

TOWN OF

w.p.

MINNESOTT BEACH

COASTAL ZONE
INFORMATION CENTER



LAND USE PLAN

1987

HD
268
.M56
B76
1987

NC Department of Natural Resources

Brockett, Dick.
"

Town of Minnesott Beach Land Use Plan, 1987/

COASTAL ZONE
INFORMATION CENTER

Developed and Adopted by the Planning Board and
Town Council of the Town of Minnesott Beach

Locally Adopted on May 12, 1987

CRC Certified on June 5, 1987

Otis Peele
Mayor

John Anthes
Planning Board Chairman

prepared by:
Dick Brockett, Senior Planner
Rich Hall, Intern
Wanda Roberson, Typist
East Carolina University Regional Development Institute
Willis Building
Greenville, N.C.

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HD 268.M56B76 1987

TABLE OF CONTENTS

	<u>PAGE NO.</u>
PREFACE.	vii
EXECUTIVE SUMMARY.	viii
SECTION ONE: COMMUNITY PROFILE AND DESCRIPTION.	1
A. POPULATION AND SETTING	1
1. General Description.	1
2. Permanent Population	3
3. Seasonal Population.	7
B. PHYSICAL DESCRIPTION	7
1. General Description.	7
2. Soils and Slope.	7
3. Vegetation	8
4. Mineral Resources.	8
C. COMMUNITY DESCRIPTION.	8
1. General Description.	8
2. Commercial Land Use.	9
3. Residential Land Use	9
4. Tourism.	9
5. Local Employment	10
6. Existing Land Use.	11
7. Existing Land Use Compatibility.	11
8. Changes in Land Use.	13
9. Unplanned Development Potential.	13
10. Areas of Environmental Concern	14

TABLE OF CONTENTS (continued)

	<u>PAGE NO.</u>
D. DEVELOPMENT CONSTRAINTS.	16
E. MAN-MADE HAZARDS	21
F. ESTIMATED CITIZEN DEMAND/SATISFACTION.	21
SECTION TWO: PLANNING PROCESS	25
A. PLAN FORMULATION	25
1. Overview	25
2. Local Input.	25
3. Issue Identification	27
4. Intergovernmental Cooperation.	28
5. Current Plans, Management Tools, and Policies. . .	30
B. EXISTING POLICIES REVIEW	30
SECTION THREE: POLICY FORMULATION	37
OVERVIEW	37
A. NATURAL RESOURCE PROTECTION POLICIES	37
1. Areas of Environmental Concern	37
2. Development in Areas with Land Constraints (Hazards or Fragile Characteristics)	42
3. Storm Hazard Mitigation, Post-Disaster Recovery and Evacuation Plan Needs	49
B. RESOURCE PROTECTION AND MANAGEMENT	49
1. Agriculture.	49
2. Commercial Forestry.	49
3. Mining Resource Areas.	49
4. Commercial and Recreational Fisheries.	49
5. Off-Road Vehicles.	49
6. Residential and Commercial Land Development. . . .	49

TABLE OF CONTENTS (continued)

	<u>PAGE NO.</u>
C. ECONOMIC AND COMMERCIAL DEVELOPMENT.	50
1. Desired Land Development/Redevelopment	50
2. Local Commitment to Service Provisions	51
3. Beach and Waterfront Access.	54
4. Floating Marina/Development Homes.	55
5. Commitment to State and Federal Programs	55
D. CONTINUING PUBLIC PARTICIPATION.	56
E. STORM HAZARD MITIGATION, POST DISASTER RECOVERY, AND EVACUATION PLANS.	57
1. Discussion	57
2. Storm Hazard Mitigation Policies	58
3. Hurricane Evacuation Plan.	59
CONCLUSION	63
SECTION FOUR: LAND CLASSIFICATION SYSTEM.	64
A. OVERVIEW AND PURPOSE	64
B. DESCRIPTION.	64
C. CATEGORIES	64
1. Developed.	64
2. Transition	65
3. Community.	67
4. Rural	67
5. Conservation	69
D. POLICIES RELATED TO LAND CLASSIFICATION SYSTEM	69
1. Community.	69
2. Transition	70

TABLE OF CONTENTS (continued)

	<u>PAGE NO.</u>
3. Conservation.	70
4. Developed	70
5. Rural	70
SECTION FIVE: POLICY SYNOPSIS.	72
A. OVERVIEW AND PURPOSE.	72
B. LISTING AND ALTERNATIVES.	72
APPENDIX	

LISTING OF MAPS/GRAPHICS

	<u>PAGE NO.</u>
MAP/GRAPHIC 1 - LOCATION MAP.	2
MAP/GRAPHIC 2 - POPULATION PROJECTION	5
MAP/GRAPHIC 3 - EXISTING LAND USE	12
MAP/GRAPHIC 4 - AREAS OF ENVIRONMENTAL CONCERN.	39
MAP/GRAPHIC 5 - HAZARDS/CONSTRAINTS	44
MAP/GRAPHIC 6 - FLOOD HAZARD.	45
MAP/GRAPHIC 7 - LAND CLASSIFICATION	71
MAP/GRAPHIC 7a - EXISTING ZONING.	68

LISTING OF EXHIBITS

	<u>PAGE NO.</u>
EXHIBIT 1 - Population Projection.	4
EXHIBIT 2 - Population Breakdown	6
EXHIBIT 3 - Water Connections.	6
EXHIBIT 4 - Residential Land Use	9
EXHIBIT 5 - Soil Types	20
EXHIBIT 6 - Crosstabulation.	22
EXHIBIT 7 - Planning Schedule.	26
EXHIBIT 8 - 1980 Local Policies.	34

PREFACE

The following document was developed pursuant to the format suggested by the North Carolina Coastal Resources Commission. The data, background information, and referenced documents were developed based upon the guidelines spelled out in Subchapter 7B of the North Carolina Administrative Code. Other information used in the development of the plan was generated during the planning process itself through personal interviews, the community survey instrument, and the previous land use plan.

The final determinations of this plan were subject to close scrutiny by the planners, local planning board, local officials, and interested citizens. It represents the most logical and realistic approach to the local issues, problems, and opportunities of the Town of Minnesott Beach.

It is felt the document provides a firm foundation for the pursuit of environmental integrity and the realization of the best developed community possible.

EXECUTIVE SUMMARY

The Town of Minnesott Beach is continuing to maintain its character as an attractive, retirement-oriented community on the banks of the Neuse River. Though a relatively young municipality, the town has taken quick steps to equip itself with land management tools that will ensure a certain quality of development blended with environmental integrity.

During the past five years, the town has experienced moderate growth with residential development--multi-family and single-family dwelling--constituting the majority of the growth. The construction and expansion of the local marina has been the only significant commercial development over this period of time.

Minnesott Beach is unique in that the town has fewer, severe physical constraints than the surrounding areas of Pamlico County. An appealing location, higher elevation, and comparatively good soils all contribute to this enviable situation. Though these attributes are welcomed, they also necessitate that proper controls be in place to accommodate the inevitable, continued development of properties.

The town continues to be faced with a small population base, a small tax base, and a remote location. Each of these contribute to a limited amount of urban services being offered by the municipality. Beyond a centralized water system, garbage and trash collection, and road maintenance, the town does not provide urban services. The town will continue to work toward amenable solutions to correct these deficiencies through cooperation with the County and nearby communities/service districts. The town has sought within this plan to identify certain steps

toward potential solutions which will gradually service local needs and yet not be fiscally unfeasible for its limited resources.

On the other hand, the town will not relinquish its commitment to develop as a single-family residential community despite the obvious tax revenue advantages that could be attained through other types of development. The emphasis on quality, environmentally-sensitive development will continue to be sought through the development and implementation of available codes and ordinances.

The pace of development during the next five years is expected to be consistent with the past five years. Although some acceleration may take place as inland shoreline areas become increasingly attractive to the expanding number of retirement age citizens. Because of past and present planning efforts, the small municipality of Minnesott Beach has the "basics" to plan and protect its immediate future. Furthermore, the town has demonstrated a willing attitude to take new actions during the planning period to ensure its role as a responsible local government.

ACKNOWLEDGEMENTS

The 1986 Land Use Plan Update of the Town of Minnesott Beach was a cooperative effort that enabled a workable, useful planning document to be developed. The author would like to acknowledge the assistance of the following citizens for their input, interest, and devotion of time in this plan's preparation.

Ottis Peele, Mayor, Town of Minnesott Beach
John Anthes, Chairman, Minnesott Beach Planning Board
Allen Shepard, member, Town of Minnesott Beach
Zeb James, member, Town of Minnesott Beach
Thomas Kinney, member, Town of Minnesott Beach
Herbert Willis, member, Town of Minnesott Beach
Connie Kinney, Town Clerk, Town of Minnesott Beach

SECTION ONE

COMMUNITY AND PROFILE DESCRIPTION

SECTION ONE: COMMUNITY PROFILE AND DESCRIPTION

A. POPULATION AND SETTING

1. General Description

Minnesott Beach is located in Pamlico County at the southern-most point (see next page). The community is located along the Neuse River as it flows toward the Pamlico Sound. The incorporation of the town is relatively recent (1973) but has been the location for seasonal homes, summer visitors, and recreational enjoyment for several decades. The town consists of approximately 980 acres of land.

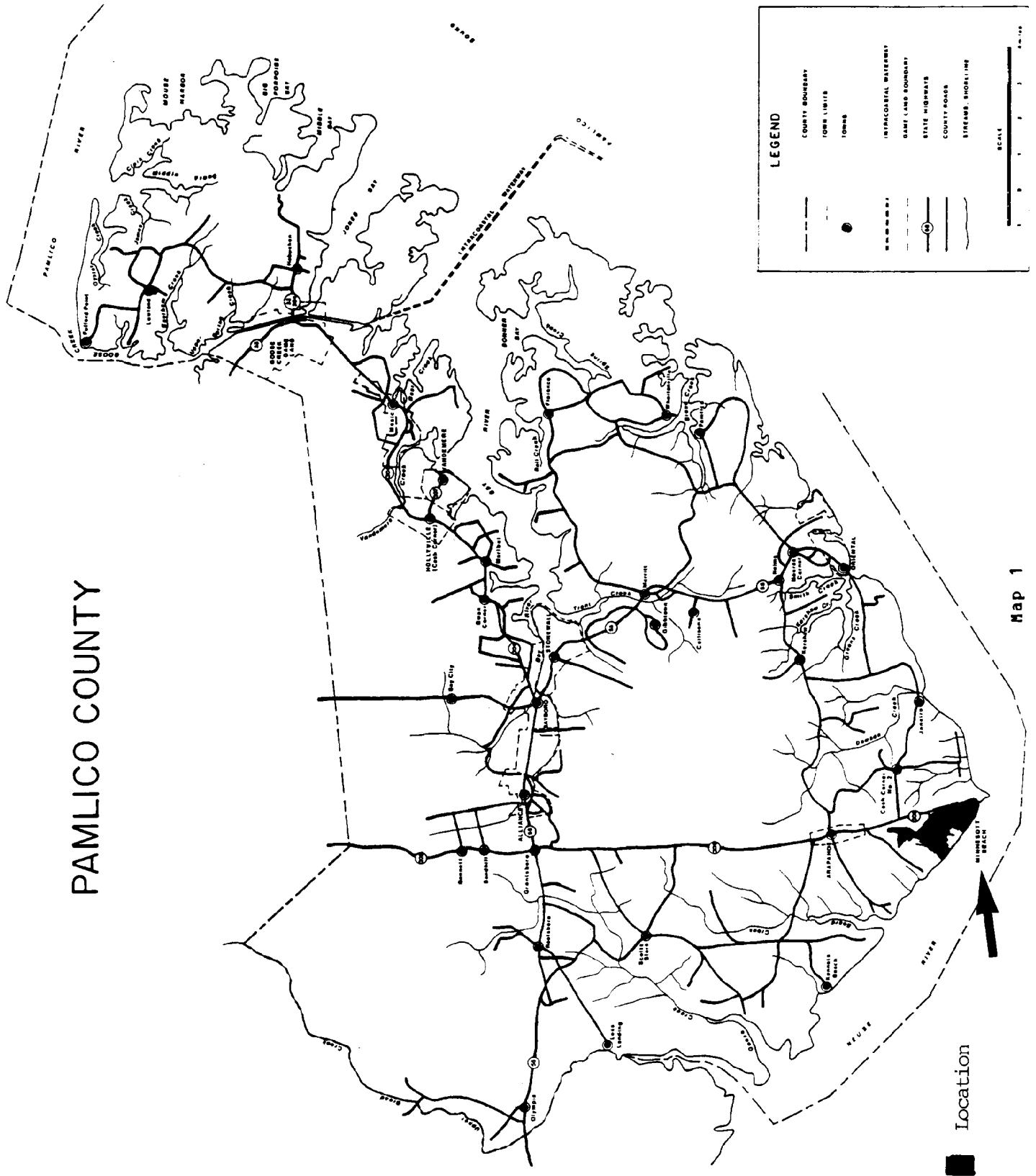
Today, the community is becoming the home of more permanent residents and is the site of many speculative lots for second homes or permanent residences. The development taking place has been primarily limited to residential development or its associated recreational development (i.e. Marina, Golf Course). Limited commercial development has occurred.

Highway access to the town is by N.C. Highway 306 only. A state-maintained ferry provides access from southern Craven County and Carteret County areas.

The town is atypical topographically for the coastal plain of North Carolina. Due to its location along a high sandy bank which is correctly identified as the Suffolk scarp the town does exhibit some topographical relief, especially along the creek tributaries feeding into the Neuse River.

The town is bordered by a large YMCA camp (Camp Seagull) to the east, the town of Arapahoe to the north, and the Neuse River on the south. The western border is unincorporated Pamlico County.

MAP/GRAPHIC 1



2. Permanent Population

The amount of permanent population residing in Minnesott Beach has only been recorded once in the official federal census. Being incorporated in 1973, previous counts included the entire enumeration district (ED540U). The 1980 Census counted 171 persons as permanent residents of Minnesott Beach. This figure contradicts the estimated 320 persons cited in the 1980 land use plan which was based upon the following:

TABLE A¹

139 Occupied Units X 2.3 Average Household Size = 320 persons

Based upon the available survey information, the average household size (permanent and seasonal) is 2.5 persons. It is generally felt the permanent household size in Minnesott Beach is not that high and the number of permanent residences is not as high as the previous consultants had estimated. The citizen survey indicates permanent household size to be close to 2.11.

Present housing surveys indicate a total of 106 permanent housing units located within the town limits. Using the per household figure calculated from the survey figures, a total of 224 permanent residents are now estimated in the municipality. Using the previous factor of 2.3 persons per household (1980 Land Use Plan), the figure is 244 persons. As one can see, such differences represent sizeable changes in the population estimates from the 1980 Plan.

TABLE B

106 Permanent Housing Units X 2.11 1986 Survey = 224 persons
figure

106 Permanent Housing Units X 2.3 1980 Household = 244 persons
factor

¹1980 Minnesott Beach Land Use Plan, Coastal Consultants Ltd.

Both estimates are higher than the North Carolina Office of State Budget and Management's 1984 estimate of 195 persons. Even based upon those figures, Minnesott Beach has had the highest growth rate of the County's municipalities (14.0%) (See Exhibit 1).

EXHIBIT 1: POPULATION PROJECTION

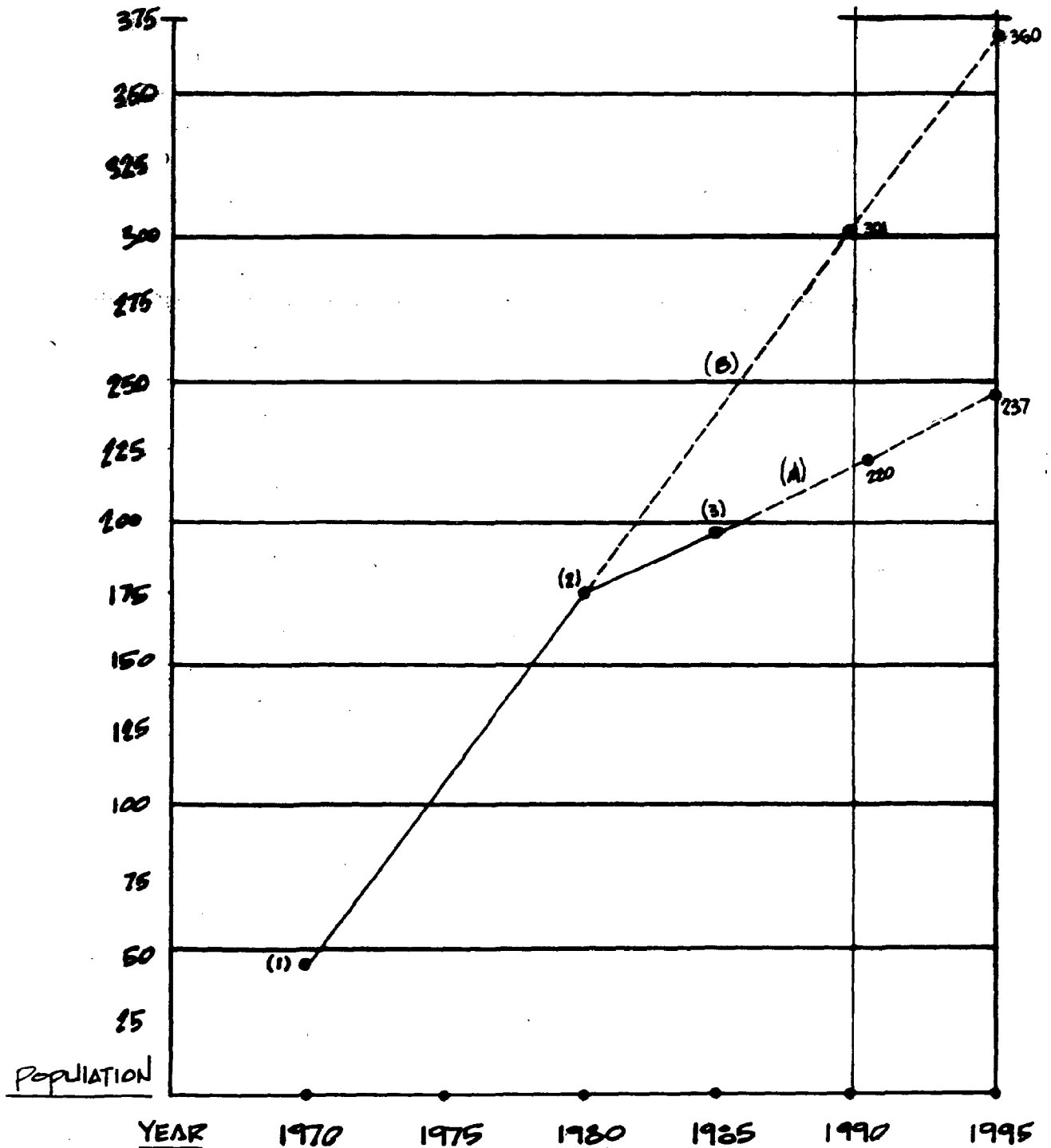
	<u>1970 Census</u>	<u>1980 Census</u>	<u>1984 Estimate</u>	<u>% Change</u>
PAMLICO COUNTY	9,467	10,398	10,859	4.4
Alliance	577	616	647	5.0
Arapahoe	212	467	476	1.9
Bayboro	665	759	771	1.6
Hollyville	...	100	102	2.0
Mesic	369	390	400	2.6
Minnesott Beach	41	171	195	14.0
Oriental	445	536	606	13.1
Stonewall	335	360	359	-0.3
Vandemere	379	335	333	-0.6

Source: N.C. Department of Administration.

