



AGENDA

Town of Kure Beach Planning and Zoning Commission

Wednesday, November 18, 2020

A meeting of the Planning and Zoning Commission will be held Wednesday, November 18, 2020 in the Council Chambers commencing at **6:30 PM**.

Page

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

3. ADOPTION OF MINUTES

- 3 - 5 3.1. October 7, 2020 Regular Meeting
[PZ Minutes_10-7-2020](#)

4. PUBLIC COMMENT

5. OLD BUSINESS

- 5.1. Update on Utility Conversion with Duke Energy Progress (Richardson)
- 6 5.2. Prohibited Uses (Galbraith)
[Prohibited Uses List](#)

6. NEW BUSINESS

- 7 - 194 6.1. Land Use Plan Revision (Galbraith)
[Land Use Plan](#)

7. ADJOURNMENT



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, October 7, 2020 @ 6:30 p.m.

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday, October 7, 2020. A quorum of members was present and Attorney Jim Eldridge attended.

P&Z MEMBERS PRESENT

Chairman Craig Galbraith (Via Conference Phone)
Member Bill Moore
Member David Garceau
Member Kenneth Richardson (Via Conference Phone)
Member Tony Garibay
Alternate Member Zielinski

P&Z MEMBERS ABSENT

None.

STAFF PRESENT

Mandy Sanders, Town Clerk
Beth Chase, Deputy Town Clerk
John Batson, Building Inspector

CALL TO ORDER

Deputy Town Clerk called the meeting to order at 6:30 p.m.

MOTION- Member Garibay made a motion to appoint Member Garceau as the Chairman Pro Tem for tonight's meeting

SECOND- Member Zielinski

VOTE- Unanimous

ADOPTION OF AGENDA

MOTION- Chairman Pro Tem Garceau made a motion to add the rescheduling of the November meeting and adopt as amended

SECTION- Member Zielinski

VOTE- Unanimous

APPROVAL OF MEETING MINUTES:

- September 16, 2020 Regular Meeting

MOTION- Member Zielinski made a motion to approve the minutes as presented

SECTION- Member Garibay

VOTE- Unanimous



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, October 7, 2020 @ 6:30 p.m.

PUBLIC COMMENTS

None.

OLD BUSINESS

1. Continued discussion of proposed text amendment to 15.36.010 (Control of Yard/Setbacks)

Chairman Galbraith stated the Commission needs to resolve this issue as PZC has already submitted the Consistency statement declining the proposed text amendment to Town Council. Town Council has now scheduled a Public Hearing for later this month. He told the Town Council at the Town Council meeting that PZC would discuss a temporary structure in the rear setback. He thinks the pools should be allowed in the temporary rear setback.

Member Richardson stated he drove around Town and in the rear setback there is a lot of power lines. He does not think the Commission can make a general comment regarding allowing items such as swing sets and trampolines in all rear setbacks throughout Town.

Member Garibay stated he thought the discussion was only for temporary pools that require a permit in the rear setback as long as they don't interfere with the power lines or stormwater drains.

Attorney Eldridge stated PZC needs to look at KBC Code 15.36.010. Under this current provision swing sets are allowed in the rear setback. Pools currently require a permit and if PZC wants to allow this then it would need to be added to this provision.

Chairman Pro Tem Garceau stated the more the Town allow items to encroach into the setback then there is no point to the setback requirements. His recommendation is to not allow temporary pools in the setback.

Member Zielinski stated she agrees with Chairman Pro Tem Garceau. She thinks the Code is written very well and the Commission should take it very seriously when determining if it should be changed. Pools currently require a building permit and she does not think it should be an exemption.

MOTION- Chairman Pro Tem Garceau made a motion to leave 15.36.010 as is in the Kure Beach Code of Ordinances

SECOND- Member Zielinski

VOTE- (4-1 VOTE) Chairman Pro Tem Garceau, Member Richardson, Member Zielinski, Member Garibay voted For, Chairman Galbraith voted Against

2. Update on Utility Conversion with Duke Energy Progress

Member Richardson stated the face to face interview with Duke Energy Progress was postponed till January.



