing appropriation in the General Fund and the Water & Sewer Fund.

(5) The purpose of the report was to give true revenue and expenditures figures along with percentage cost ratio to the taxpayers of Carolina Beach. It also gave projects accomplished and future proposed town projects. Pictures reflected projects completed and underway along with town employees. It has been placed in the town records as a permanent history of the town and it is hoped to be an annual report published on a yearly basis from now on.

AUDIT REVEALS ALL O.K.

Mayor Richard Kepley called a news conference at the Carolina Beach City Hall on Wednesday afternoon. Representatives from the area news media were invited to attend and to hear a report by the mayor concerning the audit that had been initiated by the Carolina Beach Taxpayers Association some months ago.

Mayor Kepley read a letter he had received from Mr. Harlan R. Boyles, Secretary of the N.C. Dept. of the Treasurer. The letter stated in relationship to the audit for the year ending June 30, 1975, that all funds have been accounted for and all expenditures have been made in accordance with the provisions of the applicable State laws.

Continued on page 5

★ Announcements ★

★ Employment ★

★ Business Services ★ Merchandise ★

11—Special Notices

Family Want Ad
SPECIAL
3 lines
15 times

30—Male or Female Help

DINING ROOM MANAGER-Experienced only-scheduling, service supervision, sanitation responsibilities. Full-time - Excellent salary. Apply Mr. Meschke, Hilton Hotel.

Plumbing - Heating

Plumbing repairs, all kinds. 24 hour service. Work guaranteed. Call 791-5284 or 458-8417.

Professional Service

Work: Small jobs. Replaces a special. Free estimates. All work guaranteed. 799-3622 after 5 p.m.

92—Auctions

HILLTOP AUCTION

Six miles above Hampstead on Sloop Point Rd. In back of Hilltop. Sale each Monday night at 7:30 p.m. Spring good coming in. Solid brass window and antique wood doors with brass bars, hinges and pulls from old Warrington Post Office. Watch.

10—Legal Notices

NOTICE OF PUBLIC HEARING

Notice is hereby given, in accordance with the provisions of the "Coastal Area Management Act of 1971," that the Town Council of the Town of Carolina Beach will hold a public hearing to hear comments and recommendations from public and private parties regarding a proposed land use plan for the Town of Carolina Beach. The hearing will be held at the Town Hall at 2:00 P. M. on May 11, 1976. Copies of the plan are available for inspection in the Clerk of Court's office in the courthouse and at the Town Hall between the hours of 9 A. M. and 4 P. M. weekdays. Comments and recommendations received will be considered for incorporation into the plan prior to its adoption.

Notice given this date, April 11, 1976.

Sheila S. Davis
Town Manager

LA SALLE EXTENSION UNIVERSITY

A Correspondence Institution

Need men and women immediately to call on prospective students to interview them for vocational and business courses.

\$100 • \$15 • 200

WEEKLY

When you average just 3-4 enrollments a week, you will be paid on our exclusive advance commission schedule and have the opportunity to earn substantial monthly bonuses.

EVENINGS AND WEEKENDS ARE BEST.
CAR NECESSARY.

LEADS!

LEADS!

You will call on people who have written to us and have been informed that you will call.

For a personal interview, call or write:
Mr. Shepherd
Mon. 2:30 pm - 9 p.m. Tues. 9 am - 12 noon.
918-799-1738
P. O. Box 25882
Charlotte, N. C. 28218
An equal opportunity company.

INDUSTRIAL ENGINEER

National consumer products manufacturer - books, games, activity products and craft items - with sales in excess of \$200 million seeks experienced IE to provide engineering support for newly established manufacturing and distribution facility. Initial assignments will include projects dealing with productivity and quality improvement. BSIE desired.

We offer an attractive salary/benefit program and excellent opportunities for industrial growth. Send resume with salary history to:

EMPLOYEE RELATIONS MANAGER

Western Publishing Co., Inc.

107 Tom Starling Rd.
Fayetteville, N. C. 28308
An equal opportunity employer m/f.

NOTICE

The Town of Surf City will hold a public hearing in the Town Hall on May 9, 1976, at 2:00 p.m. to discuss the Land Use Plan proposed for adoption by the Town. Following adoption, the Plan will be submitted for approval to the N. C. Coastal Resources Commission as required by G. S. 113A-110(f). The Plan, upon receipt of Coastal Resources Commission approval, will become effective policy governing land use and development of the Town.

The Land Use Plan and its Synopsis are available for review prior to the hearing between 9:00 a.m. and 4:30 p.m. in the Town Hall and in the Perdue County Courthouse.