Minnesott Beach has little in the way of historical census data to base their projected population growth. Two projections (see Map/Graphic 2 on page 5) are provided, one (Projection Line B) using the two most recent census figures and one (Projection Line A) using the State of North Carolina Office of Management and Budget's 1984 estimate. The latter estimate is based upon four methods: constant proportion, partitioned change, vital rates, and auto and truck registration. This percentage gain corresponds directly with the increase in water customer tap-ons during the past five years (See Exhibit 3).

The accuracy of Projection A is assumed to be more dependable due to the abnormal influences placed upon Projection B. These influences, such as the incorporation, installation of water service, and the opening of the major subdivision that comprises a majority of the town, represent skewing effects. Based upon present information and the unknown influence

TOWN OF MINNESOTT BEACH Population Projection 1995



1 - 1970 CENSUS
2 - 1980 CENSUS
3 - 1984 CENSUS ESTIMATE

of the popularity of water-related development, increased retiree impact, and uncertain economic factors, an estimate between Projection A and Projection B may be the most accurate for future planning purposes. One fact that may be incorporated into this projection is that nearly one-third (32.2%) of the seasonal residents and/or property owners in the citizen survey responses plan to permanently move to Minnesott Beach within the next 5 years. This represents 20 new households (18.9% household increase).

The composition of the permanent population is 52.6% Female and 47.4% Male with nearly 95% of the residents being white. The median age figure (40.7 years) reflects the retirement age of the community. This compares with 29.6 years and 32.3 for North Carolina and Pamlico County, respectively. Nearly 12% of the permanent population is 65 years or above. No detailed age breakdown for municipalities under 2,500 persons is available.

EXHIBIT 2

POPULATION BREAKDOWN

<u>Total Persons</u>	<u>Male</u>	<u>% Male</u>	<u>Female</u>	<u>% Female</u>
171	82	47.4	89	52.6

AGE GROUP

<u>Under 5 years of age</u>	<u>18 years+</u>	<u>65 years+</u>	<u>Median age</u>
11/6.4%	133/77.8%	19/11.7%	40.7 years

EXHIBIT 3

WATER CONNECTIONS

<u>Year</u>	<u>Full-time</u>	<u>% Change</u>	<u>Seasonal</u>	<u>% Change</u>	<u>Total</u>	<u>% Change</u>
1981	88	N/A	32	N/A	120	N/A
1986	106	+20.5	34*	+6.3	140	+16.6

*Does not include seasonal trailers, mobile home spaces.

Source: Town of Minnesott Beach.

3. Seasonal Population

Twenty-four percent (24%) of the town's population consider themselves seasonal residents based upon water customer registration (See Exhibit 3). The survey results show approximately 14% of the household responses considered themselves seasonal residents of Minnesott Beach. Such residents are primarily single family homeowners that retain second homes in Minnesott Beach.

The current, available housing stock equals 182 units. Using the overall per household figure of 2.5 generated by the citizen survey, this represents a potential seasonal population of 455 persons. Due to the lack of data for motel space, cottages, trailers, etc., this estimate should be considered a minimum figure. This projected seasonal increase places the potential population of Minnesott Beach at least 103% higher than the permanent population.

B. PHYSICAL DESCRIPTION

1. General Description

The town of Minnesott Beach is mostly typical of the small towns located in Pamlico County and along the coast of North Carolina. The topography is relatively flat despite the presence of the aforementioned scarp (ridge) that exists. The soils have a sandy texture with some clay content. The landscape is comprised mostly of pines; with some oaks, maples, gums, dogwoods, and wax myrtles scattered throughout the area.

2. Soils and Slope

The most predominant soil type within the corporate limits of Minnesott Beach is Alpin. Other major soil types which exist include Baymeade and Conetoe. Each of the soil types have some degree of physical

limitation on development and the proper functioning of septic tank systems. Kenansville is the most adequate, but amounts to less than 5% of the town's soil type materials. Other suitable soils include Conetoe and Baymeade. Overall, Minnesott Beach's soil types are generally better than the remainder of Pamlico County.

As stated, the topography is relatively flat with slope elevations ranging from 1 to 5 percent. Steep enbankments are encountered along some portions of the shorelines of the Neuse River and Alligator Gut.

3. Vegetation

The town of Minnesott Beach has generally been carved from stands of pine trees that have stood on the gently-rolling sandy banks. With some hardwoods scattered throughout the area, the vegetative cover has provided a nice complement to the attractiveness of the Neuse River.

Some aquatic plants exist along the estuarine shoreline including cordgrass and spartina. A portion of this vegetation has been artificially introduced by property owners to diminish the erosive effects of wave action.

4. Mineral Resources

A major mineral resource that exists within the sedimentary rock of Pamlico County and thus Minnesott Beach is phosphate. The likely occurrence of such deposits is dictated by the level of sand content. In the subsurfaces below Minnesott Beach a moderate concentration (50% to 75% sand) occurs.

No other mineral resources are known to exist.

C. COMMUNITY DESCRIPTION

1. General Description

The character of Minnesott Beach has basically remained the

same with residential development continuing to be the primary land use (See Map/Graphic 3). Some change in the types of residential development has taken place over the past five years as condominiums/townhouses have been built. These units are intended for full-time or seasonal use by the owners. Otherwise, the additional units in the town have been conventional single-family residences. The marina facility, cited in the 1980 land use plan, has also been completed with some expansion. The paragraphs below, along with Sections 5, 6, and 7, provide additional details about present land use patterns.

2. Commercial Land Use

Commercial development has not changed significantly in the town. Development associated with marina improvements has constituted the most significant change in the landscape of the town. Commercial development and activity in vicinity of the Highway 306 junction has virtually remained the same since the previous land use plan was written.

3. Residential Land Use (Housing)

The following breakdown depicts the residential character of Minnesott Beach.

EXHIBIT 4

Single Family Units	Multi-Family	Mobile Homes	Vacant
110	19	46	N/A

Source: Rich Hall, Planning Intern, East Carolina University Regional Development Institute.

4. Tourism

No significant increase in tourist-related development of services has been noted in Minnesott Beach over the planning period.

The local marina complex and golf course cater to the second-home and retired residents of the town. Supplemental tourist amenities such as hotel/motel space and restaurants are limited in the immediate area.

Most tourists using the existing ferry service do not spend time in Minnesott Beach.

No strong local desire to attract these tourists was expressed during the planning process.

5. Local Employment

a. Agricultural

No agricultural activities take place within the town limits of Minnesott Beach and no prime agricultural lands exist within the town limits.

b. Commercial Forestry

No commercial forestry operations exist within the town limits of Minnesott Beach.

c. Commercial Fishing/Recreational Fishing

Though commercial fishing takes place off shore from Minnesott Beach, no fishing operations originate out of the Town of Minnesott Beach.

Recreational Fishing is limited in the municipality.

d. Peat Mining

No operations related to peat mining take place within the town limits of Minnesott Beach. Nearest peat resource exists approximately 4.5 miles northeast of Minnesott Beach. The presence of resource does not directly affect the Town of Minnesott Beach.

e. Major Employment

Major employment within Minnesott Beach is associated with the marina, Country Club and real estate interests, while major employers outside the locality consist of the Cherry Point Marine Base and Texas Gulf phosphate operation.

6. Existing Land Use

The town of Minnesott Beach has remained the same size since the development of the 1980 Land Use Plan. The town's 980 acres are still primarily undeveloped with the Minnesott Beach Golf and Country Club being the largest amount of land use (203 acres) within the town limits. The golf course itself takes up approximately 95% of the 203 acres with the Club House, parking lot, tennis court, and undeveloped property comprising the balance.

Nearly 250 residential lots remain plotted but undeveloped while over 600 acres of the town is forested and unplotted vacant property. Based upon the town's topographic features and zoning requirements, it is estimated that total buildout of the town would constitute approximately 580 lots. The existing land use map (See Map/Graphic 3 on page 12) graphically depicts the present land use profile.

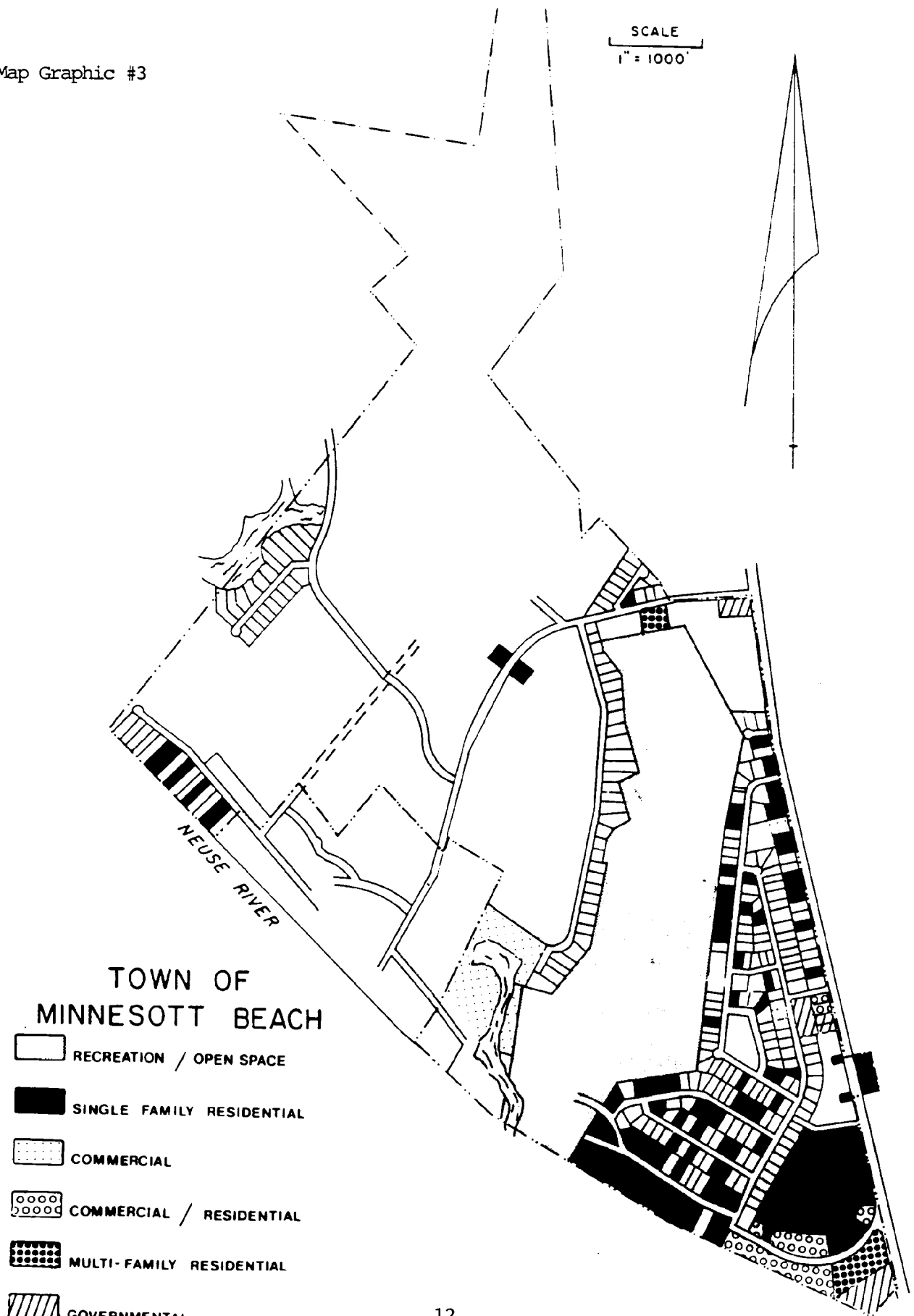
In addition, the town surrounds nearly 100 unincorporated acres bordering the Neuse River.

7. Existing Land Use Compatibility

Due to the small size and the predominance of single-family residences and the golf course, Minnesott Beach does not experience significant conflicts between land uses. Generally, the land uses are well separated where development has taken place.

The State Ferry Dock operated by the North Carolina Department of Transportation is located at the terminus of N.C. 306 at the easternmost point of the town. The dock itself and the traffic it generates is not a source of complaints. There is ongoing concern surrounding the contributing impact of the wave action along the surrounding shoreline properties.

Map Graphic #3



The golf course and the marina both are developed in such a manner that blends well with the residential nature of the community. The only related problem proves to be the inability to traverse the town quickly due to the golf course splitting the town in half. Since most services come from the north (i.e. fire, rescue) this does not prove to be an insurmountable problem.

The nearby YMCA camp, Camp Seagull, is seasonal and blends in well with the town. No complaints or problems were raised concerning the camp.

8. Changes in Land Use

Based upon the past, residential development will occur at a relatively slow pace. The northwestern section of town is still unplotted and remains a speculative area. An area off of Country Club Drive West is still projected to be an artificial water body (lake) with plotted single-family lots nearby. As of this writing, no action has been undertaken or is anticipated in the near future.

Since the 1980 Land Use Plan, the development of a marina on the western side of the golf course has taken place. Development associated with this improved water inlet is possible.

Other changes include the development of multi-family condominium units adjacent to N.C. 306 and the ferry dock site. This site consists of 15 units with a second stage being planned. No other significant changes in land use patterns has taken place.

9. Unplanned Development Potential

As mentioned, Minnesott Beach has grown from an out-of-the-way destination point for recreationers to a residential community with recreation amenities. Those older cottages and buildings of those

by-gone days are reminders of the town's previous character.

Because the character of the town has changed and the buildings are generally in disrepair, the older buildings are now seen as "detractions" by some of the town's residents. Since no local standards were in effect at the time of construction, such problems are inherent.

Through the process of incorporation and the implementation of a zoning ordinance, potential problems related to density and soil suitability have been rectified. The existing residences and buildings resulting from unplanned development practices represent a small portion of the town's overall building stock. The zoning ordinance prevents any change in these "nonconforming" uses and also limits the amount of structural modification which is allowed to take place. Should the structures further deteriorate to a point of constituting safety hazards the local building code provisions of Pamlico County will be administered.

10. Areas of Environmental Concern

The types of Areas of Environmental Concern are designated in Minnesott Beach. They include Coastal Wetlands, Estuarine Waters, Estuarine Shoreline, and Public Trust Waters. These areas are ones in which the State of North Carolina regulates the approval of development activities in accordance with G.S. 113A-113b (Coastal Area Management Act).

a. Coastal Wetlands

Coastal wetlands or marshlands are defined 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. Coastal marshlands also contain some specific marsh plant species.

- patches along Alligator Gut in Minnesott Beach
- Smith Gut

b. Estuarine Waters and Estuarine Shorelines

The estuarine waters are those bodies of waters where fresh inland and salty coastal waters mix. This mixture produces a nutrient-rich habitat for aquatic plants, animals, and fish. The Neuse River and the nearby Pamlico Sound are both examples of estuarine waters.

Estuarine shorelines are those non-ocean shorelines which are especially vulnerable to erosion, flooding, or other adverse effects of wind and water and are intimately connected to the estuary. This area extends from the mean high water level or normal water level along the estuaries, sounds, bays, and brackish waters for a distance of 75 feet landward.

As an AEC, Estuarine shorelines, although characterized as dry land, are considered a component of the estuarine system because of the close association with the adjacent estuarine waters. Estuarine waters and adjacent estuarine shorelines make up the most significant components of the estuarine system in Minnesott Beach. The significance of the estuarine system is that it is one of the most productive natural environments of North Carolina. It not only supports valuable commercial and sports fisheries, but is also utilized for commercial navigation, recreation and aesthetic purposes. Species dependent upon estuarines include menhaden, shrimp, flounder, oysters, and crabs. These species make up over 90 percent of the total value of North Carolina's commercial

catch. These species must spend all or part of their life cycle in the estuary. The preservation and protection of these areas are vitally important. The estuarine waters and adjacent estuarine shorelines comprise the entire southern boundary of Minnesott Beach.

- approximately 2.3 miles adjacent to the Neuse River

- Alligator Gut

- Smith Gut

c. Public Trust Waters

Public trust waters are partially defined as all waters of the Atlantic Ocean and the lands thereunder from the mean high water mark to the seaward limit of state jurisdiction; all natural bodies of water subject to measurable lunar tides and lands thereunder to the mean high mark; all navigable natural bodies of water and lands thereunder to the mean high water level or mean water level, as the case may be. In other words, public trust areas are waters and adjacent lands, the use of which, benefits and belongs to the public.

- In Minnesott Beach, all of the waters previously listed as Estuarine Waters.

D. DEVELOPMENT CONSTRAINTS

Constraints, both physical and man-made, represent the limitations of growth potential placed upon the municipality.

The most significant constraint in Minnesott Beach is the estuarine erosion area. This constraint threatens existing lands and structures and clouds the future for other shoreline development. Being low in elevation and along the Neuse River, flood hazards are inherent in certain locations.

Soil limitations, though common throughout the region, are not extremely severe for the low density development patterns in Minnesott Beach. This is due largely in part to its location along the previously mentioned Suffolk scarp.

Each Area of Environmental Concern (AEC's) located within Minnesott Beach constitutes a natural constraint to local development actions.