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, October 7, 2020 @ 6:30 p.m.

3. Prohibited Uses
No Comments.

NEW BUSINESS

1. Oath of Office for James Dugan

Town Clerk Sanders administered the oath of Office to alternate member James Dugan.

2. Reschedule the November meeting

MOTION- Chairman Pro Tem Garceau made a motion to reschedule the November PZC meeting to November 5, 2020 at 6:30 p.m.

SECOND- Member Garibay

VOTE- Unanimous

MEMBER ITEMS

None.

ADJOURNMENT

Chairman Pro Tem Garecau closed the meeting at 7:00 p.m.

ATTEST: _____
Mandy Sanders, Town Clerk

Craig Galbraith, Chairman

NOTE: These are action minutes reflecting items considered and actions taken by Planning & Zoning Commission. These minutes are not a transcript of the meeting. A recording of the meeting is available on the town's website under government>planning and zoning.

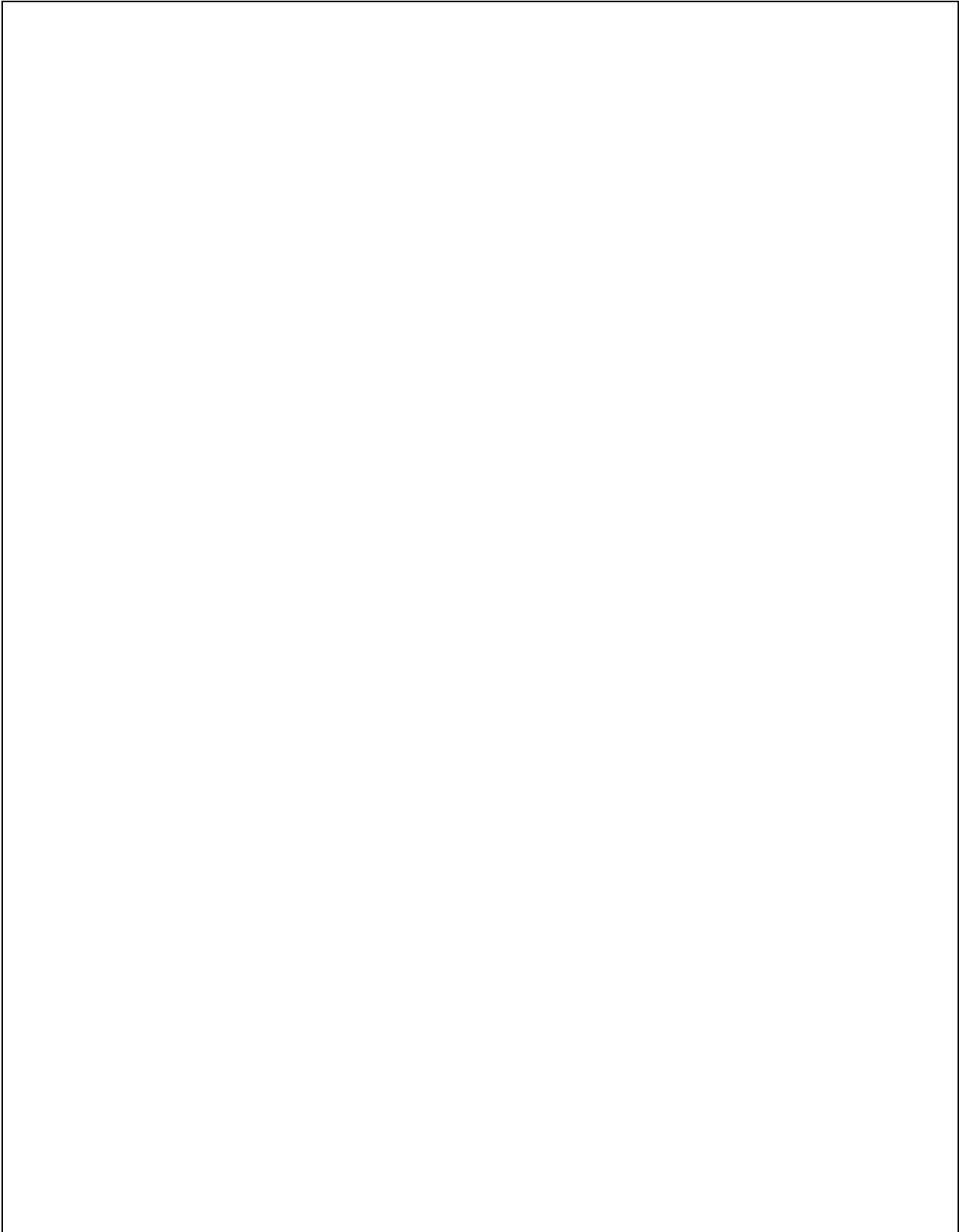
Business Zoning	Residential Zoning
Tattoo Parlor	Barber Shops
Vaping Stores	Hair Saloon
Adult Entertainment/Publications/Escorts	Beach Chair and Umbrella Rentals
Fast Food Restaurants/Drive Throughs	Surfboard Sales
Billboards	Restaurants/Coffee Shops
Weapons/ammunitions	Grocery/Quickly Mart Stores
Selling of Fireworks	Realtor Offices
Gambling/OTB/Sport	Financial Advisory Offices (Accounting/CPA/Planing)
Pawn Shops	For Profit: Auto Detailing Auto Repair Golf Cart Repair Surfboard Repair/Maintenance
Flea Markets	Sell of Fireworks
	Gambling
	FLea Markets (Periodic short term yard sales are OK)
Piercing studio	Surfboard repair
Tanning salon	skateboard shop
	fast food restuarant
	parking lot
	marina / boat repairs
	bicycle sales / repair
	tarot card reading
	nail salon
	massage parlor
	daycare
	assisted living
	vetinarian / dog care
	pet store
	tow trucks
	hotel / motel / B&B
	Restuarant / Bar / Night club
	video arcade
	Medical facility
	bait and tackle shop
	gas station
	beach goods store
	storage faciltiy
	Rv/ Campgrounds