Jane Kirk
Town Clerk

TOWN MEETING
WRIGHTSVILLE BEACH, N. C.

All residents and property owners of Wrightsville Beach are invited to attend a meeting at the School, Thursday, April 15th, 7:30 P.M.

The following subjects will be discussed:

- Wastewater Treatment Plant
- Solid Waste Disposal System
- Shore Protection System
- Land Use Plan

RETAIL STORE
MANAGER TRAINEES

Radio Shack, one of the nation's leaders in consumer electronics, has a number of positions available for store manager trainees.

We have training programs designed for college graduates, military retirees, and individuals with at least two years good hard sales experience. These are ground floor opportunities to begin training with the giant in our industry, offering advancement and a very lucrative bonus plan computed on store profitability.

Call to arrange for a personal interview.

Leon Campbell, District Manager
District Office (Raleigh) 919-782-4692
Local store (Wilmington) 919-799-2693

NOTICE!

PLEASE CHECK YOUR AD THE FIRST DAY IT APPEARS! The Star-News News Service is responsible ONLY for the first incorrect insertion. We will adjust the cost of your ad accordingly, but we are not responsible for the ad in its entirety.

★ Announcements ★

10—Legal Notices

Notice is hereby given that an order dated 5 April 1976 has been issued by the undersigned authorizing the name of the off screw MOUSTIQUE official number 555184, owned by James F. Cochran III of which Wilmington, N.C. is the home port, to be changed to DELFANTE, William Jackson, Documentation Officer, By direction of the Officer in Charge Marine Inspection, U. S. Coast Guard Wilmington.

DA-P-603
05-20-74

STATE OF NORTH CAROLINA
WANTS TO LEASE SPACE

AMOUNT: Approximately 4000 net usable square feet of air conditioned offices and related spaces.

LOCATION: Centrally located. REQUIRED: All utilities (except telephone), services and related supplies, full height partitioning to suit the operations of the The Release Aftercare Program, assigned parking spaces for 8 and ample parking for private staff cars and visitors, toilet facilities for both sexes, an electric water cooler, and a secured storage area must be provided at the specified location. Three years, beginning approximately July 1, 1976.

OWNER(S) AND OR AGENTS: Offers are hereby solicited from any and all interested parties but must reach this office, in writing, on or before April 21, 1976. All other detailed information and requirements of Proposed Leased Space will be sent in response to requests.

AGENCY: Department of Correction ADDRESS: 841 West Morgan Street, Raleigh, North Carolina 27603 ATTENTION: James P. Smith, General Administrative Assistant PHONE: 919-829-2182

Notice is hereby given that an order dated 5 April 1976 has been issued by the undersigned authorizing the name of the gas screw JAY REC official number 553918, owned by George A. Chandler, Fox of which Wilmington, N.C. is the home port, to be changed to 55771E CUT, F. S. Smith, J.A.M.

Documentation Officer, By direction of the Officer in Charge Marine Inspection, U. S. Coast Guard, Wilmington, N. C.

11—Special Notices

Carolina Beach

Panel okays CAMA plan

By CHARLES SNEED
Staff Writer

CAROLINA BEACH — The town Council, here, Wednesday night unanimously approved a Coastal Area Management Act (CAMA) mandated land use plan that calls for maintenance of current growth rates in the beach town.

The product of 1974 legislation and more recent public input from Carolina Beach residents, the land use plan theoretically represents a compromise between the needs to develop the town's economic resources and the need to preserve the town's natural resources.

According to the plan, Carolina Beach has 792 undeveloped acres in which to grow.

Additional growth can be accommodated with higher density development in the 1,285 existing developed acres.

An additional 1,373 acres of undeveloped lands consists of areas of environmental concern (AEC), however, and can be used for future development only if local and state authorities permit the developing activity.

The Coastal Resources Commission has not yet fully defined areas of environmental concern, however.

Once defined, the development potential of certain areas in Carolina Beach will be more apparent in the

calls for preservation of most of the state.

Speaking of the much discussed AEC definition at the Tuesday night meeting, planner Jim Taylor said one proposed definition would include all the barrier islands in

the state. The Carolina Beach land use plan concluded the town has a permanent population of 2,700, the beach season population of 30,000 people. With motel and apartment accommodations filled to capacity, the town's population swells to nearly 15,000, community residents to pay for the required services.

Day visitors ranging from 5,000 to 10,000 persons bring out the support services for 30,000 people. High density development, Taylor said, could more easily pay for the required services.

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