Neither of the basic local services, the water system or garbage collection service, stand as constraints. The lack of certain community services (i.e. police, fire, wastewater treatment), could be seen as deterrents to local development potential.

a. Estuarine erosion area

The shoreline of Minnesott Beach is a general pattern of varying amounts of erosion. This pattern is countered with a variety of erosion control devices inclusive of marsh grass, bulkheads, jetties, and rip-rap, or no existing devices. At locations where prevention techniques have been installed, further erosion has been countered. The rate of erosion for unprotected properties, though not accurately logged or depicted by resource accounts, has fluctuated over the past five years. Some steep slopes exist now along the shoreline, because of the cumulative deteriorative impact of wave and wind action.

b. Soil Limitations

One of the overriding determinants of any land use plan is the capability of the soil types to sustain development. One of the primary reasons to review the general suitability of local soils is to assess the feasibility of future sites for certain types of development. All of the Town's soils are classified as having some degree of physical

limitations for development. The analysis (see page 20) indicates the soils found in the Town and indicates their suitability for various purposes. The indications of the analysis are beneficial for planning purposes only. On-site inspections would be necessary to determine specific soil properties for any development purpose. Since each type is rated as having certain degrees of limitations, engineering practices and construction techniques must be utilized wherever possible to minimize the limiting affects on development.

A definition for each rating of soil type as determined by the U.S. Soil Conservation Service is indicated below:

Slight: Soil properties are generally favorable for the stated use, or limitations are minor and can be easily overcome.

Moderate: Some soil properties are unfavorable, but limitations resulting from the properties can be overcome or modified by special planning, good design, and careful management.

Severe: Soil properties are unfavorable and resulting limitations are too difficult to correct or overcome. Soil will require major soil reclamation or special design for stated uses. This rating does not imply that the soil cannot be used.

Very Severe: This rating is a subdivision of the severe rating and has one or more features so unfavorable for the stated use that the limitation is very difficult and expensive to overcome. Reclamation would be very difficult, requiring the soil material to be removed, replaced, or completely modified. This rating is confined to soils that require extreme modification and alteration, and are generally not used for dwellings and septic tank filter fields.

These judgements are placed on several criteria inclusive of the limitations on septic tanks, filter fields, units with/without underground structure (basements), and local streets, roads, and playgrounds. This information is based upon the compositions of the soil(s) and observed

limitations and is developed by the U.S. Soil and Conservation Service.

For example, observations of filter beds for on-site disposal of sewage failing on a given kind of soil are recorded. This relates to the slow permeability characteristic of the soil. Also, the soil's capability to accommodate the construction of streets, road pavements, and foundations for houses is related to the shrink-swell (expansion) potential of the particular soil. Both of these indicators provide basic assumptions for future site planning.

Efforts have been made within the Town's Zoning Ordinance to direct development to take place on Alpin Soils. The limitations of these soils in filtering leachate from local septic tank filter fields underscores the need for low density development. Even so, continued development could necessitate consideration of the feasibility of a public sewer system at a future date.

e. Community Facilities/Services

Due to the limited facilities/services (water, refuse collection) provided by the town and their ability to meet present and projected demand for these services; constraints to development must be viewed as those facilities/services that do not exist.

The water system's source is two wells each producing approximately 200 GPM. Presently, the system operates at an annual average of 12% capacity. Peak load for the water system stands at 60,000 gallons per day with a total capacity of 500,000 gallons per day. The water tank facility has a capacity of approximately 75,000 gallons and the local water softener has a capacity of 150 GPM. Present water customers number 140 users with 76% of those being full-time users.

Due to the relative remoteness of the municipality and the commitment of the town not to encourage high intensity development,

SOIL TYPES: TOWN OF MINNESOTT BEACH

Soil Unit	Septic Tank Filter Fields	Dwellings without Basements	Dwellings with Basements	Local Streets and Roads	Playgrounds
Alpin	Severe - Poor Filter	Slight	Slight	Slight	Severe Sandy
Baymeade	Moderate Wetness	Slight	Moderate Wetness	Slight	Severe Sandy
Conetoe	Slight	Slight	Slight	Slight	Moderate
Johnston	Severe, Flooding and Wetness	Severe, Flooding and Wetness	Severe, Flooding and Wetness	Severe, Flooding and Wetness	Severe, Flooding and Wetness
Kenansville	Slight	Slight	Slight	Slight	Severe Sandy
Leon	Severe Wetness	Severe Wetness	Severe Wetness	Severe Wetness	Severe Wetness
Rutlege	Severe - Wetness Poor Filtering	Severe - Wet	Severe - Wet	Severe - Wet	Severe - Wet

EXHIBIT 5

the lack of certain community facilities/services (i.e. wastewater) restrains development possibilities.

Based upon present usage, the Town's water system could service up to 1170 users. Projected build-out of Minnesott Beach would add 580 additional users, still constituting only 61.5% of the system's potential capacity. Also, this projection is assuming full-time users which is quite unlikely given the present character of the town.

E. MAN-MADE HAZARDS

No significant man-made hazards exist in Minnesott Beach.

F. ESTIMATED CITIZEN DEMAND/SATISFACTION

The growth potential of a municipality is also dictated by the capability to meet service demands and the satisfaction of the residents with the services provided. As stated, service capacity is being met adequately for those services provided by the Town.

The following exhibit provides insight into the level of satisfaction that exists within Minnesott Beach. The findings are based upon the Citizen Survey which was conducted. It will be analyzed further in a later section.

EXHIBIT 6

Crosstabulation of Vital Information
Residence Status (rows) with Public Service (columns)

<u>Service</u>	<u>Excellent</u>	<u>Good</u>	<u>Average</u>	<u>Poor</u>	<u>No Opinions</u>	<u>TOTAL</u>	<u>Missing Data</u>
Public water system							
Full-time	2	20	9	6	0	37	
Seasonal	4	6	5	0	0	15	
Non-resident	0	11	6	2	22	41	
Totals	6	37	20	8	22	93	5
Septic system							
Full-time	7	14	7	1	5	34	
Seasonal	0	5	4	2	3	14	
Non-resident	1	5	6	3	25	40	
Totals	8	24	17	6	33	88	9
Town streets							
Full-time	2	19	13	3	0	37	
Seasonal	0	5	8	2	0	15	
Non-resident	0	9	12	6	13	40	
Totals	2	33	33	11	13	92	6
Drainage							
Full-time	7	18	9	4	0	38	
Seasonal	0	6	5	1	3	15	
Non-resident	1	8	10	2	19	40	
Totals	8	32	24	7	22	93	5
Trash Collection							
Full-time	11	23	3	0	1	38	
Seasonal	0	12	2	0	1	15	
Non-resident	1	5	5	1	28	40	
Totals	12	40	10	1	30	93	4
Recreation							
Full-time	2	7	7	18	2	36	
Seasonal	0	3	6	3	3	15	
Non-resident	1	7	7	5	20	40	
Totals	3	17	20	26	25	91	6

Crosstabulation of Vital Information
Residence Status (rows) with Public Service (columns)

<u>Service</u>	<u>Excellent</u>	<u>Good</u>	<u>Average</u>	<u>Poor</u>	<u>No Opinions</u>	<u>TOTAL</u>	<u>Missing Data</u>
Town Government							
Full-time	0	13	18	7	0	38	
Seasonal	0	4	5	2	4	15	
Non-resident	0	5	5	3	27	40	
Totals	0	22	28	12	21	93	4
Fire Protection							
Full-time	3	12	14	7	0	36	
Seasonal	0	5	5	2	3	15	
Non-resident	0	5	7	0	28	40	
Totals	3	22	26	9	31	91	6
Safety (Police) Protection							
Full-time	2	7	11	14	2	36	
Seasonal	0	2	3	7	3	15	
Non-resident	0	3	5	1	30	39	
Totals	2	12	19	22	35	90	7
Emergency Preparedness							
Full-time	1	5	13	12	6	37	
Seasonal	0	1	3	3	8	15	
Non-resident	0	2	6	1	31	40	
Totals	1	8	22	16	45	92	5
Street Lighting							
Full-time	7	12	14	4	1	38	
Seasonal	1	6	3	4	1	15	
Non-resident	0	10	9	3	18	40	
Totals	8	28	26	11	20	93	4
Rescue/Ambulance Services							
Full-time	3	14	14	4	0	35	
Seasonal	0	1	4	3	6	14	
Non-resident	0	4	3	2	31	40	
Totals	3	19	21	9	37	89	8

Crosstabulation of Vital Information
Residence Status (rows) with Public Service (columns)

<u>Service</u>	<u>Excellent</u>	<u>Good</u>	<u>Average</u>	<u>Poor</u>	<u>No Opinions</u>	<u>TOTAL</u>	<u>Missing Data</u>
Medical Services							
Full-time	2	11	13	8	2	36	
Seasonal	0	1	1	6	6	14	
Non-resident	0	3	4	5	28	40	
Totals	2	15	18	19	36	90	7
Education							
Full-time	3	7	19	5	3	37	
Seasonal	0	0	5	2	7	14	
Non-resident	0	5	5	4	26	40	
Totals	3	12	29	11	36	91	6

SECTION TWO
PLANNING PROCESS

SECTION TWO: PLANNING PROCESS

A. PLAN FORMULATION

1. Overview

The development of this land use plan was a series of actions which attempted to establish the present situation in Minnesott Beach, then accumulate a record of past actions and changes related to the town's evolution; comparing the two to understand the past direction and project the direction that the locality is headed. A schedule (see following page) was designed to guide the process and ensure appropriate local input, analysis, and citizen participation.

2. Local Input

Information from local citizens was basically obtained through a mail survey. The survey was mailed to 201 households. These households represented full-time residents and seasonal residents, as well as property owners within the incorporated limits. The survey instrument (see appendix) was designed to gather opinions on various subjects and issues which have or could be of concern in Minnesott Beach. Local news releases and notices were also provided in order to maximize the visibility of the process. Sixty-three percent (63%) of the surveys were returned, tabulated by computer, and analyzed over a series of meetings and discussions.

Other highlights of the information-gathering process were as follows:

- Surveys mailed to all residents and property owners of Minnesott Beach. The mailing was based upon water customers and County property records. Sixty-three percent (63%) of surveys were returned, tabulated by computer, and analyzed.

PLANNING SCHEDULE - TOWN OF MINNESOTT BEACH

LAND USE PLAN UPDATE

	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
I. Citizen Participation												
1. Identify local advisory group	_____	_____										
2. Prepare citizen participation plan		_____										
3. Develop input tools			_____	_____								
4. Educational Efforts			_____ continuing									
5. Public Awareness			_____ continuing									
6. Public Hearings										_____		
II. Policy Development												
1. Assess Present Conditions/ Plans/Policies				_____								
2. Evaluate public concerns				_____								
3. Establish public priorities				_____								
4. Special Issue Identification				_____								
5. Draft Policy Statements					_____							
6. Review/Reassess Policy Statements						_____						
7. Finalize Policy Statements							_____					
III. Background												
1. Data Collection	_____											
2. Base Map Development					_____							
3. Special Area Maps					_____							
4. Graphics Development					_____							
IV. Plan Development												
1. Preliminary Draft												
2. Final Draft								_____				
3. Acceptance											_____	_____

- Nine meetings of the Planning Board and/or Town Council were held and input received to guide the planning process.
- Three reviews of the planning elements were completed with the Mayor.
- Interviews (one-on-one) with several prominent local residents and development interests took place during the process.
- A day-long workshop was held at the Town Hall on the problems of shoreline erosion, protection, and nourishment. Officials from North Carolina State University, East Carolina University, Division of Coastal Management, Sea Grant Program, and North Carolina Department of Transportation attended the workshop to offer comments, make suggestions, and respond to questions of the local citizens and officials.

3. Issue Identification

In addition to those policy issues prompted by the North Carolina Coastal Management Act, several local issues were also identified. Certain issues and the level of local concern were assessed through the above processes and the following is a synopsis of the findings.

- SHORELINE DEVELOPMENT AND MAINTENANCE. Erosion continues to be a problem along the riverfront. The impact of bulkheads, jetties, and nourishment on unprotected properties continues to be a source of contention. Information gleaned from the workshop indicates that erosion will continue, tempered only by natural buffers, bulkheads, and/or jetties. This issue was raised in the previous plan, by the Planning Board, and through the survey responses.
- ENVIRONMENTAL CONSIDERATIONS. Water quality in the Neuse, Alligator Gut, and other nearby water bodies is of great concern. This issue was identified in the previous plan, by the Mayor, by the Planning Board, and through the survey responses.
- PUBLIC AWARENESS. Despite the small size of the town, many citizens felt that they were not aware of the actions and policies of the Town. This was mentioned in the survey responses.

- PUBLIC SERVICES. It was felt that some public services were good (i.e. public water and garbage collection). Others such as fire/police, recreation, and medical services did not rate well. The deficiency of these were mentioned in the survey and by the Planning Board during its meetings.
- PUBLIC BEACH ACCESS. On this issue, the citizens were sharply divided. While the majority of survey respondents favor having a public beach, almost 28% are not in favor of it. This issue was identified by the Mayor, the Planning Board, via the surveys, and during the workshop.
- ENFORCEMENT TOOLS. The Town now controls development through its zoning ordinance and CAMA enforcement regulations, while the county enforces local septic tank regulations. Public opinion was strongly in favor of continuing and/or increasing available development controls on the state and local levels. Other tools have been discussed, including subdivision regulations, an appearance ordinance, and anti-bulkhead ordinances. This issue was pointed out by the Planning Board, the Mayor, and during the workshop.
- OVERALL TOWN DEVELOPMENT. Concern was voiced over maintaining the quality appearance of the town. Items discussed included mobile homes, large facilities, mining and forestry operations, and large-scale commercial developments. A continuation of the low density, single-family development at an accelerated pace was voiced by a sizeable portion of respondent groups (full-time, seasonal, property owners). The unincorporated sector of the town was also seen as a development issue.

4. Intergovernmental Cooperation

In order to accurately project the actions and issues related to the Town of Minnesott Beach, one must determine the course of Pamlico County and the Town of Arapahoe, as well as any authorized local service authority. Both government entities were contacted and discussions were held to determine any actions, policies, or regulations which could impact the Town of Minnesott Beach. Also, persons responsible for developing plans which would impact Minnesott Beach were contacted for information.

The following intergovernmental services were reviewed. Their present situation as well as future plans were taken into consi-

deration in the development of the Town's policies. A synopsis of these services and plans appear below:

<u>Service/Action</u>	<u>Unit of Government</u>	<u>Proposed Actions/Plans</u>
Sewer Service	County Authority	Phased sewer service does not include Minnesott Beach
Rescue/Emergency	County Authority	Continuing present operation
Law Enforcement	Pamlico County	Continuing present operation
Education	Pamlico County	No capital improvement plans directly impacting Minnesott Beach
Sanitary Landfill	Pamlico County	No plans directly impacting Minnesott Beach
Fire	Town of Arapahoe	Existing situation continuing
Recreation	Pamlico County	No development sites located in Minnesott Beach
Building Permit	Pamlico County	Continuing present operation

The following individuals were contacted and used for coordination in the assessment of the local situation and the development of this plan:

Vicki Deal. Pamlico County Sanitarian
William Rice. County Manager
Charles Toler County Planner/Emergency Coordinator
Betty Mason Pamlico County Recreation Coordinator
*Tim Beatley Planner, Coastal Resources
Collaborative, Ltd.
Randy Beaman. Tax Supervisor
Soil Conservationist. U.S.D.A. Soil Conservation Service

*Preparing Pamlico County Land Use Plan.

5. Current Plans, Management Tools, and Policies

Currently, the Town of Minnesott Beach has developed only one management tool requiring local administration. The town did adopt a zoning ordinance and accompanying zoning map since the last land use planning cycle. A local zoning administrator reviews all plans prior to them being sent to the building inspector for county approval. The town did not develop a subdivision ordinance. But some restrictive covenants do still exist for a majority of the town's developed area.

All building permits, electrical permits, and plumbing permits are issued by Pamlico County. Health-related permits are issued by the County Health Department.

The town depends upon State and Federal enforcement officials to regulate development actions impacted by State and Federal environmental laws.

The implementation of local policies is limited to the application of the zoning ordinance and the implementation steps called for in the 1980 land use plan. A synopsis of the status of those policies appear on page 34 (Exhibit 8).

B. 1980 POLICY EFFECTIVENESS REVIEW

The Town has experienced a wide range of results related to the application of its previously adopted policies (1980 Plan).

The zoning ordinance, as adopted, is designed as a framework to further the town's desired development pattern. In addition, it has sought to ensure environmental integrity in the town through its low density and recognition of certain soil limitations. Further environmental consideration is exhibited in the ordinance through its identification of "conservation" areas and restrictive development practices throughout these areas.

Since the adoption of the 1980 Land Use Plan, the Town of Minnesott Beach has seen mostly detached, single-family residential development within its corporate limits. This type of housing development has been consistent with the relevant adopted policies. The vast majority of the residential development has been on inland properties and not along the Neuse River.

No evidence of policy action inconsistent with the environmental concerns noted in the 1980 Plan have been indicated during the planning process.

Fifteen multi-family units (Sea Gull Villas) have been constructed since 1980 adjacent to the shoreline. These units were built on approximately six acres of property previously designated commercial properties (C-2). The zoning was changed to allow this construction (Phase 1). The placement of mobile homes on this property would have been allowable under this zoning change, thus being in conflict with Policy 9. A second phase and third phase are planned for the remainder of the designated RM district. Upon completion, the site will have eleven structures (55 individual units) on the entire six acres.

The other zoning change involved another small site for multi-family units near the marina (See page 64).

A subdivision ordinance for Minnesott Beach did not materialize over the planning period contrary to Policy 8. This did not prove to be an insurmountable problem for the town as development occurred in previously subdivided parcels only.

Though the new housing construction has been primarily in the inland sections of town, the problem of estuarine shoreline erosion has persisted for existing residences. Faced with conflicts between the

retention of personal property and the lack of viable alternatives the Town was not able to follow through with Policy 2. No disallowance of the use of erosion control structures was embodied into the local zoning ordinance. The town has viewed the problem as one which must continue to be reviewed to be sure that appropriate actions are taken by both the town and individual property owners. The town did incorporate into its zoning ordinance appropriate setback requirements which would minimize potential property damage from estuarine shoreline erosion.

Commercial development has been very limited in Minnesott Beach. Those changes have been in connection with the expansion of the local marina. The marina stands as part of the man-made amenities which the town's residential growth has been contingent upon over the last decade. All development has been consistent with federal and state policies governing the development of marinas in the coastal area. The local government has supported the enforcement of such requirements consistent with Policy 6, Policy 4, and Policy 15.