Town of Kure Beach Land Use Plan 2006



Adopted By Town Council: September 27, 2006

Adopted and Certified by Coastal Resources Commission: November 17, 2006



2006 Land Use Plan
Town of Kure Beach

117 Settlers Lane
Kure Beach, NC 28449
(910) 458-8216
(910) 458-7421 (fax)

www.townofkurebeach.org

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Mac Montgomery, Mayor Pro Tem
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Acknowledgment

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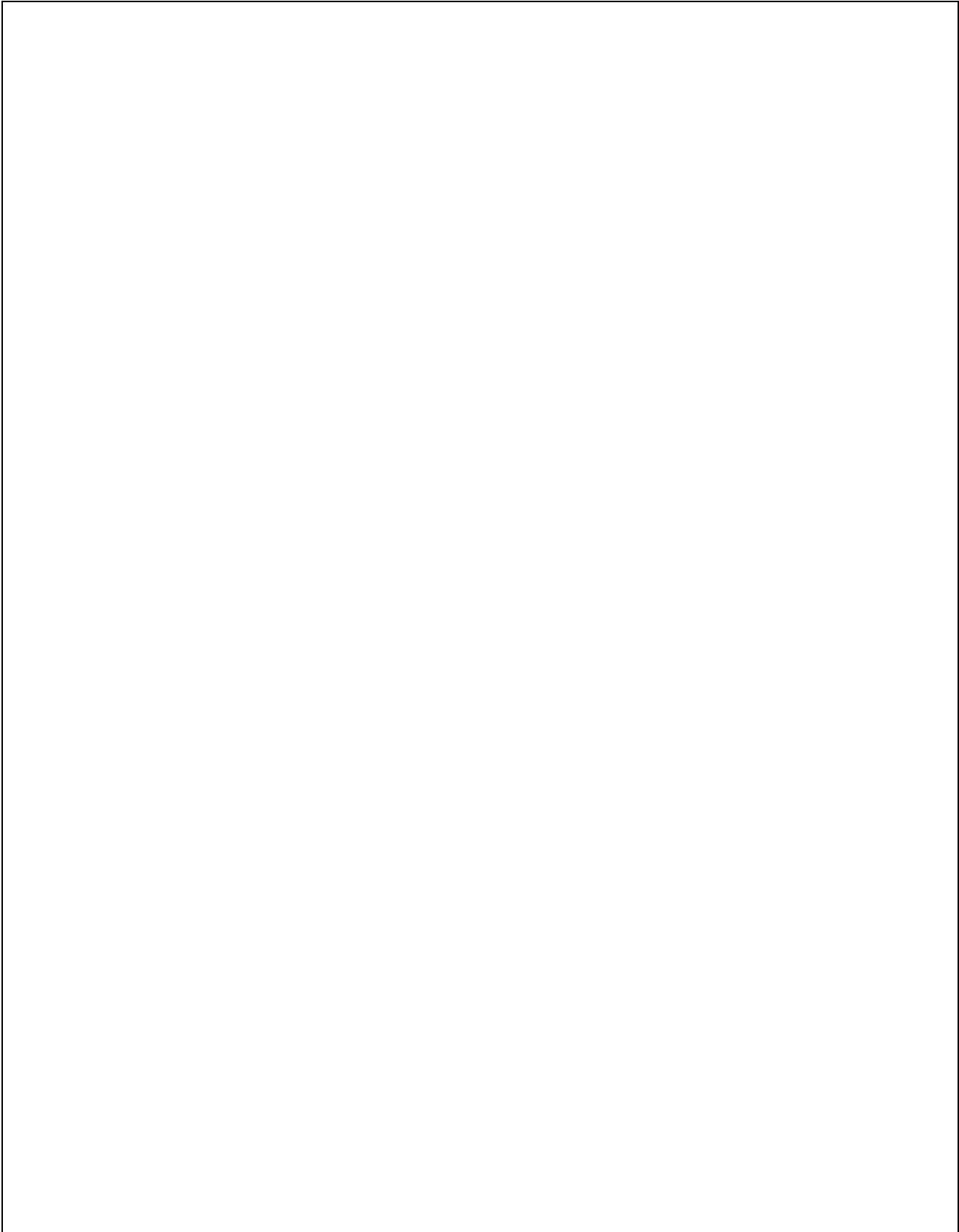


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Appendix Content

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Environmental Composite Map

Exceptional Substantial & Beneficial Wetlands Areas Map

Coastal Wetlands & Estuary Waters Map

Significant Natural Heritage Areas & Protected Lands Map

Community Facilities Map

Transportation System Map

Existing Land Use Map

Land Suitability Analysis Map

Future Land Use Map

Executive Summary and Introduction

Executive Summary

The Town of Kure Beach is a progressive small town with thoughtful and farsighted leaders. During this Land Use Plan process, these leaders have recognized the fact there will be future development pressure, and have established a plan of action to prepare for that future growth. Both the elected and appointed Boards plan to move cautiously on these significant matters which will effect the future of the community.

The Town very early realized the benefits of land use planning. This is evidenced in the fact that, in 1976, the Town of Kure Beach created its first Land Use Plan. This will be the fifth version of the Town's Land Use Plan. The Plan has been, and will continue to be, a valuable source of community information and a guide for local leaders on policy on those issues concerning the future growth and development of the Town.

The major elements of the Town of Kure Beach Land Use Plan are listed in the Table of Contents. The policies contained in this Plan have been thoroughly discussed by the citizens and officials of the Town, and represent what the Town believes is a balancing of the various interests and concerns in the community. The following is a summary of the key elements of the Kure Beach Land Use Plan.