The services of the town have remained limited due to its geographic isolation and small population base. Recognizing Policy 11, the town has reviewed and investigated certain possibilities and alternatives to the present situation. No feasible alternatives were reached during the planning period.

The town walks a line between developing amenities which will attract tourists and those which will improve the quality of life for its citizens. Waterfront development and beach access are two of the delicate points on that line. Because of the possible implications of a waterfront development and lack of funding sources for a planning study, the town has not pursued Policy 14. The lack of beach access for the citizenry still poses a local problem. Though potential properties

have been identified, requests for funding their acquisition is not anticipated due to the management and maintenance costs involved.

No incidents or charges concerning degradation of any environmental elements were brought by any state or federal office during the planning period. The town did not seek any permits from the Army Corps of Engineers or N.C. Coastal Management Program. The town has continued its participation in the National Flood Insurance Program.

EXHIBIT 8 - 1980 LOCAL POLICIES*

Policy Number	Policy	Related Actions
1	The Town recognizes the importance of helping to prevent further significant deterioration of the water quality of the Neuse River.	<ol style="list-style-type: none">1) The denser zoning classification corresponds with the Alpin soil type. This soil type is characterized by poor filtration when too many septic tanks are installed.2) No subdivision regulations have been adopted for the Town of Minnesott Beach.
2	The Town desires to ensure that shoreline development does not significantly harm the estuarine system. Furthermore, alterations to the shoreline in terms of erosion-control structures will not be permitted by the Town on the Neuse River, but will be left to individual landowners in other areas.	<ol style="list-style-type: none">1) The zoning ordinance does not effectively deal with this problem.2) No subdivision regulations have been adopted for the Town of Minnesott Beach.
3	The Town recognizes the environmental value of coastal marshes and desires to protect them from significant damage.	<ol style="list-style-type: none">1) Coastal wetlands have been designated in the local zoning ordinance.2) Conformance to state and federal laws is included within the zoning ordinance.
4	The Town will not restrict the public's right to navigation in public trust areas and wishes to perpetuate their biological value.	<ol style="list-style-type: none">1) Recognition of land uses adjacent to public trust areas is allowed for but standards are generalized.2) No adverse land use designations are identified on the zoning map adjacent to public trust areas.
5	It is the policy of the Town to encourage the retention of vegetation, preserve open space, and to allow the natural terrain to be disturbed as little as possible.	<ol style="list-style-type: none">1) Regulations regarding open space and vegetation as related to the "conservation" areas are included in existing ordinance.2) No on-going public education programs exist.

*Adopted in 1980 Town of Minnesott Beach Land Use Plan.

Policy Number	Policy	Related Actions
6	The Town will not permit development or land uses which will degrade the quality of the surface waters, groundwater, or significantly lower the water quantity in the aquifer.	<ol style="list-style-type: none"> 1) Zoning densities are low intensity (R-20) (R-15) throughout the municipality. 2) Flood regulations are being enforced locally.
7	The Town is primarily a residential community and therefore does not desire to promote agriculture, forestry, mining, fisheries, industry, energy facilities, or tourist-related recreation.	<ol style="list-style-type: none"> 1) Little applicability to the Town's resources or potential development pattern.
8	The Town will develop a zoning ordinance and subdivision regulation based upon the capacity of the area to support development and with concern for environment.	<ol style="list-style-type: none"> 1) Zoning ordinance has been developed, adopted, and is being implemented. 2) Subdivision ordinance has not been developed for adoption.
9	The Town desires to maintain primarily single-family detached residential development as well as limited and well maintained multi-family town house units. The Town does not desire further mobile home use.	<ol style="list-style-type: none"> 1) The municipality has limited the amount of area for high density residential development. 2) County/Municipal cooperation has assured proper building design and maintenance.
10	The commercial zone proposed on the draft zoning map is acceptable as constituted and will not be increased. Uses permitted in this zone will be only those which are necessary to supply basic needs of the town residents.	<ol style="list-style-type: none"> 1) Commercial space has been provided for in zoning ordinance but reduced from original size.
11	The Town will continue to develop and study alternatives to the current fire and police protection problem.	<ol style="list-style-type: none"> 1) No changes have occurred in fire and police protection services. The development of fire protection has been limited to Arapahoe. Some discussion of purchasing fire equipment has taken place.

Policy Number	Policy	Related Actions
12	The Town will design its zoning map using the capability of the soils to accommodate on-lot sewage disposal to limit densities on those soils unsuitable for on-lot sewage disposal.	1) Within the constraints of existing soil limitations, the zoning map of Minnesott Beach has been designed.
13	The Town will continue to study the road problems associated with Country Club Drive and Country Club Drive West. The Town will continue to attempt to gain further citizen support to actively pursue improvements and set aside funds for such improvements. Off road vehicles are not considered to be a problem and no policy is necessary at this time.	1) Some additional upgrading of streets and roadways has been accomplished through Powell Bill funds.
14	The Town will attempt to seek grant or loan funds to complete a study on the waterfront area to determine alternatives for its redevelopment.	1) No waterfront redevelopment plan has been developed.
15	The Town does not oppose the continued state maintenance of roads, the CAMA program, the Army Corps of Engineers jurisdiction over wetlands and navigation, and continued operation and maintenance of present system.	1) No municipal action for implementation was necessary.
16	The Town does not desire the location of major facilities in or near the community.	1) No municipal action for implementation was necessary.
17	The Town will seek to acquire waterfront property.	1) No efforts are being made to implement this policy.

SECTION THREE
POLICY FORMULATION

SECTION THREE: POLICY FORMULATION

OVERVIEW

The foundation of any land use plan is the formulation of specific policy statements and explanations of their implementation to guide local government decisions. These policies are based upon local conditions and should represent the application of local priorities, needs and desires while being cognizant of the intent of certain State and Federal plans (i.e. Coastal Management Act of 1974). The policies represent the locality's attempt to balance their individual priorities and needs with the greater ones of the public in general and the environment in particular.

In order to accomplish this, the Plan will address all relevant points; whether local or coastal-wide. In doing so, the policies will fall into five primary areas. Though some overlapping may occur, the policies are placed in the subject area that is best related to its intent. The five primary areas include:

- A. Natural Resource Protection
- B. Resource Production and Management
- C. Economic and Community Development
- D. Citizen Participation
- E. Hurricane/Storm Hazard Mitigation

The following policies represent the basic framework of the municipality's approach to land management and resource conservation over the next planning period. They will be generally discussed with a follow-up that outlines basic actions and results which are anticipated.

A. NATURAL RESOURCE PROTECTION POLICIES

1. Areas of Environmental Concern

The Town of Minnesott Beach recognizes its role as a protector of the public's resources in concert with the Coastal Resources

Commission. The most important areas to be identified for protection are the Areas of Environmental Concerns (AEC's) (See Map/Graphic 4 on next page)*. These dynamic, natural features of the environment represent the most sensitive and valuable assets of the unique coastal environment of North Carolina. These areas are limited in Minnesott Beach in both size and number. This does not diminish the responsibilities to enact thoughtful policies that will maintain their integrity.

Coastal wetlands exist around the edge of Alligator Gut near the present Marina facilities and along Smith Gut. Their protection is needed to ensure productive nursing areas for aquatic life.

Also, the estuarine waters, which exist in Minnesott Beach are considered public trust waters. The identified policy deals with the management of these waters/areas and the prevention of development encroachment upon their capability to support commercial and recreational fisheries, wildfowl habitat, or to serve as an aesthetic resource.

The quality of the estuarine system, of which these are components, is directly related to the quality of the marine food chain along the North Carolina coast. In addition, the natural attractiveness of these components are elements of the lure that attracts people to live by or near our waters.

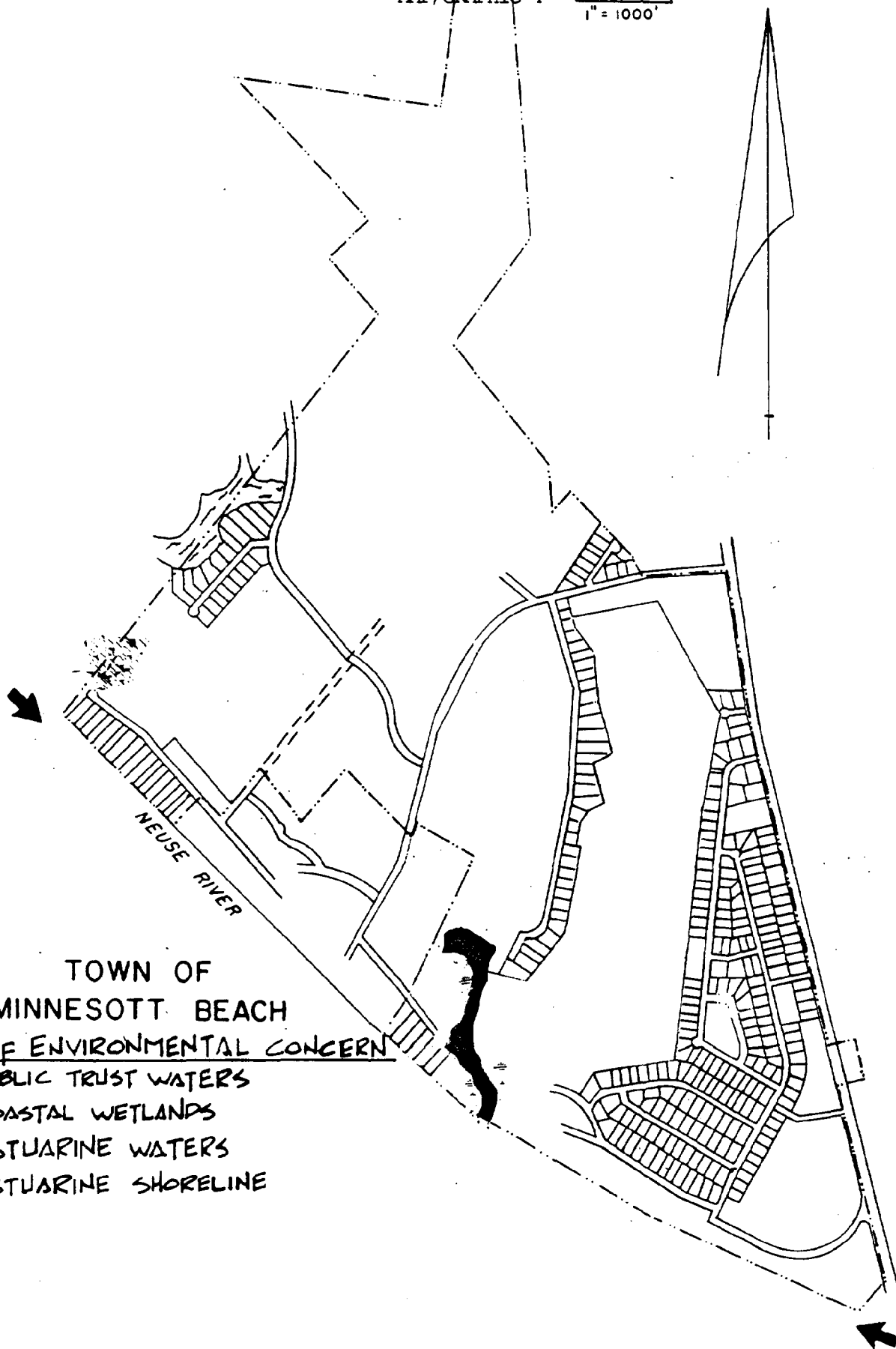
The estuarine shoreline (area extending 75 feet landward of the mean high waterline of the estuarine waters), because of occasional flooding and the erosive effects of some tidal action, can have a direct impact upon the quality of the estuarine waters. Because of the conflict between the local government's attempts to maintain shoreline property for public and private use while minimizing the adverse impact on adjacent estuarine water quality, a suitable policy and actions have been developed.

*Note: These maps depict the general location and extent of areas designated as Areas of Environmental Concern.

1" = 1000'

TOWN OF MINNESOTT BEACH AREAS OF ENVIRONMENTAL CONCERN

- PUBLIC TRUST WATERS
- COASTAL WETLANDS
- ESTUARINE WATERS
- ESTUARINE SHORELINE



Parts of the estuarine shoreline of Minnesott Beach have experienced varying degrees of erosion over the past five years.

The adopted policy attempts to achieve the delicate balance between certain local needs and the overall environmental good. A review of those AEC's located in Minnesott Beach are as follows:

a. Coastal Wetlands

As defined, coastal wetlands are regularly flooded salt marsh areas containing certain plant species. Though very small in size and productivity, coastal wetlands do exist in Minnesott Beach in the Alligator Gut and Smith Gut (See Map/Graphic on page 39). The town recognizes the importance of these areas for conservation.

b. Estuarine Waters/Shorelines

These two (AEC's) Areas of Environmental Concern constitute the bulk of the local municipality's management concerns. Approximately 2.8 miles of estuarine shoreline with adjacent estuarine water exists in Minnesott Beach (See Map/Graphic 3 on page 12). These consist of the Neuse River and Alligator Gut areas.

c. Public Trust Waters/Areas

These waters and their adjacent lands are defined in part as all water of the Atlantic Ocean and lands thereunder from the mean high water mark to the seaward limit of state jurisdiction; all natural bodies of water subject to measurable lunar tides and lands thereunder to the mean high water mark, all navigable natural bodies of waterlands thereunder to the mean high water level or mean water level. These waters and their adjacent areas are those which benefit and belong to the public. Policies to ensure the maintenance of these areas include:

THE TOWN DESIRES TO ENSURE THAT FUTURE SHORELINE DEVELOPMENT (INCLUSIVE OF RESIDENCES, COMMERCIAL USES, AND MARINAS) DOES NOT SIGNIFICANTLY HARM THE ADJACENT ESTUARINE WATERS (AEC) OR THE OVERALL ESTUARINE SYSTEM.

ACTION ONE: ESTABLISH SUBDIVISION ORDINANCE WITH APPROPRIATE SEDIMENT CONTROL PRECAUTIONS.

ACTION TWO: APPROACH THE STATE FOR ASSISTANCE IN THE DETERMINATION OF LOCAL SEDIMENT MOVEMENT AND ACCEPTABLE REPLENISHMENT ALTERNATIVES.

ACTION THREE: NO ZONING CHANGES WHICH ARE INCONSISTENT WITH 15 NCAC 7H (NORTH CAROLINA ADMINISTRATIVE CODE) WILL BE ALLOWED IN ORDER NOT TO PERMIT DETRIMENTAL LAND USES ADJACENT TO ESTUARINE WATERS.

ACTION FOUR: SEEK PROTECTION AGAINST THE DESTRUCTION OR WEAKENING OF ANY NATURAL BARRIER AGAINST EROSION.

ACTION FIVE: SUPPORT THE ENFORCEMENT OF ALL APPLICABLE RULES AND REGULATIONS GOVERNING DEVELOPMENT IMPACTING THE ESTUARINE SHORELINE AND ESTUARINE WATERS.

EXPECTED RESULTS: THE TOWN WILL MINIMIZE SHORELINE EROSION PROBLEMS WITHOUT ADVERSELY IMPACTING THE AFOREMENTIONED AREAS OF ENVIRONMENTAL CONCERN (AEC's).

THE TOWN WILL NOT RESTRICT THE PUBLIC'S RIGHT TO NAVIGATION IN PUBLIC TRUST AREAS (AEC) TO PERPETUATE THEIR BIOLOGICAL VALUE.

ACTION ONE: DISALLOW ANY LAND USE DESIGNATIONS ADJACENT TO PUBLIC TRUST AREAS THAT ARE INCONSISTENT WITH 15 NCAC 7H (NORTH CAROLINA ADMINISTRATIVE CODE).

ACTION TWO: PROVIDE APPROPRIATE STANDARDS WITHIN THE LOCAL CONTROL ORDINANCES (ZONING AND SUBDIVISION) FOR THOSE ACCEPTABLE LAND USE DESIGNATIONS.

EXPECTED RESULTS: THE TOWN WILL ENSURE THE PROTECTION OF PUBLIC TRUST AREAS AS DEFINED BY THE NORTH CAROLINA COASTAL RESOURCES COMMISSION.

THE TOWN RECOGNIZES THE ENVIRONMENTAL VALUE OF COASTAL WETLANDS (AEC) AND DESIRES TO PROTECT THEM FROM SIGNIFICANT DAMAGE.

ACTION ONE: MAINTAIN DESIGNATION OF WETLANDS WITHIN THE LOCAL ZONING ORDINANCE.

ACTION TWO: DISALLOW ANY LAND USE DESIGNATIONS THAT ARE INCONSISTENT WITH 15 NCAC 7H, (NORTH CAROLINA ADMINISTRATIVE CODE). (EXAMPLES ARE UTILITY EASEMENTS, FISHING PIERS, DOCKS, AGRICULTURAL USES, AND/OR DRAINAGE USES).

EXPECTED RESULTS: THE TOWN WILL ENSURE THE PROTECTION OF COASTAL MARSHES AS DEFINED BY THE NORTH CAROLINA COASTAL RESOURCES COMMISSION.

2. Development in Areas with Land Constraints (Hazards or Fragile Characteristics)

a. Flood/Erosion Hazards

Due to the town's location along the Neuse River, some water-related constraints are exerted upon the town's development. Such natural hazards as estuarine flooding are minimized due to the town's relatively high elevation. Only three structures exist within the designated flood hazard zone. (See Map/Graphic 5/6 on pages 44-45).

The above condition actually accentuates problems related to estuarine erosion that occur along the banks of the Neuse River.

The shoreline of Minnesott Beach shows a pattern of varying levels of erosion impact. Over the last 30 years the shoreline has eroded over 75 feet, with shoreline elevations ranging from less than 5 feet to nearly 20 feet. The pattern has been countered with a variety of erosion control devices inclusive of marsh grass, bulkheads, jetties, and rip-rap. At some locations, no existing devices exist. The rate of erosion, though not accurately logged or depicted, has fluctuated greatly over the past five years. At some points, erosion is minimal while at other points steep slopes exist. The aforementioned Erosion Workshop held in Minnesott Beach was the basis of local policies related to this problem.

b. Soil Limitations

Soils, as previously mentioned, exert certain constraints on local development. These limitations were previously outlined when their inherent problems were discussed. In Minnesott Beach, the soil types dictate that the installation of all septic tanks be approved by the County Health Department. The ability of the soils to support proposed structural foundations is determined by the Pamlico County Building Inspector with assistance of the Soil Conservationist.

c. Slope

As previously stated, the slope of Minnesott Beach's topography is relatively flat with some roll that approaches 5% grade. These are not development constraints. The steep enbankments along the Neuse River do represent significant constraints to future development. Such conditions are prompted by tidal action along the Neuse River.

d. Water Supply

The principal source for the public water supply for the Minnesott Beach water system is the Castle Hayne aquifer. This highly productive artesian is the same source for many public water supplies in the area. This aquifer ranges from 200 to 400 feet in thickness and is composed of indurated shell limestone, domesticated shell limestones, and beds of calcearous sand. The water is characteristically hard with low chloride content, but highly productive.

Even though Pamlico County is underlain by thousands of feet of sedimentary deposits only the upper few hundred feet contain fresh water. In the western part of the county the depth to salty water is in excess of 400 feet. This limestone aquifer is capable of yielding several thousand gallons per minute of fresh water to individual wells. The ability of the limestone to yield fresh water diminishes east of Minnesott Beach. There are sands and shales of the upper sandy aquifer overlying the limestone which can yield up to a few hundred gallons per minute to individual wells. The maximum groundwater yield is estimated at 1.0 (Mgal/d)/mi². Water from deep wells both in the upper sandy and limestone aquifers tends to be very hard and alkaline, and may contain excessive iron. The lower sandy aquifer contains only salt water within the county.¹ Explanation of local actions to maintain the quality of

¹Public Water Supplies of North Carolina, N.C. Department of Natural and Economic Resources, January, 1977.

TOWN OF
MINNESOTT BEACH

HAZARDS / CONSTRAINTS



SEVERE SOIL LIMITATIONS



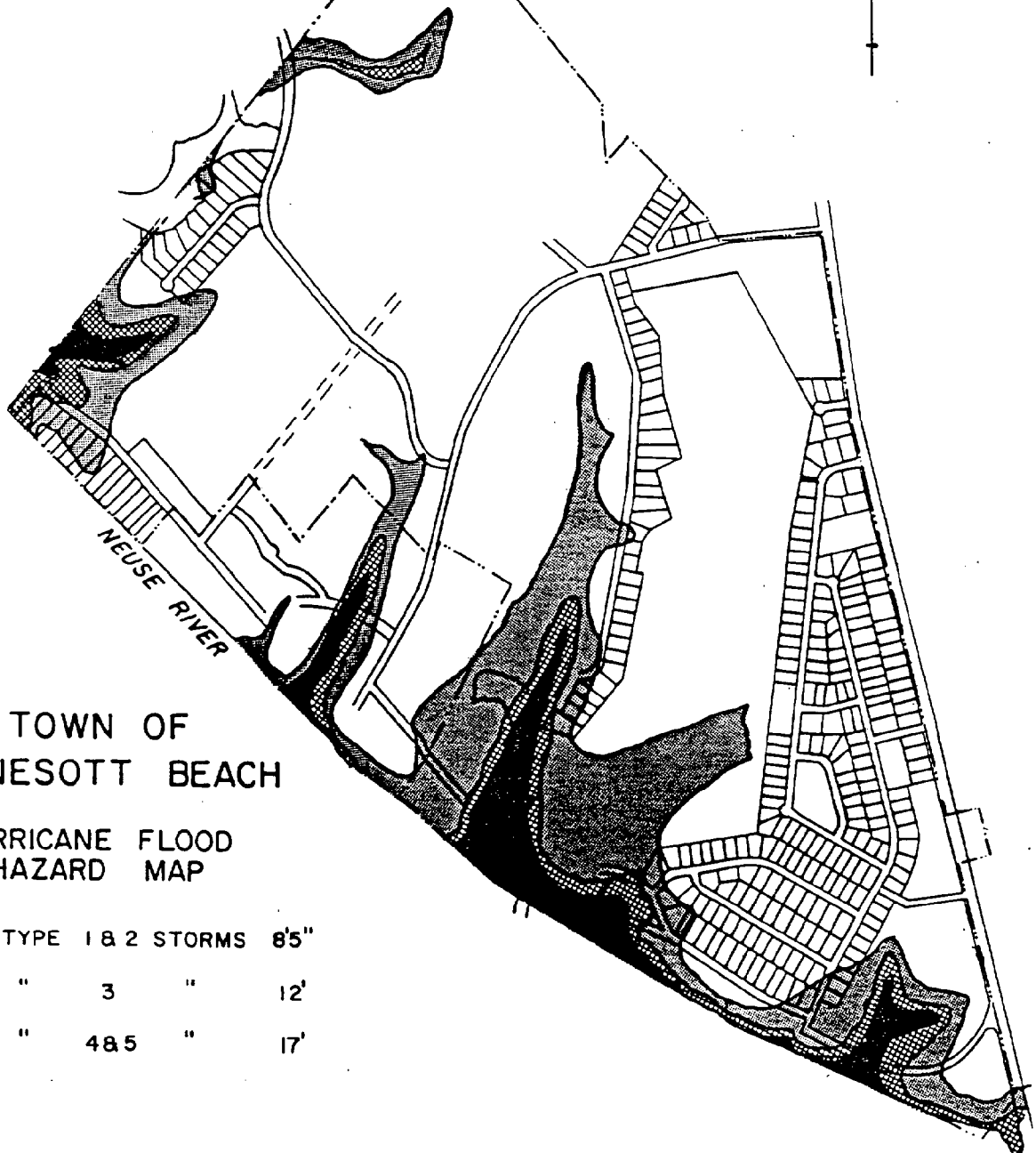
SHORELINE EROSION



ASA*




*Note: Archaeological Sensitive Area

SCALE
1" = 1000'



TOWN OF MINNESOTT BEACH

HURRICANE FLOOD HAZARD MAP

	= TYPE 1 & 2 STORMS	8'5"
	= " 3 "	12'
	= " 4 & 5 "	17'

water resources are identified under Subsection F.

Based upon the local situation (public system, low density) the potable water supply would not appear to be a development constraint for Minnesott Beach. The capability of the present system to provide for the local need appears to be adequate well beyond the end of the planning period (See page 21). Adopted policies within this text should further reinforce the potential quality and quantity of the existing potable water resources to serve the needs of Minnesott Beach.

e. Man-made Hazards

These hazards are recognized as large facilities, structures, or man-related action which would impede or restrict development options in a given area. No significant hazards have been identified but the ferry dock and the public water tank could be construed as potential deterrants to land development. Neither has been identified as a prominent issue during the planning process. The existence of Cherry Point Marine Base and its local flight pattern close to Minnesott Beach is not construed as a hazard by local residents. Agreements with the base preclude flights directly over the town itself. In order to deal with the presence of certain hazards (natural or man-made), the following policies are issued:

THE TOWN WILL CONTINUE TO ENFORCE THE ADOPTED ZONING ORDINANCE AND ITS INTENT INCLUSIVE OF DENSITY, SETBACKS, AND CONSERVATION AREAS.

ACTION ONE: MAINTAIN LOW-DENSITY RESIDENTIAL ZONING CLASSIFICATIONS BASED UPON SOIL LIMITATIONS.

ACTION TWO: REVIEW DEVELOPMENT OF ADDITIONAL MULTI-FAMILY HOUSING UNITS (i.e. CONDOMINIUMS, APARTMENTS, ETC.) WITHIN PRESENT R-M DISTRICT.

ACTION THREE: LIMIT THE AMOUNT OF COMMERCIAL LAND USE DESIGNATION WITHIN THE TOWN.

ACTION FOUR: MAINTAIN THOSE AREAS DESIGNATED IN THE ZONING ORDINANCE AS AREAS OF ENVIRONMENTAL CONCERN INCLUSIVE OF COASTAL WETLANDS, ESTUARINE SHORELINES, AND PUBLIC TRUST AREAS WITH ALL PERMITTED LAND USES BEING CONSISTENT WITH 15 NCAC 7H (NORTH CAROLINA ADMINISTRATIVE CODE).

EXPECTED RESULTS: THE TOWN WILL CONTINUE AS A RESIDENTIAL COMMUNITY COMPRISED MAINLY OF SINGLE-FAMILY RESIDENCES WITH RECOGNITION OF VALUED ENVIRONMENTAL FEATURES.

f. Soil Resource Protection

The Town will continue to minimize soil loss and water degradation problems prompted by stormwater drainage.

The Town will not dictate individual soil retention practices along the Neuse River but will encourage efforts that are compatible with CAMA standards and nearby control devices. Only uses permitted under the Town's zoning ordinance will be allowed along this area.

THE TOWN WILL NOT PERMIT LAND DEVELOPMENT PRACTICES WHICH WILL DEGRADE LOCAL FRAGILE LAND AREAS, QUALITY OF SURFACE WATERS, GROUNDWATERS, OR SIGNIFICANTLY LOWER THE QUANTITY OF WATER IN THE AQUIFER.

ACTION ONE: MAINTAIN PRESENT LAND DENSITIES WHICH WILL ENCOURAGE THE CONTINUATION OF CONVENTIONAL, SINGLE-FAMILY RESIDENTIAL DEVELOPMENT BASED UPON SOIL SUITABILITIES.

ACTION TWO: CONTINUE TO SUPPORT THE ENFORCEMENT OF LOCAL AND STATE HEALTH DEPARTMENT REGULATIONS CONCERNING INDIVIDUAL SEPTIC TANK INSTALLATION/OPERATION.

ACTION THREE: WILL DEVELOP SUBDIVISION ORDINANCE WITH APPROPRIATE DRAINAGE GUIDELINES, LOT DESIGN STANDARDS, AND BUFFER REQUIREMENTS ALONG WATER OUTLETS.

ACTION FOUR: CONTINUE TO ENFORCE LOCAL ZONING ORDINANCE TO MINIMIZE POTENTIAL SHORELINE EROSION.

EXPECTED RESULTS: THE TOWN WILL ENSURE THE MAINTENANCE OF FRAGILE LAND AREAS AND WATER QUALITY IMPACTED BY THEIR JURISDICTION THROUGH AVAILABLE LAND MANAGEMENT TOOLS (I.E. ZONING, SUBDIVISION).

g. Cultural Resource Fragile Areas

Minnesott Beach may have been one of the earliest settled areas in the county. Its sheltered position along Neuse River may have been conducive to settlement during the eighteenth century. Artifacts and sites, however, from this earlier period are now underwater due to shore erosion. A community was not formed here until the 1920s, but the area was settled and farmed before that time. The town, as it

exists today, began in the 1920s as a unincorporated riverside resort. Minnesott Beach then served as a resort for much of Pamlico County and and eastern North Carolina. Because of hurricanes, many of the 1920's buildings were demolished. Due to the loss of these early buildings, no structures appear on the states historic survey. A vast majority of the buildings have been built since incorporation. (See Hazards/Constraints)

BEFORE ANY LAND ALTERATION TAKES PLACE IN THE ASA SITE, APPROPRIATE STATE OFFICIALS WILL BE NOTIFIED.

ACTION ONE: THE MINNESOTT BEACH PLANNING BOARD WILL MONITOR FUTURE LAND DEVELOPMENT CHANGES IN THE SPECIFIED SITE.

Minnesott Beach realizes certain natural resource fragile areas exist other than those designated as Areas of Environmental Concern (AEC's). The soils, waters, and naturally forested areas can maintain a native wildlife throughout the community as well as certain natural balance.

THE TOWN WILL NOT PERMIT LAND DEVELOPMENT PRACTICES WHICH WILL DEGRADE LOCAL FRAGILE LAND AREAS, QUALITY OF SURFACE WATERS, GROUNDWATERS, OR SIGNIFICANTLY LOWER THE QUANTITY OF WATER IN THE AQUIFER.

ACTION ONE: MAINTAIN PRESENT LAND DENSITIES WHICH WILL ENCOURAGE THE CONTINUATION OF CONVENTIONAL, SINGLE-FAMILY RESIDENTIAL DEVELOPMENT BASED UPON SOIL SUITABILITIES.

ACTION TWO: CONTINUE TO SUPPORT THE ENFORCEMENT OF LOCAL AND STATE HEALTH DEPARTMENT REGULATIONS CONCERNING INDIVIDUAL SEPTIC TANK INSTALLATION/OPERATION.

ACTION THREE: WILL DEVELOP SUBDIVISION ORDINANCE WITH APPROPRIATE DRAINAGE GUIDELINES, LOT DESIGN STANDARDS, AND BUFFER REQUIREMENTS ALONG WATER OUTLETS.

ACTION FOUR: CONTINUE TO ENFORCE LOCAL ZONING ORDINANCE TO MINIMIZE POTENTIAL SHORELINE EROSION.

EXPECTED RESULTS: THE TOWN WILL ENSURE THE MAINTENANCE OF FRAGILE LAND AREAS AND WATER QUALITY IMPACTED BY THEIR JURISDICTION THROUGH AVAILABLE LAND MANAGEMENT TOOLS (I.E. ZONING, SUBDIVISION).

3. Storm Hazard Mitigation, Post Disaster Recovery and Evacuation Plan Needs

An entire section (see page 57) is included separately for the hazards associated with hurricane and flood evacuation. Also discussed are the hazards associated with post-storm redevelopment problems.

B. RESOURCE PRODUCTION AND MANAGEMENT

Minnesott Beach does not have significant productive resources that require management strategies to be developed. Certain subject areas are included as they relate to the development of the natural landscape.

1. Agriculture

No policies necessary (see page 10).

2. Commercial Forestry

No policies necessary (see page 10).

3. Mining Resource Areas

No policies necessary (see page 10).

4. Commercial and Recreational Fisheries

No policies necessary (see page 10).

5. Off-Road Vehicles

The Town of Minnesott Beach does not have off-road vehicle problems along the shoreline but has encountered problems along the shoulders of local streets. This problem is addressed on page 53.

6. Residential and Commercial Land Development

The town's geographic size and past growth pattern indicate a moderate level of development potential over the planning period. The desire to maintain quality residential development with some commercial space remains the town's direction. Both types of development will be

guided by the local management tools, existing or proposed. Further elaboration on local actions and policies will be provided in the following section.

C. ECONOMIC AND COMMUNITY DEVELOPMENT

1. Desired Land Development/Redevelopment

a. Residential/Commercial Development

As previously stated, the Town of Minnesott Beach is basically residential with only peripheral commercial development. The town has taken some gradual steps in addressing these problems through a zoning ordinance but recognizes further steps are needed to ensure that proper development actions are taken in the future. The town wishes to maintain its character of predominantly single-family residences without completely excluding multi-family residences.

The town wishes to limit commercial development and gradually upgrade the appearance of the existing commercial area. The town recognizes that upgrading of the appearance of this area will be a gradual process that is primarily dependent upon individual property owners. The following policies will apply to residential and commercial development in Minnesott Beach.

THE TOWN WILL ENACT A SUBDIVISION ORDINANCE AND CONTINUING TO ENFORCE A LOCAL ZONING ORDINANCE, EACH HELPING TO ENSURE APPROPRIATE DEVELOPMENT STANDARDS FOR THE MAINTENANCE OF LOCAL ENVIRONMENTAL FEATURES, THE ACCEPTABLE DESIGN STANDARDS FOR RESIDENTIAL DEVELOPMENT.

ACTION ONE: ESTABLISH PROCESS FOR THE REVIEW OF ALL PLATS AND/OR PROSPECTIVE DEVELOPMENT PLANS.

ACTION TWO: ENFORCE ACCEPTABLE LOT, STREET, DENSITY, AND AMENITY DESIGN STANDARDS.

ACTION THREE: LIMIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

ACTION FOUR: PROVIDE FOR ENVIRONMENTAL FEATURES AND LIMITATION OF STORMWATER RUNOFF THROUGH THE ENCOURAGEMENT OF THE RETENTION OF VEGETATION, PRESERVATION OF OPEN-SPACE, AND MINIMUM DISTURBANCE OF THE NATURAL TERRAIN AS CONSISTENT WITH THE POLICY ACTIONS SPELLED OUT IN THE LAND USE PLAN.

EXPECTED RESULTS: THE TOWN WILL ESTABLISH A SUBDIVISION ORDINANCE WHICH WILL GUIDE ANY FUTURE SUBDIVISION DEVELOPMENT OR REPLATTING OF EXISTING SUBDIVISIONS.

THE TOWN WILL NOT OPPOSE REDEVELOPMENT OF EXISTING COMMERCIAL AREAS WITHIN THE TOWN LIMITS.

ACTION ONE: WILL MAINTAIN DESIGNATED COMMERCIAL AREA AS DESIGNATED BY THE ADOPTED ZONING MAP.

ACTION TWO: MAINTAIN APPROPRIATE STANDARDS FOR COMMERCIAL DEVELOPMENT WITH ADOPTED ZONING ORDINANCE.

ACTION THREE: WILL SEEK WAYS TO ATTRACT COMMERCIAL SERVICES AS NEEDED BY THE CITIZENRY.

ACTION FOUR: WILL WORK AS NEEDED BY THE CITIZENRY WITH COUNTY TO ENFORCE APPLICABLE BUILDING CODE REGULATIONS.

EXPECTED RESULTS: THE CONTINUATION OF A LIMITED COMMERCIAL AREA WITH A GRADUAL UPGRADING OF SERVICES AND STRUCTURES.

b. Desired Industry or Facilities Siting

Due to the town's commitment to maintain a residential character in the future, no desire to attract or promote industry is indicated. The following policy underscores the intent of the town.

THE TOWN DOES NOT DESIRE TO PROMOTE AGRICULTURE, FORESTRY, MINING, FISHERIES, INDUSTRY (LIGHT OR HEAVY), ENERGY FACILITIES, OR THE LOCATION OF ANY MAJOR FACILITY IN OR IN CLOSE PROXIMITY TO THE COMMUNITY.

ACTION ONE: WILL ENFORCE ALL STATE, FEDERAL, AND LOCAL REGULATIONS (I.E. ZONING) RELATED TO THE OPERATION OR PLACEMENT OF THE AFOREMENTIONED ACTIVITIES.

ACTION TWO: WILL NOT EXTEND SUCH SERVICES AS TO PROMOTE SUCH LAND USES OR FACILITIES.

EXPECTED RESULTS: NO ACTIONS TO PROMOTE THE LOCATION OF THE MENTIONED FACILITIES OR ACTIVITIES WILL BE UNDERTAKEN BY THE TOWN.