The Town of Kure Beach is located on what is known as Pleasure Island, which is a peninsula at the southernmost tip of New Hanover County bordered by the Cape Fear River to the west and the Atlantic Ocean to the east. Pleasure Island contains the Towns of Carolina Beach and Kure Beach, and the state historic site of Fort Fisher. The Town has both Town Limits and an Extraterritorial Jurisdiction (ETJ). The ETJ is made up almost entirely of federally owned land which contains a buffer zone of the military shipping terminal at Sunny Point on the Cape Fear River, and a small naval and national guard air strip and residential area. The buffer zone is largely maintained in a natural state, with the exception of Town public works facilities. The Town desires that the buffer zone remain in a natural state with the Town public works activities (including water, sewer or stormwater) being the only allowable use.

Kure Beach has a year-round population of approximately 1,900, with a peak-population range of around 8,000 to 10,000 people during the summer months. The geographic size of the Town is approximately 700 acres, with only around 450 acres of this total being suitable for development. As of 2006, the Town is essentially built-out with only a few lots left vacant and no large tracts available for subdivision. The Town's future year-round population is not expected to increase substantially based on lack of undeveloped land, and the Town codified limitations on increasing density that could occur as property is redeveloped. The total number of housing units in Kure Beach is approaching 2,000. The housing unit stock is primarily single-family and duplex (77% of total), with 20% being triplex or other multi-family, and the remainder as manufactured housing. The Town strongly desires to keep this ratio of housing intact, with single-family and duplex being the predominant type of housing. The Town will continue to enforce its 35-foot building height, and will establish Floor Area Ratio (FAR) standards to proactively manage and control the size and scale of future development and redevelopment.

The majority of the land in Town (about 90%) is used for residential use. The Town desires that this ratio continue during the foreseeable planning period (next five to ten years). The Town has a

commercial district in the geographic center of Town that is adjacent to the ocean shoreline and a fishing pier. The Town desires to maintain the commercial district and the pier as a functioning center for retail, restaurant, service and entertainment. The Town may allow mixed-use in the commercial district as a conditional use, as long as the individual project furthers the goals and policies of the Town (found in this Plan) and retains a commercial use as the dominant ground-floor use within the development project.

All areas within the Town Limits have water and sewer infrastructure available. The Town plans in 2006 through 2007 to upgrade its water capacity to meet expected demand. The expected demand is based upon the growth management program the Town will implement which is intended to limit dramatic increases in future density and associated population. While the Town has no estuarine waters within its planning jurisdiction, Kure Beach has and will take steps to maintain and improve water quality to the area watershed and basin by establishing a Stormwater Management Plan to retrofit and improve existing stormwater infrastructure, and by implementing NPDES Phase II stormwater regulations to control stormwater runoff.

Introduction

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

It is widely recognized that the most important aspect of the early development of the coastal program was the planning requirement contained in the CAMA. The Coastal Area Management Act said that each coastal County is required to have a Land Use Plan, and furthermore, these plans were required to be updated every five years. The work we are doing here, updating the Town of Kure Beach Land Use Plan, is a direct result of that requirement in the enabling legislation. As coastal counties began to plan, coastal towns and cities began to recognize the benefit of planning for themselves. The local empowerment embodied in the Act's planning requirement showed forethought on the part of those who crafted the legislation. This was evidenced by a slow and thoughtful change of perception by cities and towns as the municipalities began to request their own opportunity to plan for the future. The essential characteristics of the plan, which we will refer to as the Land Use Plan, is that the plan encompasses all geographic parts of the community and all functional and environmental elements

which bear on land use development. The plan is general in the sense that it will summarize policies and proposals and will not indicate (in great detail) specific locations or detailed regulations. The plan will be long-range in the sense that it will look beyond the foreground of current pressing and everyday development pressures and will look to the perspective of problems and possibilities for 20 years in the future. For planning purposes the preparation, adoption, and use of the Land Use Plan is considered to be the primary objective of a planning program. Most other plans and planning actions by a local government are designed, at least theoretically, to be based upon the Land Use Plan.