2. Local Commitment to Service Provisions

a. Service Adequacy

Since water service, garbage collection, roads, and street lights are the only services provided by the town, they constitute the greatest immediate concern by the governing board. Each of these proved to be at a satisfactory level, both in present provisions and projected capacity

needs. The continuing improvement of locally-maintained streets was the only local service which was mentioned with any regularity. This concern was consistent with the 1980 Land Use Plan.

One service, the treatment and disposal of wastewater, is done on an individual basis. Minnesott Beach is fortunate that its topography and soil types make it atypical for Pamlico County, where many sites for individual septic tanks are unsuitable.

The projected development of a centralized wastewater system for other parts of the County does not include Minnesott Beach. The anticipated system costs makes the construction improbable at the present time.

The only other viable alternative for wastewater treatment in Minnesott Beach is the introduction of Package Wastewater treatment facilities. These smaller versions of conventional central wastewater treatment facilities are commonly used to treat and dispose of wastewater from multi-unit residences.

With the present low density development pattern and the advantageous local conditions, the introduction of a policy concerning package treatment plant facilities is not warranted.

Due to the travel distances involved and the relatively sparse population concentration of southern Pamlico County, certain other services (fire, police, and rescue) were identified by local residents. In addition, the limitations of these services surfaced repeatedly during public discussions.

Through recognizing citizen concerns, certain limitations on the perfect resolution of these issues include the small tax bases of

Minnesott Beach and nearby Arapahoe, the lack of population numbers and concentration, and the average age of the residents. Taking these limitations into consideration, significant financial outlays and total dependence upon volunteer assistance are not suitable answers. The following policies were adopted to guide improved public services within these limiting factors.

THE TOWN WILL CONTINUE TO UPGRADE LOCAL ROADS THROUGH AVAILABLE REVENUE SOURCES.

ACTION ONE: IDENTIFY AND PRIORITIZE LOCAL ROAD NEEDS TO BE ADDRESSED THROUGH AVAILABLE LOCAL AND STATE FUNDS.

ACTION TWO: NOT PERMIT OPERATING OF UNLICENSED MOTOR VEHICLES OFF OF PUBLIC ROADS EXCEPT FOR OWNER OF PROPERTY.

ACTION THREE: PROMOTE PROPER ROAD DESIGN PRACTICES THROUGH THE ADOPTION OF A SUBDIVISION ORDINANCE.

EXPECTED RESULTS: THE TOWN WILL MAINTAIN AN ADEQUATE MUNICIPAL ROAD SYSTEM.

THE TOWN WILL INVESTIGATE CERTAIN OPERATIONAL CHANGES INCLUSIVE OF COMBINATION OF SERVICES WITH OTHER LOCAL GOVERNMENTS. IN ADDITION, THE TOWN WILL IDENTIFY LOCAL FUNDS IN ORDER TO IMPLEMENT CERTAIN SYSTEMS THAT WILL AUGMENT THE PRESENT LEVEL OF SERVICE.

ACTION ONE: EXAMINE LAW ENFORCEMENT AND PROTECTION ALTERNATIVES INCLUSIVE OF A COMMUNITY WATCH APPROACH.

ACTION TWO: EXAMINE FIRE SERVICE EQUIPMENT CAPABILITIES/ RESPONSE TIME WITHIN LOCAL COMMUNITY AND ESTABLISH CHANGES WHERE NECESSARY.

ACTION THREE: COMPARE PROJECTED LOCAL COST OF SERVICES WITH NEARBY COMMUNITIES AND SIMILAR SIZE COMMUNITIES.

ACTION FOUR: IDENTIFY AND PROVIDE UPDATED LIST OF HEALTH CARE INDIVIDUALS AND THEIR SPECIALTIES WITHIN THE COMMUNITY TO SUPPLEMENT EMERGENCY MEDICAL SERVICES.

EXPECTED RESULTS: THE TOWN WILL TAKE SUCH ACTION TO MODIFY OR INITIATE THE PROVISION OF AN ADEQUATE LEVEL OF SERVICES AS APPROPRIATE BASED UPON FINDINGS.

b. Citizen Awareness

In addition, the level of communication by local government and the level of understanding of its prevailing policies was viewed by

the public as unsatisfactory. In order to deal with this identified development constraint, the following policy and actions were developed.

THE TOWN DESIRES TO ESTABLISH BETTER COMMUNICATION WITH DEVELOPMENT INTERESTS, PROPERTY OWNERS, AND EXISTING CITIZENRY.

ACTION ONE: UPGRADE CHANNELS OF COMMUNICATION THROUGH LOCAL MEDIA.

ACTION TWO: IMPROVE PUBLIC EXPOSURE OF ESTABLISHED POLICY DECISIONS BY HOLDING NO LESS THAN ONE MEETING PER YEAR TO REVIEW POLICY-RELATED ACTIONS.

ACTION THREE: ESTABLISH PUBLIC INPUT PROCEDURES WITHIN FRAMEWORK OF ALL PLANNING AND POLICY DOCUMENTS.

EXPECTED RESULTS: THE TOWN WILL SEEK TO IMPROVE CITIZEN KNOWLEDGE AND AWARENESS OF LOCAL EFFORTS AND ACTIONS.

3. Beach and Waterfront Access

Due to its strategic location along the shores of the Neuse River, Minnesott Beach is a potential location for public access to the water. Results of the citizen survey showed a pro-access sentiment (54%) and survey remarks also indicated a discouragement concerning the lack of access to the water by local residents.

Steps were taken during the planning process to identify potential sites and funding arrangements. Three existing sites were identified as available sites for consideration as public beach access points. The three sites constituted the only vacant property located along the Neuse River. Two of the sites are under individual ownership while the third is shoreline part of the Minnesott Beach Country Club property. Both individual lots are located adjacent to private residences with limited space for off-street parking. Due to reservations that remain concerning the local capability to deal with the long-range financial impact (i.e. maintenance) and potential liability problems, the following policy was adopted.

THE TOWN WILL SEEK ALTERNATIVES IN OBTAINING AND IMPROVING WATERFRONT PROPERTY FOR PUBLIC BEACH ACCESS.

ACTION ONE: THE TOWN WILL APPROACH PAMLICO COUNTY ABOUT DEVELOPING A SITE TO SERVE THE MINNESOTT BEACH-ARAPAHOE AREA.

ACTION TWO: ACTION WILL BE TAKEN BY THE LOCAL GOVERNMENT TO INVESTIGATE AND IDENTIFY OPTIONAL SITES IN CLOSE PROXIMITY TO THE TOWN.

ACTION THREE: THE TOWN WILL CONTINUE TO INVESTIGATE POTENTIAL LONG-TERM FINANCIAL COMMITMENT RELATED TO A BEACH ACCESS SITE.

EXPECTED RESULTS: THE TOWN WILL PURSUE THE MOST OPTIMUM SITE FOR PUBLIC BEACH ACCESS ALONG THE NEUSE RIVER.

4. Floating Marina/Development Homes

The occurrence of citizens using boats as full-time residences has not been a problem in Minnesott Beach. Such practices have been known to increase untreated discharge in local waters and concentrate water-related problems in channels which have limited tidal movement.

The town will continue to monitor such actions in the area of the local marina but does not feel any policy action is warranted.

The local marina has expanded over the previous planning period but has limited, additional room to expand its operation.

In addition, the present zoning classification scheme limits marine-related development to the existing marina area. Any expansion impacting local waters is under the jurisdiction of programs identified in the following section and its policy declaration.

5. Commitment to State and Federal Programs

The Town of Minnesott Beach recognizes the need for state and federal program assistance in the management of certain environmentally sensitive areas. The following represents a policy commitment to continuing support within their jurisdiction.

THE TOWN DOES NOT OPPOSE THE CONTINUED STATE MAINTENANCE OF ROADS, THE NORTH CAROLINA COASTAL MANAGEMENT PROGRAM, THE U.S. ARMY CORPS OF ENGINEERS JURISDICTION OVER WETLANDS AND NAVIGATION, AND CONTINUED OPERATION AND MAINTENANCE OF ITS NAVIGATION SYSTEM.

ACTION: NO ACTION NECESSARY.

D. CONTINUING PUBLIC PARTICIPATION

Minnesott Beach recognizes that an open approach to dealing with public problems is the most responsible way to chart governmental direction and identify policies to implement it. Throughout the course of this planning process, the local government has sought public input and opinions.

A public participation plan was designed and adopted in the early stages of the process. The plan has been adhered to throughout the period. The plan stated that public involvement would be generated through local planning board, citizen surveys, one-on-one discussions, and eventually public information meetings. In addition, local newspapers would be used to advertise and promote the workings of the planning process.

Policies related to public information understanding and awareness are identified in Section 3, Subsection D-2.

In reviewing the public opinion results, several observations were made with respect to citizen satisfaction. Reaction to public water service, town streets and trash collection, each appeared to maintain a moderate to high level of satisfaction.

Fire protection, recreation, rescue service, and medical service, each indicated a "below average" level of satisfaction. These services are provided by other governments and the time and travel distance from Minnesott Beach impacts their level of service.

Results concerning emergency preparedness service showed a lack of knowledge by the respondents. This conclusion will be addressed in later sections of the document.

Safety or police protection scored low in the results and was considered a problem which must be addressed in the future.

E. STORM HAZARD MITIGATION, POST DISASTER RECOVERY, AND EVACUATION PLANS

1. Discussion

The North Carolina coast has been subjected to some notable hurricanes and northeasters since meteorological records have been kept. These hurricanes have combined wave, wind, and flooding damage throughout Pamlico County in the past.

Minnesott Beach has not been subjected to a severe hurricane since its incorporation. With its beneficial topographic features, high wind velocities pose the greatest threat to the entire community. Thirty-nine structures along the Neuse River shoreline would be subjected to the erosive effects of the wave action of a storm.

Due to the limited access (Highway 306) to the Town, highway flooding poses the greatest threat should evacuation of the town be necessary.

Below are the storm hazards and their potential impact on Minnesott Beach.

a. Winds

Hurricane winds are those sustained winds of over 73 miles per hour and may reach gust speeds approaching 200 miles per hour. All properties are essentially subject to wind damage with mobile homes and older structures being the most susceptible. Due to the town's recent

development (84.4% of the homes built between 1970-1980), most of the residences are considered structurally-sound. The presence of the one mobile home park could prove to be a serious problem should damaging winds occur. Nearly all of the mobile homes are seasonal residences.

b. Flooding

Minnesott Beach would not be subject to extensive flooding should a hurricane strike. Depending upon the strength of the hurricane only a small portion of the town is projected to experience flooding problems (See page 61). Only three residences are located within the boundaries of the projected 100 year flood line.* The estimated cumulative value of these residences is between \$90,000 and \$140,000. The remainder of Minnesott Beach is outside of this category and subject only to minimal flooding.

c. Wave Action (Erosion)

Due to its location along the Neuse River, Minnesott Beach's estuarine shoreline is subject to storm-related erosion. Shoreline erosion could lead to loss of property through waterfront erosion and subsequent undermining of existing structures.

2. Storm Hazard Mitigation Policies

In order to minimize the potential damage caused by the impact of a hurricane or other major storm, the Town of Minnesott Beach has adopted certain policies (see page 60). It is evident that the majority of actions related to these policies are conducted by other levels of government and is not within the power of the town government of Minnesott Beach to provide enforcement. Wherever applicable, the town will utilize its available legal and organizational resources to deal with problems generated by coastal storms.

*(Ref. Pamlico County Flood Insurance Rate maps).

3. Hurricane Evacuation Plan

One of the most pressing times for intergovernmental cooperation to come into play is when it is for the safety of human lives. Minnesott Beach recognizing that role, has developed policies (see page 61) to ensure the most efficient, effective relocation of its citizens in the event of an amergency.

a. Hurricane Conditions

The following represent the 5 levels of conditions identified by the Pamlico County Emergency Management Office.

- Condition 5 - Hurricane Season (June 1 thru December 30)
- Condition 4 - Alert - Hurricane Advisory
- Condition 3 - Hurricane Watch or approximately 48 hours to forecasted landfall
- Condition 2 - Hurricane Warning or approximately 24 hours to forecasted landfall
- Condition 1 - 12 hours or less to forecasted landfall
- Re-Entry - Threat removed or damage assessment follows.

b. Hurricane Emergency Actions

Each locality is notified by the Emergency Management Coordinator that the Emergency Operating Center is being opened when Condition 4 exists. Support groups from each part of the County are expected to meet at that office at that time. Time schedules and scenarios for each potential occurrence prompted by the storm are developed. Such planning is based upon individual storm conditions (i.e. wind strength, direction, speed of movement). Based upon these determinations, local contact people are mobilized to alert citizens of the following:

- 1) when to evacuate
- 2) where to evacuate
- 3) how to evacuate
- 4) any other necessary safety information

Two shelters have been identified - Pamlico Technical College and Fred A. Anderson Warehouse. The former is the location that citizens of Minnesott Beach would be relocated. This facility will house approximately 650 people.

c. Re-Entry/Clean-Up

Subsequent to storm damage investigations, the evacuees would be allowed to return to their residences. This will be based upon the judgement of the County Emergency Management Coordinator. The town will enforce Chapter G - Health Protection and Disease Prevention of its General Ordinances upon the return of its citizens. Through this enforcement, properties shall be the responsibility of those persons holding deed to the property in question. Residents will have 15 days upon notification to comply with the provision of this Ordinance.

d. Post Disaster Recovery

The town recognizes the need to adequately respond to the needs of the citizenry following the impact of a major storm or hurricane (see page 62). The town, due to its limited resources, will depend chiefly upon the following:

1. Emergency Preparedness Coordinator
2. County Sheriff
3. County Building Inspector
4. Water Department Head
5. Director of Social Services
6. County Tax Supervisor

Certain action priorities will be set depending upon the specific problems generated by the storm. These actions will be consistent with such policies adopted by the plan. All damage assessments, identification of problems, and dissemination of necessary information to property owners will be coordinated with this group.

e. Long Term Recovery/Reconstruction

In compliance with Article IV, Section 3 of the Minnesott Beach Zoning Ordinance, the restoration of structures within the town will be allowed. Non-conforming structures or structures on non-conforming properties will not be permitted to be restored if damage exceeds 75% of the assessed value. Wherever the jurisdiction of state and federal policies are applicable, representatives from the appropriate agency will be contacted for a determination.

f. Moratoria Alternative

Due to the confusion and immediate hardships that a building moratorium can cause after a natural disaster, the enactment of a building moratorium is not foreseen. Non-conforming structures or structures on non-conforming properties will not be permitted to be restored as stated in Subsection E. Since the Town is under the jurisdiction of the County Building Inspection Program, such a decision could be subject to County action.

The following policies have been adopted to deal with the local actions associated with hurricane-related evacuation and destruction.

THE TOWN WILL ENSURE THAT ALL ASPECTS OF A HURRICANE EVACUATION PLAN IMPACTING THEIR COMMUNITY ARE ADEQUATE.

ACTION ONE: COOPERATE WITH COUNTY AND STATE OFFICIALS IN REVIEWING AND EVALUATING CURRENT EVACUATION PLANS.

ACTION TWO: WILL ASSIST IN A PUBLIC AWARENESS EFFORT THROUGHOUT THE COMMUNITY.

ACTION THREE: WILL WORK WITH PAMLICO COUNTY TO ASSURE THAT ALL CITIZENS ARE PROPERLY AWARE OF HURRICANE EVACUATION PLANS.

EXPECTED RESULTS: A SAFE AND EFFICIENT EVACUATION AND RE-ENTRY OF MINNESOTT BEACH IN THE EVENT OF A HURRICANE OR OTHER NATURAL DISASTER.

THE TOWN WILL IDENTIFY A STEERING COMMITTEE TO GUIDE ALL POST-HURRICANE CLEAN-UP AND DEVELOPMENT, UTILITY REPAIR AND/OR REPLACEMENT, SUBSEQUENT TO THE APPOINTMENT OF A COUNTY TASK FORCE.

ACTION ONE: WORK THROUGH THE COUNTY TO ENSURE THAT ALL PERMITTED RECONSTRUCTION IS IN ACCORDANCE WITH ADOPTED COUNTY BUILDING CODE AND LOCAL ORDINANCES (I.E. ZONING, HEALTH PROTECTION AND DISEASE PREVENTION).

ACTION TWO: ASSURE THAT ALL RECONSTRUCTION OF BUILDINGS IN FLOOD HAZARD AREAS IS IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM.

EXPECTED RESULTS: THE TOWN WILL HAVE APPROPRIATE REDEVELOPMENT ACTIONS TAKE PLACE IN THE EVENT OF A HURRICANE OR OTHER NATURAL DISASTER.

CONCLUSION

The preceeding policies and actions represent the genuine concerns and intentions of the Town of Minnesott Beach. The policies dictate the underlying philosophies of the town government and its constituents, while the actions delimit the steps of implementation to accomplish such philosophies.

One must understand the limitations placed on small town governments. From the lack of professionally-trained administration to a limited tax base, many of the actions outlined for implementation will be dependent upon volunteers serving on local boards and committees. It is felt the actions represent reasonable and legitimate steps to ensure that local issues are dealt with in a satisfactory manner over the planning period.

SECTION FOUR
LAND CLASSIFICATION SYSTEM

SECTION FOUR: LAND CLASSIFICATION SYSTEM

A. OVERVIEW AND PURPOSE

The land classification system, which was devised at the inception of the North Carolina Coastal Management Act, provides a framework through which the present and future use of land can be identified for local governments. It also provides some relationship between the growth patterns desired for each of the counties and municipalities under the jurisdiction of the Act. It does not act as a zoning guide (See page 68). As stated:

"a land classification system provides a framework to be used by local governments to identify the future use of all lands. The designation of land classes allows the local government to illustrate their policy statements as to where and to what density they want growth to occur, and where they want to conserve natural and cultural resources by guiding growth." (7B.0204) (b)

B. DESCRIPTION

The system provides for five (5) designations of land use and development patterns. They are: Developed, Transition, Community, Rural, and Conservation. In general, "Developed" and "Transition" are classified as the most intense development patterns which presently require or anticipate the installation of urban services. "Community" is established for lower density development patterns not having or requiring sewer services. Agriculture, forestry, mineral extraction, or other low intensity uses are classified as "rural." "Conservation" stands as the classification for the "long-term management and protection of significant or irreplaceable areas."