With the production of this Land Use Plan Update we will we look beyond day-to-day concerns and take a thoughtful look at the Town's desired growth patterns for future land use development activity. We will look at the data available on the economy, population, existing land use, and natural resources. We will prepare a map which will describe the existing uses of land and we will also prepare a map which will show future land use patterns. With this information in hand, development proposals can be examined in the light of existing services. Requested uses of land may be viewed along side the vision of desired future growth, and the interrelationships of the proposed development activity may be compared with existing development. Services can also be analyzed with thought given toward the appropriateness of project design.

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

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

To do this the local government needs an instrument, a plan, which will establish long-range general policies for the physical development of the community. With a plan decisions can be made in a coordinated and unified manner. The Land Use Plan Update will provide the Town with this sort of an instrument. It can be continually referred to as an important source for decisions on those development issues which arise on a regular basis. Zoning classification amendment requests, subdivision approval, the location or improvement of roads or highways, extension of public services all of these decisions are made in a manner which best serves the public interest if some systematic planned approach to the decision process is made. The Land Use Plan reflects current policy on future growth. The importance of this policy document, as a tool for guiding future growth and development, should not be underestimated.

Part 1 - Data Collection and Analysis

Section 1: Community Concerns & Aspirations

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

(A) Significant Existing & Emerging Conditions

Significant existing and emerging conditions have been identified as follows: 1) through a dialogue established with the Planning and Zoning Commission; 2) through the opportunity to hear citizens through the forum of the Planning and Zoning Commission's meetings; 3) through discussions with Town staff; and, 4) in conversations with citizens¹. The identification of these conditions is important because these issues (or situations) may serve to give the local government a means to identify those issues with which they may be confronted during the future. Planning ahead, and considering land use decisions within a context which will take into account the existing and emerging issues will be useful to the local government for the early resolution of problems, where possible, or the mitigation of negative consequences which may be caused by difficult, often multi-layered, problems.

The identification of emerging conditions, by definition, is a never ending process. They are always popping up. The identification of, or, in some cases, the realization of existing conditions (which is a psychologically adaptive process), sometimes happens in ways which may surprise those who are long-term residents or regular visitors. The conditions or issues we are particularly interested in here are those growth related conditions which influence land use, development, water quality (and other environmental concerns), as well as quality of life issues in the planning area.

The following significant existing and emerging conditions, or trends, have been identified as a part of the land use planning process in Kure Beach. These items were listed as a result of public comments given during a brainstorming session with the Planning and Zoning Commission.

- Town resources are being drained by more people per house.
- Maintaining the Kure Beach height restriction at 35' is an important part of maintaining the small-town feel of our community. We have seldom been challenged on this requirement, but we realize we will receive challenges in the future and we must adhere to our current requirement.
- Growth is happening at a rapid pace. It needs to be controlled ... not stopped.
- As land prices skyrocket some of the older homes will be bulldozed and new structures will replace them. Kure Beach needs to work to maintain a distinct identity consistent with past and current (2004) community appearance and feel.
- The Planning & Zoning Board at Kure Beach realizes people are an important part of the

¹ This list was created from public comments given at a Town of Kure Beach Planning and Zoning Commission meeting.

planning process and they have tried to be inclusive. The sentiment the Planning and Zoning Commission is hearing is that people want to have a home town feel to their local government. This is much more desirable to the people who live here now than any speculative feel. This is not a community composed of people who invest here and live away.

- Vacant land in Kure Beach is selling and developing fast.
- The Planning and Zoning Commission strongly feels we will need a policy to decrease stormwater runoff. This is seen as a big issue for Kure Beach.
- Traffic control and vehicle access to roadways is a big issue for Kure Beach.
- The Planning and Zoning Commission sees real estate investors moving into Kure Beach. People are believed to be pulling dollars out of the market and sinking it into real estate.
- Water capacity is an important future issue.
- People must be made aware that pets are a responsibility and picking up after them is mandatory.
- The Town wants to encourage a mix of land uses. At the same time we need to stay ahead of growth with our infrastructure in the areas of roads, water, sewer, etc. Our future as a community depends upon maintaining this balance.
- The Town needs to have an understanding of who is visiting the community and an understanding of the impacts of our visitors on our quality of life. The people who visit Kure Beach will help to impact the community in the long-term through business decisions on what businesses get built or opened, for example, and a recognition of the characteristics desired by new residents will be made by builders and their response will fill the residential need. The Town must continue to be clear on what is desired as this will effect what gets built and what this Town will become.
- Stormwater runoff is seen as a very important issue in Kure Beach. Stormwater outfalls on the beach, stormwater ponding on roads and in residential lots is unacceptable. Even with current water quality thought to be "good," people are still thinking ahead about this issue ... which is also good.

(B) Key Issues²

Issues identification is a continuing process for local governments. As a part of the process in the creation of this land use plan, a citizen and Planning and Zoning Commission brainstorming session was held to identify issues was held on November 5, 2003. The resulting list of key issues, in prioritized order, follows:

- Height limits must be maintained at 35 feet.
- Traffic flow.
- Beach renourishment.
- Promote the low-density residential aspect of the community.

² Issues are identified as problems or things the Town needs to do something about within the 10 year planning horizon period for the land use plan. This list of issues was created and discussed at the Kure Beach Planning and Zoning Commission meeting on November 5, 2003. The prioritizing vote was from the Planning and Zoning Commission following the November 5, 2003, brainstorming session.

- Density controls are needed (such as Floor Area Ratio standards).
- Expand the area for sea oats plantings.
- Dow Road extension.
- Street improvements.
- Storm water drainage — ponding on property.
- Parking in the summer is an issue requiring attention.
- Promoting green space.
- Beach access areas need to be maintained for public — no trash.
- Mosquito control.
- MOTSU buffer zone should be conserved as it is.
- Improvements at Town Hall — add technology.
- Restrooms are needed for the visiting public.
- Public participation on land use and community wide matters is extremely important and should be encouraged.
- Enhance the idea of “community” and improve community relations.
- Landscaping ordinance needs enforcement.
- Street lights are needed.
- Enforcement of nuisance ordinance.
- South end water tower.
- Storm water drainage — storm drains should be off the beach front.
- Storm water drainage — ponding on roadways.
- The Town should work with Sunny Point to control the deer population.
- Fox control.
- Off leash pets is a situation requiring attention.
- People should pick-up after pets.
- Police protection should be enhanced.
- The Town needs to keep up with needs for solid waste.
- Noise pollution controls are necessary.
- The Town should encourage putting power lines underground.
- Bike paths along Dow Road and in other areas.
- Trash collection — recycle center needs clean-up.
- Additional sidewalks are desired.
- Zoning ordinance amendments.
- Additional lifeguards.

(C) Community Vision

The Town of Kure Beach’s vision statement was prepared through a facilitated process with the Town’s Planning and Zoning Commission acting as the principal responsible board. The Planning and Zoning Commission approved the “vision” for submittal to the Town Council on February 3, 2004. The Town Council subsequently endorsed the vision statement on January 20, 2004.

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

description of how the area will look in the future. In preparing the vision, participants were directed to consider the community's driving forces, priority issues, and citizens values and aspirations. The vision depicts in words and conveys images of what the local government is seeking to become. The results are shown below. The reader should understand this vision was written to describe the current situation in Kure Beach in 20 years. The present tense is therefore used to describe circumstances which have not yet come to pass but which are desired.