C. CATEGORIES

1. Developed

The "developed" class of land use provides for continued

intensive development and redevelopment of existing cities or municipalities. Areas to be classified as "developed" include lands developed essentially for urban purposes or approaching a density of 500 dwellings per square mile which are provided with usual municipal services, inclusive of water and sewer service, police and fire protection. Minnesott Beach does not have any land classified as "developed." Public opinion, identified in the citizen survey, public input, and existing plans show no indication that a sewage treatment facility is planned nor feasible for Minnesott Beach.

2. Transition

The "transition" is the only class that signifies a change over the planning period. "Transition" land is classified as those lands providing for future intensive urban development within an area over the ensuing ten years. Lands that are most suitable and that will accommodate necessary public utilities and services are necessary prerequisites of the designation. The class may also designate areas for additional growth when additional lands in the developing class are not available or when they are severely limited for future development.

Lands classified as "transition" may include:

- lands currently having urban services, but lacking "developed" characteristics.
- lands necessary to accommodate the population and economic growth anticipated within the planning period.
- areas which are, or will be in, a "transition" state of development (i.e. going from a lower intensity development pattern to a higher* intensity development pattern, of which will eventually require urban services).

Minnesott Beach presently has two areas that meet the minimum

*exceeding three residential units per acre

"transition" criteria. These areas include the following:

1. 6+ acres bordered by Highway 306, Country Club Drive, and the Neuse River.
2. 4.35 acres bordered by Neuse River Drive, and the marina facility.

Both of these areas were designated for multi-family development in the original land development plan (1974) but were not zoned as such on the town's zoning map. All areas are now zoned as R-M (multi-family) that were designated for multi-family residences originally.

The first area has three existing structures with each structure containing 5 residences. Eleven structures or 55 residences are planned for the entire site in three phases. An on-site disposal system is presently serving the structures. The County Sanitarian has given approval to 2 proposed structures which will also be served by an on-site system. The six remaining structures will be served by an off-site system approximately 1/2 mile North along N.C. Highway 306. Final approval is still pending on this system.

The second site is 4.35 wooded acres which recently was re-zoned from commercial (C-2) to multi-family residential (R-M). Preliminary plans call for 12 residences in two 3-story condominiums which will be primarily marketed to boat owners and retirees. Based upon these preliminary plans, it is anticipated that the final development will exceed three residential units per acre. No formal site plans have been submitted for consideration. The County Sanitarian has approved an off-site system for the project.

Based upon discussions with the local sanitarian, each site can support the expected demand due to the existing groundwater levels and favorable soil characteristics in the Minnesott Beach area. Since Minnesott Beach is not part of the projected service area of a Countywide Sewer System and a municipal system does not appear to be feasible in

the foreseeable future, these areas will continue to be served by individual system but will be classified as "transition".

3. Community

The "Community" classification provides for clustered land uses to meet housing, shopping, employment, and public service needs within rural areas. It is usually characterized by a small grouping of mixed land uses which are suitable and appropriate in clusters of rural development not requiring municipal sewer service. "Community" may have water service and certain other municipal services.

Due to the existing development pattern, Minnesott Beach is basically classified as "Community." (See Map/Graphic 7).

The town has reiterated the desire to limit those areas that higher density (multi-family) development could occur through its initial development plan, 1980 Land Use Plan, and the adopted zoning ordinance. Though the acceptable density of the multi-family areas exceed the threshold for a "transition" classification, it does not appear that further intensification beyond a "community" classification will occur. This is based upon the lack of urban-type services projected for the town and applicable policies set forth by the town.

4. Rural






The "Rural" class provides for agriculture and forest management, mineral extraction and other low intensity uses over a large area. Such lands are identified as appropriate locations for resource management and allied uses; land with high potential for agriculture, forestry or mineral extraction; lands with one or more limitations that would make development costly and hazardous, and, land containing irreplaceable, limited, or significant natural, recreational, or scenic resources not otherwise classified.

EXISTING ZONING

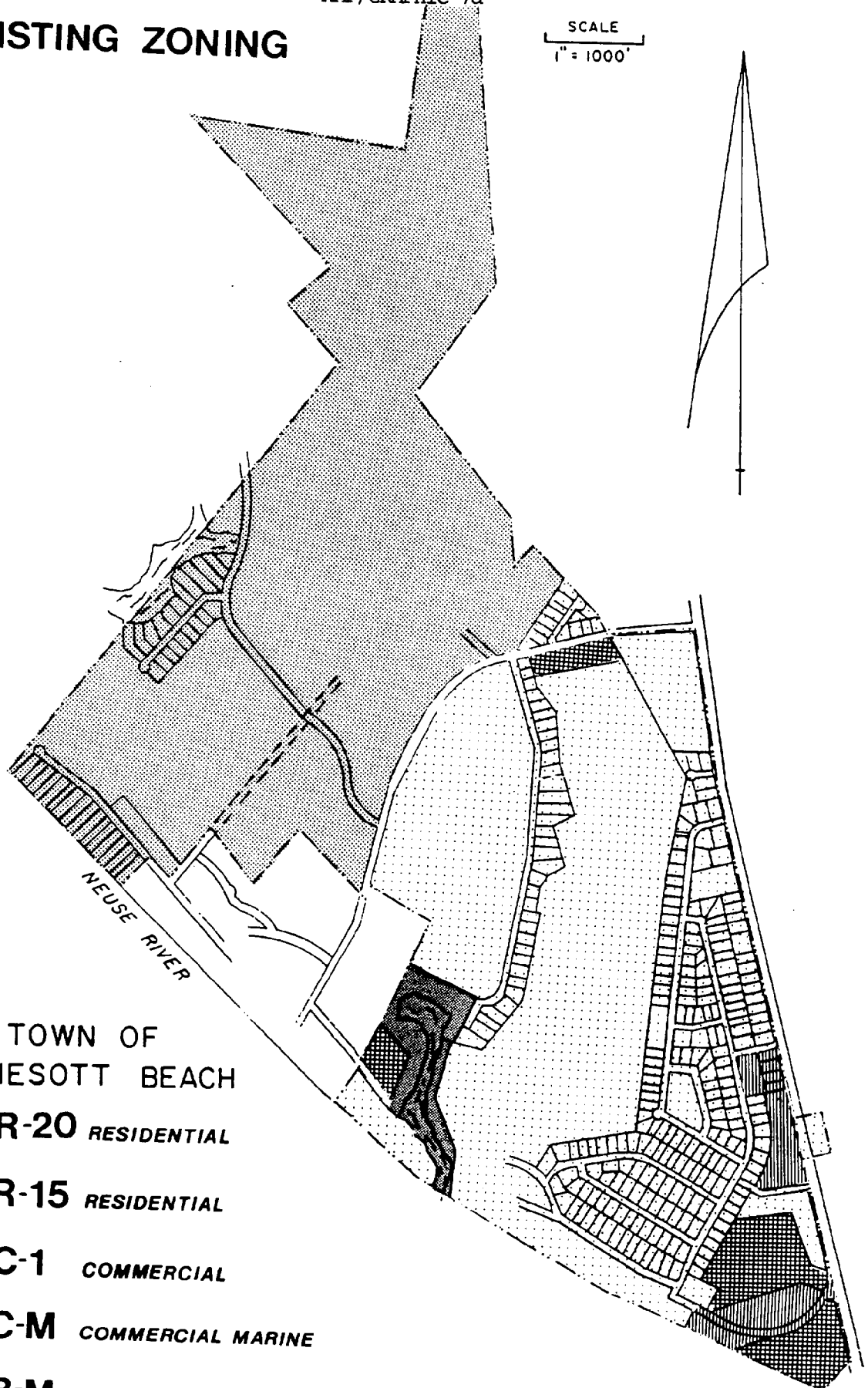
SCALE
1" = 1000'



TOWN OF MINNESOTT BEACH

-  **R-20** RESIDENTIAL
-  **R-15** RESIDENTIAL
-  **C-1** COMMERCIAL
-  **C-M** COMMERCIAL MARINE
-  **R-M** RESIDENTIAL MULTI-FAMILY

SOURCE: U.S. CORPS. OF ENGINEERS



No area of Minnesott Beach is classified as "rural" but the vast majority of the area surrounding Minnesott Beach is classified as such.

5. Conservation

The final land use category, according to CAMA guidelines, is the "Conservation" Class, which provides for effective long-term management of significant, limited, or irreplaceable natural resources. Also, certain other areas of cultural, recreational, productive, or scenic value, may also require similar "effective long-term management." Examples could include major wetlands (other than statutorily defined coastal wetlands); especially undeveloped shorelines that are unique, fragile, or hazardous for development; lands that provide necessary habitat conditions (especially for remnant species; pocosins, or publicly owned water supply watersheds and aquifers).

The designation "Conservation" does not imply "non-use," but does imply a need for careful and cautious management of any permitted use. Within any lands designated "Conservation," any proposal, or application for development actions should be reviewed on a case-by-case basis.

Minnesott Beach has two general areas of "conservation." (See Map/Graphic 7). Those areas are those previously mentioned as AEC's (Areas of Environmental Concern) and the golf course (open space) area.

D. POLICIES RELATED TO LAND CLASSIFICATION SYSTEM

1. Community

The Town does not wish to commit to any new service obligations. Also, extension or expansion of present service capabilities is not desired and will not be necessary based upon the implementation of this plan's policies. No adopted policy reflects any intention by the

town to pursue such services that would promote intensive development. Thus, the town has adopted such policies that would maintain a "community" classification and not transcend into a denser development pattern as identified by a "transition" classification.

2. Transition

All actions and policies related to development density within Minnesott Beach signify the position of maintaining a predominantly single-family community with a low density pattern. No policy has been adopted that would accelerate or expand the development of multi-family residential areas beyond the present designated areas. Policies concerning limiting service obligations related to land demands will continue. Such policy positions will effectively suppress more intensive development pressure outside the "transition" areas.

3. Conservation

All policies maintain action that would limit development pressure upon these identified areas.

4. Developed

Classification does not apply to Minnesott Beach and no indication is seen that it will in the foreseeable future.

5. Rural

This classification does not apply to the Town of Minnesott Beach.

Map Graphic #7

SCALE
1" = 1000'



TOWN OF MINNESOTT BEACH

LAND CLASSIFICATION



CONSERVATION



TRANSITION



COMMUNITY



Note: OUTSIDE MUNICIPALITY

SOURCE: U.S. CORPS. OF ENGINEERS

PREPARED BY E.C.U. R.D.I.

P.S.P

SECTION FIVE
POLICY SYNOPSIS

SECTION FIVE: POLICY SYNOPSIS

A. OVERVIEW AND PURPOSE

The following provides a central location for policy referral by the local government. This section allows for an identification of all policies and actions that will be enforced over the planning period.

Throughout the planning process, ideas and suggestions for alternative action were raised in order to establish discussion and local reactions. Many of the alternatives are discounted because of a lack of feasibility or being ill-timed for this community.

It is hoped this section provides a framework for the planning efforts of the Town of Minnesott Beach.

B. LISTING AND ALTERNATIVES

POLICY ONE

THE TOWN DESIRES TO ENSURE THAT FUTURE SHORELINE DEVELOPMENT (INCLUSIVE OF RESIDENCES, COMMERCIAL USES, AND MARINAS) DOES NOT SIGNIFICANTLY HARM THE ADJACENT ESTUARINE WATERS (AEC) OR THE OVERALL ESTUARINE SYSTEM.

ACTION ONE: ESTABLISH SUBDIVISION ORDINANCE WITH APPROPRIATE SEDIMENT CONTROL PRECAUTIONS.

ACTION TWO: APPROACH THE STATE FOR ASSISTANCE IN THE DETERMINATION OF LOCAL SEDIMENT MOVEMENT AND ACCEPTABLE REPLENISHMENT ALTERNATIVES.

ACTION THREE: NO ZONING CHANGES WHICH ARE INCONSISTENT WITH 15 NCAC 7H (NORTH CAROLINA ADMINISTRATIVE CODE) WILL BE ALLOWED IN ORDER NOT TO PERMIT DETRIMENTAL LAND USES ADJACENT TO ESTUARINE WATERS.

ACTION FOUR: SEEK PROTECTION AGAINST THE DESTRUCTION OR WEAKENING OF ANY NATURAL BARRIER AGAINST EROSION.

ACTION FIVE: SUPPORT THE ENFORCEMENT OF ALL APPLICABLE RULES AND REGULATIONS GOVERNING DEVELOPMENT IMPACTING THE ESTUARINE SHORELINE AND ESTUARINE WATERS.

EXPECTED RESULTS: THE TOWN WILL MINIMIZE SHORELINE EROSION PROBLEMS WITHOUT ADVERSELY IMPACTING THE AFOREMENTIONED AREAS OF ENVIRONMENTAL CONCERN (AEC's).

ALTERNATIVES: - ALLOW RESIDENTIAL DEVELOPMENTS (SUBDIVISION) TO PLAN THEIR DESIGN WITH ONLY APPLICABLE REGULATIONS FOR LOT SIZE.
- NOT APPROACH STATE AGENCIES OR OFFICES CONCERNING BEACH REPLENISHMENT NEEDS.
- ALLOW INDIVIDUAL PROPERTY OWNERS TO SEEK SHORELINE REPLENISHMENT APPROACHES TO THEIR PROPERTY.

POLICY TWO

THE TOWN WILL CONTINUE TO UPGRADE LOCAL ROADS THROUGH AVAILABLE REVENUE SOURCES.

ACTION ONE: IDENTIFY AND PRIORITIZE LOCAL ROAD NEEDS TO BE ADDRESSED THROUGH AVAILABLE LOCAL AND STATE FUNDS.

ACTION TWO: NOT PERMIT OPERATING OF UNLICENSED MOTOR VEHICLES OFF OF PUBLIC ROADS EXCEPT FOR OWNER OF PROPERTY.

ACTION THREE: PROMOTE PROPER ROAD DESIGN PRACTICES THROUGH SUBDIVISION ORDINANCE.

EXPECTED RESULTS: THE TOWN WILL MAINTAIN AN ADEQUATE MUNICIPAL ROAD SYSTEM.

- ALTERNATIVES:
- ALLOW ACTIONS WHICH WOULD DAMAGE ROADWAYS AND SHOULDERS.
 - NOT DEVELOP APPROPRIATE ROADWAY DESIGN GUIDELINES THROUGH PROPOSED SUBDIVISION ORDINANCE.
 - UPGRADE ROADS TO STATE STANDARDS AND SEEK STATE SYSTEM MAINTENANCE.

POLICY THREE

THE TOWN WILL NOT PERMIT LAND DEVELOPMENT PRACTICES WHICH WILL DEGRADE LOCAL FRAGILE LAND AREAS, QUALITY OF SURFACE WATERS, GROUNDWATERS, OR SIGNIFICANTLY LOWER THE QUANTITY OF WATER IN THE AQUIFER.

ACTION ONE: MAINTAIN PRESENT LAND DENSITIES WHICH WILL ENCOURAGE THE CONTINUATION OF CONVENTIONAL, SINGLE-FAMILY RESIDENTIAL DEVELOPMENT BASED UPON SOIL SUITABILITIES.

ACTION TWO: CONTINUE TO SUPPORT THE ENFORCEMENT OF LOCAL AND STATE HEALTH DEPARTMENT REGULATIONS CONCERNING INDIVIDUAL SEPTIC TANK INSTALLATION/OPERATION.

ACTION THREE: WILL DEVELOP SUBDIVISION ORDINANCE WITH APPROPRIATE DRAINAGE GUIDELINES, LOT DESIGN STANDARDS, AND BUFFER REQUIREMENTS ALONG WATER OUTLETS.

ACTION FOUR: CONTINUE TO ENFORCE LOCAL ZONING ORDINANCE TO MINIMIZE POTENTIAL SHORELINE EROSION.

EXPECTED RESULTS: THE TOWN WILL ENSURE THE MAINTENANCE OF FRAGILE LAND AREAS AND WATER QUALITY IMPACTED BY THEIR JURISDICTION THROUGH AVAILABLE LAND MANAGEMENT TOOLS (I.E. ZONING, SUBDIVISION).

POLICY FOUR

THE TOWN RECOGNIZES THE ENVIRONMENTAL VALUE OF COASTAL WETLANDS (AEC) AND DESIRES TO PROTECT THEM FROM SIGNIFICANT DAMAGE.

ACTION ONE: MAINTAIN DESIGNATION OF WETLANDS WITHIN THE LOCAL ZONING ORDINANCE.

ACTION TWO: DISALLOW ANY LAND USE DESIGNATIONS THAT ARE INCONSISTENT WITH 15 NCAC 7H, (NORTH CAROLINA ADMINISTRATIVE CODE). (EXAMPLES ARE UTILITY EASEMENTS, FISHING PIERS, DOCKS, AGRICULTURAL USES, AND/OR DRAINAGE USES).

EXPECTED RESULTS: THE TOWN WILL ENSURE THE PROTECTION OF COASTAL MARSHES AS DEFINED BY THE NORTH CAROLINA COASTAL RESOURCES COMMISSION.

ALTERNATIVES: ELIMINATE "WETLANDS" DESIGNATION WITHIN ADOPTED ZONING ORDINANCE.

POLICY FIVE

THE TOWN WILL NOT RESTRICT THE PUBLIC'S RIGHT TO NAVIGATION IN PUBLIC TRUST AREAS (AEC) TO PERPETUATE THEIR BIOLOGICAL VALUE.

ACTION ONE: DISALLOW ANY LAND USE DESIGNATIONS ADJACENT TO PUBLIC TRUST AREAS THAT ARE INCONSISTENT WITH 15 NCAC 7H (NORTH CAROLINA ADMINISTRATIVE CODE).

ACTION TWO: PROVIDE APPROPRIATE STANDARDS WITHIN THE LOCAL CONTROL ORDINANCES (ZONING AND SUBDIVISION) FOR THOSE ACCEPTABLE LAND USE DESIGNATIONS.

EXPECTED RESULTS: THE TOWN WILL ENSURE THE PROTECTION OF PUBLIC TRUST AREAS AS DEFINED BY THE NORTH CAROLINA COASTAL RESOURCES COMMISSION.

ALTERNATIVES: DISREGARD THE TOWN'S IMPACT UPON ADJACENT PUBLIC TRUST WATERS.

POLICY SIX

THE TOWN WILL ENACT A SUBDIVISION ORDINANCE AND CONTINUING TO ENFORCE A LOCAL ZONING ORDINANCE, EACH HELPING TO ENSURE APPROPRIATE DEVELOPMENT STANDARDS FOR THE MAINTENANCE OF LOCAL ENVIRONMENTAL FEATURES, THE ACCEPTABLE DESIGN STANDARDS FOR RESIDENTIAL DEVELOPMENT.

ACTION ONE: ESTABLISH PROCESS FOR THE REVIEW OF ALL PLATS AND/OR PROSPECTIVE DEVELOPMENT PLANS.

ACTION TWO: ENFORCE ACCEPTABLE LOT, STREET, DENSITY, AND AMENITY DESIGN STANDARDS.

ACTION THREE: LIMIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

ACTION FOUR: PROVIDE FOR ENVIRONMENTAL FEATURES AND LIMITATION OF STORMWATER RUNOFF THROUGH THE ENCOURAGEMENT OF THE RETENTION OF VEGETATION, PRESERVATION OF OPEN-SPACE, AND MINIMUM DISTURBANCE OF THE NATURAL TERRAIN AS CONSISTENT WITH THE POLICY ACTIONS SPELLED OUT IN THE LAND USE PLAN.

EXPECTED RESULTS: THE TOWN WILL ESTABLISH A SUBDIVISION ORDINANCE WHICH WILL GUIDE ANY FUTURE SUBDIVISION DEVELOPMENT OR REPLATTING OF EXISTING SUBDIVISIONS.

ALTERNATIVES: - NOT ENACT A LOCAL SUBDIVISION ORDINANCE.
- NOT INCLUDE PROTECTIVE CONSIDERATION FOR VEGETATION, OPEN SPACE, AND NATURAL TERRAIN.

POLICY SEVEN

THE TOWN DESIRES TO ESTABLISH BETTER COMMUNICATION WITH DEVELOPMENT INTERESTS, PROPERTY OWNERS, AND EXISTING CITIZENRY.

ACTION ONE: UPGRADE CHANNELS OF COMMUNICATION THROUGH LOCAL MEDIA.

ACTION TWO: IMPROVE PUBLIC EXPOSURE OF ESTABLISHED POLICY DECISIONS.

ACTION THREE: ESTABLISH PUBLIC INPUT PROCEDURES WITHIN FRAMEWORK OF ALL PLANNING AND POLICY DOCUMENTS.

EXPECTED RESULTS: THE TOWN WILL SEEK TO IMPROVE CITIZEN KNOWLEDGE AND AWARENESS OF LOCAL EFFORTS AND ACTIONS.

ALTERNATIVES: - MAINTAIN SAME PUBLIC COMMUNICATION CHANNELS.
- NO ACTION.

POLICY EIGHT

THE TOWN WILL CONTINUE TO ENFORCE THE ADOPTED ZONING ORDINANCE AND ITS INTENT INCLUSIVE OF DENSITY, SETBACKS, AND CONSERVATION AREAS.

ACTION ONE: MAINTAIN LOW-DENSITY RESIDENTIAL ZONING CLASSIFICATIONS BASED UPON SOIL LIMITATIONS.

ACTION TWO: REVIEW DEVELOPMENT OF ADDITIONAL MULTI-FAMILY HOUSING UNITS (I.E. CONDOMINIUMS, APARTMENTS, ETC.) WITHIN PRESENT R-M DISTRICT.

ACTION THREE: LIMIT THE AMOUNT OF COMMERCIAL LAND USE DESIGNATION WITHIN THE TOWN.

ACTION FOUR: MAINTAIN THOSE AREAS DESIGNATED IN THE ZONING ORDINANCE AS AREAS OF ENVIRONMENTAL CONCERN INCLUSIVE OF COASTAL WETLANDS, ESTUARINE SHORELINES, AND PUBLIC TRUST AREAS WITH ALL PERMITTED LAND USES BEING CONSISTENT WITH 15 NCAC 7H (NORTH CAROLINA ADMINISTRATIVE CODE).

POLICY NINE

THE TOWN WILL NOT OPPOSE REDEVELOPMENT OF EXISTING COMMERCIAL AREA WITHIN THE TOWN LIMITS.

ACTION ONE: WILL MAINTAIN DESIGNATED COMMERCIAL AREA AS DESIGNATED BY THE ADOPTED ZONING MAP.

ACTION TWO: MAINTAIN APPROPRIATE STANDARDS FOR COMMERCIAL DEVELOPMENT WITH ADOPTED ZONING ORDINANCE.

ACTION THREE: WILL SEEK WAYS TO ATTRACT COMMERCIAL SERVICES AS NEEDED BY THE CITIZENRY.

ACTION FOUR: WILL WORK AS NEEDED BY THE CITIZENRY WITH COUNTY TO ENFORCE APPLICABLE BUILDING CODE REGULATIONS.

EXPECTED RESULTS: THE CONTINUATION OF A LIMITED COMMERCIAL AREA WITH A GRADUAL UPGRADING OF SERVICES AND STRUCTURES.

ALTERNATIVES: - LIMIT COMMERCIAL DISTRICT DESIGNATION.
- ADOPT LOCALLY ENFORCED BUILDING CODES.

POLICY TEN

THE TOWN WILL INVESTIGATE CERTAIN OPERATIONAL CHANGES INCLUSIVE OF COMBINATION OF SERVICES WITH OTHER LOCAL GOVERNMENTS. IN ADDITION, THE TOWN WILL IDENTIFY LOCAL FUNDS IN ORDER TO IMPLEMENT CERTAIN SYSTEMS THAT WILL AUGMENT THE PRESENT LEVEL OF SERVICE.

ACTION ONE: EXAMINE LAW ENFORCEMENT AND PROTECTION ALTERNATIVES INCLUSIVE OF A COMMUNITY WATCH APPROACH.

ACTION TWO: EXAMINE FIRE SERVICE EQUIPMENT CAPABILITIES/ RESPONSE TIME WITHIN LOCAL COMMUNITY AND ESTABLISH CHANGES WHERE NECESSARY.

ACTION THREE: COMPARE PROJECTED LOCAL COST OF SERVICES WITH NEARBY COMMUNITIES AND SIMILAR SIZE COMMUNITIES.

ACTION FOUR: IDENTIFY AND PROVIDE UPDATED LIST OF HEALTH CARE INDIVIDUALS AND THEIR SPECIALTIES WITHIN THE COMMUNITY TO SUPPLEMENT EMERGENCY MEDICAL SERVICES.

EXPECTED RESULTS: THE TOWN WILL TAKE SUCH ACTION TO MODIFY OR INITIATE THE PROVISION OF AN ADEQUATE LEVEL OF SERVICES AS APPROPRIATE BASED UPON FINDINGS.

ALTERNATIVES: - NO ACTION.

POLICY ELEVEN

THE TOWN WILL SEEK ALTERNATIVES IN OBTAINING AND IMPROVING WATERFRONT PROPERTY FOR PUBLIC BEACH ACCESS.

ACTION ONE: THE TOWN WILL APPROACH PAMLICO COUNTY ABOUT DEVELOPING A SITE TO SERVE THE MINNESOTT BEACH-ARAPAHOE AREA.

ACTION TWO: ACTION WILL BE TAKEN BY THE LOCAL GOVERNMENT TO INVESTIGATE AND IDENTIFY OPTIONAL SITES IN CLOSE PROXIMITY TO THE TOWN.

ACTION THREE: THE TOWN WILL CONTINUE TO INVESTIGATE POTENTIAL LONG-TERM FINANCIAL COMMITMENT RELATED TO A BEACH ACCESS SITE.

EXPECTED RESULTS: THE TOWN WILL PURSUE THE MOST OPTIMUM SITE FOR PUBLIC BEACH ACCESS ALONG THE NEUSE RIVER.

ALTERNATIVES: - PURSUE THE POTENTIAL LOCATION OF A LOCAL BEACH ACCESS SITE.
- SEEK LOCAL FUNDING FOR DEVELOPMENT COSTS.

POLICY TWELVE

THE TOWN WILL ENSURE THAT ALL ASPECTS OF A HURRICANE EVACUATION PLAN IMPACTING THEIR COMMUNITY ARE ADEQUATE.

ACTION ONE: COOPERATE WITH COUNTY AND STATE OFFICIALS IN REVIEWING AND EVALUATING CURRENT EVACUATION PLANS.

ACTION TWO: WILL ASSIST IN A PUBLIC AWARENESS EFFORT THROUGHOUT THE COMMUNITY.

ACTION THREE: WILL WORK WITH PAMLICO COUNTY TO ASSURE THAT ALL CITIZENS ARE PROPERLY AWARE OF HURRICANE EVACUATION PLANS.

EXPECTED RESULTS: A SAFE AND EFFICIENT EVACUATION OF MINNESOTT BEACH IN THE EVENT OF A HURRICANE OR OTHER NATURAL DISASTER.

ALTERNATIVES: - NO LEGITIMATE ALTERNATIVE.

POLICY THIRTEEN

THE TOWN WILL IDENTIFY A STEERING COMMITTEE TO GUIDE ALL POST-HURRICANE CLEAN-UP AND DEVELOPMENT, UTILITY REPAIR AND/OR REPLACEMENT, SUBSEQUENT TO THE APPOINTMENT OF A COUNTY TASK FORCE.

ACTION ONE: WORK THROUGH THE COUNTY TO ENSURE THAT ALL RECONSTRUCTION IS IN ACCORDANCE WITH ADOPTED COUNTY BUILDING CODE AND LOCAL ORDINANCES.

ACTION TWO: ASSURE THAT ALL RECONSTRUCTION OF BUILDINGS IN FLOOD HAZARD AREAS IS IN ACCORDANCE WITH FEDERAL FLOOD INSURANCE PROGRAM.

EXPECTED RESULTS: THE TOWN WILL HAVE APPROPRIATE DEVELOPMENT ACTIONS TAKE PLACE IN THE EVENT OF A HURRICANE OR OTHER NATURAL DISASTER.

ALTERNATIVES: - NO ACTION.

POLICY FOURTEEN

THE TOWN DOES NOT DESIRE TO PROMOTE AGRICULTURE, FORESTRY, MINING, FISHERIES, INDUSTRY (LIGHT OR HEAVY), ENERGY FACILITIES, OR THE LOCATION OF ANY MAJOR FACILITY IN OR IN CLOSE PROXIMITY TO THE COMMUNITY.

ACTION ONE: WILL ENFORCE ALL STATE, FEDERAL, AND LOCAL REGULATIONS RELATED TO THE OPERATION OR PLACEMENT OF THE AFOREMENTIONED ACTIVITIES.

ACTION TWO: WILL NOT EXTEND SUCH SERVICES AS TO PROMOTE SUCH LAND USES OR FACILITIES.

EXPECTED RESULTS: NO ACTIONS TO PROMOTE THE LOCATION OF THE MENTIONED FACILITIES OR ACTIVITIES WILL BE UNDERTAKEN BY THE TOWN.

ALTERNATIVES: - CHANGE THE RESIDENTIAL NATURE OF THE MUNICIPALITY.
- NO EXPRESSION OF OPPOSITION.

POLICY FIFTEEN

THE TOWN DOES NOT OPPOSE THE CONTINUED STATE MAINTENANCE OF ROADS, THE NORTH CAROLINA COASTAL MANAGEMENT PROGRAM, THE U.S. ARMY CORPS OF ENGINEERS JURISDICTION OVER WETLANDS AND NAVIGATION, AND CONTINUED OPERATION AND MAINTENANCE OF ITS NAVIGATION SYSTEM.

ACTION: NO ACTION NECESSARY.

POLICY SIXTEEN

BEFORE ANY LAND ALTERATION TAKES PLACE IN THE ASA SITE, APPROPRIATE STATE OFFICIALS WILL BE NOTIFIED.

ACTION ONE: THE MINNESOTT BEACH PLANNING BOARD WILL MONITOR FUTURE LAND DEVELOPMENT CHANGES IN THE SPECIFIED SITE.

APPENDIX

APPENDIX A

TOWN OF MINNESOTT BEACH

LAND USE PLAN

Citizen Survey

I. PERSONAL

NOTE: Please check the following answers as they apply to you or your family:

1. Which of the following best describes your residence status?

- ☐ a. Full-time Resident
☐ b. Seasonal Resident
☐ c. Non-resident Property Owner

2. If you are either a full-time or seasonal resident, how long have you resided or had a residence in Minnesott Beach?

- ☐ a. more than 10 years ☐ c. 1-5 years
☐ b. 5-10 years ☐ d. less than 1 year

3. If you are either a seasonal resident or non-resident property owner, do you plan to move to Minnesott Beach on a permanent basis within the following time frames?

- ☐ a. 1 year ☐ c. 3-5 years
☐ b. 1-3 years ☐ d. do not plan to move there or unsure

4. Please indicate the number of persons in your household who fit in each age category:

- ☐ a. 0-5 years ☐ e. 36-45 years
☐ b. 6-17 years ☐ f. 46-55 years
☐ c. 18-25 years ☐ g. 56-65 years
☐ d. 26-35 years ☐ h. over 65 years

5. Which of the following best describes the head of household's employment status?

- ☐ a. full-time employed ☐ c. unemployed
☐ b. part-time employed ☐ d. retired

6. Which of the following best corresponds with your household's total income?

- ☐ a. below \$10,000 ☐ d. \$30,001 to \$40,000
☐ b. \$10,001 to \$20,000 ☐ e. \$40,001 to \$50,000
☐ c. \$20,001 to \$30,000 ☐ f. above \$50,000

II. GROWTH AND DEVELOPMENT CONCERNS

NOTE: Please circle the word or phrase with which you agree.

7. Minnesott Beach has grown at a (TOO RAPID, ACCEPTABLE, TOO SLOW, NO OPINION) rate over the past five years.
8. Minnesott Beach has handled its growth over the past five years in an (ACCEPTABLE, UNACCEPTABLE, NO OPINION) manner.
9. I (AGREE, DISAGREE, NO OPINION) that Minnesott Beach should construct a public sanitary sewerage system.
10. The present types of local regulatory control over growth and development are (TOO STRICT, ACCEPTABLE, TOO LENIENT, NO OPINION).
11. Please rank in order 1 through 5 the following types of development (1 being most preferred, and 5 being least preferred):

_____ a. apartments	_____ d. mobile homes
_____ b. condominiums	_____ e. commercial establishments
_____ c. single-family homes	

III. LEVEL OF ENVIRONMENTAL CONCERN

NOTE: Please circle the letter which best represents your level of concern with the following:

12. The quality of water of the Neuse River:

a. very concerned	b. concerned	c. not concerned	d. no opinion
-------------------	--------------	------------------	---------------
13. The quality of water of Alligator Gut (Marina):

a. very concerned	b. concerned	c. not concerned	d. no opinion
-------------------	--------------	------------------	---------------
14. The preservation of wetlands in the area:

a. very concerned	b. concerned	c. not concerned	d. no opinion
-------------------	--------------	------------------	---------------
15. The environmental impact of individual septic systems:

a. very concerned	b. concerned	c. not concerned	d. no opinion
-------------------	--------------	------------------	---------------
16. Coastal environmental problems in general:

a. very concerned	b. concerned	c. not concerned	d. no opinion
-------------------	--------------	------------------	---------------

IV. GENERAL POLICIES

NOTE: Please circle the response which best describes your feelings.

17. The Town of Minnesott Beach should exercise more regulatory control over the growth of the town.

STRONGLY AGREE AGREE NEUTRAL DISAGREE STRONGLY DISAGREE

18. The State of North Carolina should provide increased direction over development along the coast of North Carolina.

STRONGLY AGREE AGREE NEUTRAL DISAGREE STRONGLY DISAGREE

19. The State of North Carolina should provide increased direction over development along the Neuse River.

STRONGLY AGREE AGREE NEUTRAL DISAGREE STRONGLY DISAGREE

20. More policies concerning growth and development of Minnesott Beach are needed to guide its future.

STRONGLY AGREE AGREE NEUTRAL DISAGREE STRONGLY DISAGREE

21. The present policies of the Town are working well in guiding its future.

STRONGLY AGREE AGREE NEUTRAL DISAGREE STRONGLY DISAGREE

22. The Town should try to obtain land for public beach access.

STRONGLY AGREE AGREE NEUTRAL DISAGREE STRONGLY DISAGREE

23. The Town should allow development of condominiums in the area from the ferry dock to the existing pier.

STRONGLY AGREE AGREE NEUTRAL DISAGREE STRONGLY DISAGREE

24. The intent of the Town's policies is understood by the general population.

STRONGLY AGREE AGREE NEUTRAL DISAGREE STRONGLY DISAGREE

V. PUBLIC SERVICE

NOTE: Please rate the adequacy of the following services to the best of your knowledge (circle your response).

25. Public water system

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

26. Septic System

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

27. Town Streets

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

28. Drainage

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

29. Trash Collection

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

30. Recreation

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

31. Town Government

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

32. Fire Protection

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

33. Safety (Police) Protection

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

34. Emergency Preparedness

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

35. Street Lighting

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

36. Rescue/Ambulance Services

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

37. Medical Services

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

38. Education

A. EXCELLENT B. GOOD C. AVERAGE F. POOR O. NO OPINION

VI. GENERAL ATTITUDE

NOTE: These topics were noted in your previous land development plan.

Please express your feelings about the subjects as they relate to Minnesott Beach.

39. Type of waterfront development: _____

40. General appearance of town: _____

41. Annexation of additional properties: _____

42. Increased tourism: _____

43. Increasing taxes for needed services: _____

44. Seasonal resident(s) needs: _____

45. Permanent resident(s) needs: _____

46. Non-resident(s) property owner needs: _____

Thank you for your time, effort, and assistance in this important process.

PREPARED BY: East Carolina University
Regional Development Institute
Willis Building
Greenville, NC 27834-4353

Return to:
East Carolina University Regional Development Institute
Willis Building
Greenville, North Carolina 27834-4353

Place
Stamp
Here

(FOLD HERE TO MAIL)

(FOLD HERE TO MAIL)

MAILING INSTRUCTIONS FOR CITIZEN SURVEY:

After completing the survey, fold where indicated, staple and return.

February 1986

Dear Citizen,

The purpose of this survey is to determine the needs and attitudes concerning land use in the Town of Minnesott Beach. Your response will be used to assist in the planning decisions and recommendations incorporated in the Town's Land Use Plan which is being prepared.

Funds for the development of this survey are through the Department of Coastal Management, State of North Carolina. Your assistance and cooperation is a valuable contribution and is appreciated. Please fold and return by mail or leave at the Minnesott Beach Town Hall during regular business hours. Please complete and return prior to March 12, 1986.

Sincerely yours,
Town of Minnesott Beach