Town of Kure Beach Vision Statement

Government in 2020

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

Kure Beach always works cooperatively with each of the other units of government in the area. Cooperative decisions on the island among the three local government entities in the area has allowed Kure Beach, in cooperation with Carolina Beach and New Hanover County, to have continuing success in realizing an orderly, safe, and environmentally friendly pattern of growth of residential and commercial properties in Kure Beach. This cooperation has been especially important on regional transportation issues, public safety, beach nourishment, recreation, and the safe and sanitary provision of water and sewer services. This geographic location has allowed continuing residential growth in a beautiful setting.

Kure Beach is well known for a decisive and quick response to the hint of an emerging problem in the area of public affairs. Regular joint forums of area local government leaders and citizens have proven an effective means of issue identification and recommended resolutions. Cooperation in government is given a high priority by all. Excellent leadership, from both the Town Council and the Planning and Zoning Commission, are instrumental in the notable successes enjoyed at Kure Beach.

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

Region

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

Participation in Government

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

Leadership in 2020

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

An informed electorate has brought tough but fair-minded leaders into office at Kure Beach. Their decisions are proactive rather than reactive and designed to bring benefit to the entire community. Priorities have meaning in Kure Beach, and implementation takes place through a creative and progressive approach to getting the job done right the first time. Kure Beach understands the responsibility of local government to patiently and carefully listen to all citizens and to bring diversity to solutions. We anticipate the challenges of today with a clear minded view of tomorrow. We will accept no less than the best for our Town, for each of us, and for all of us.

Economy in 2020

The economy of this residential community, which also serves as a resort for visitors from all over North Carolina and the nation, is diverse and balanced. Businesses located in Kure Beach, by design, are created to serve local not regional needs. Kure Beach is a destination known for its family oriented accommodations, small shops, and for its quiet, secluded residential and natural areas. Residents and visitors who have more diverse shopping needs may visit regional business centers located in close proximity to Kure Beach.

The economic environment in Kure Beach is low key. Excellent restaurants and small shops nurture and serve a vibrant and fertile mix of seasonal and tourist type services and a healthy and still growing resident population. People of all socioeconomic status are welcome to live, work, invest, and play in Kure Beach. Retail outlets in our neighboring municipality provide a premier regional shopping experience for residents and visitors. All Kure Beach citizens are employed to their full potential.

The continuing growth of Kure Beach has been reinforced by improved infrastructure and a strict adherence to height restrictions and to our land use plan and our code of ordinances. We are the premiere residential beach community in southeastern North Carolina.

Livability in 2020

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

Parks and recreation, environment, education, and the arts are top priorities for Kure Beach. We have an abundance of public parks and green spaces in which our residents and visitors may relax or play. Public access to the ocean is easily available and is free to the public. Our extensive network of safe bike trails and sidewalks connects us to our neighboring municipality and to the New Hanover and Brunswick County mainland areas. The Kure Beach boardwalk, with the most exceptional view of the Atlantic Ocean on the North Carolina coast, and the Kure Beach fishing pier, serve as the commercial center of our community and as a gathering place for both locals and visitors.

Each year our citizens, and many thousands of visitors from across the state and nation, attend municipal celebrations for Memorial Day, July 4th, and Labor Day at Kure Beach. The Kure Beach

triathlon, associated with the July 4th celebration, has become a huge draw for the nation's elite competitors. Area residents are also strongly represented in this competition. During our summer celebrations, the downtown area is a focal point and a favorite choice for residents and visitors who enjoy wandering among entertainers, regionally renowned artists, and vendors. As a year-round amenity, our community center serves as a small conference center at the beach for upstate businesses looking for a place to retreat, and as a designed true community center for our local residents.

Education

New Hanover County schools are national models with a broad student mix and the lowest drop-out rate in North Carolina. Compensation for teachers and modern, state of the art, equipment and conditions make New Hanover County schools a top choice for the best teachers and educators in North Carolina. Internships in all work sectors are provided for top high school and college students. The expanded North Carolina Aquarium at Fort Fisher and the Fort Fisher State Historic Site, both of which are located in Kure Beach, are providing significant and challenging learning opportunities for interested persons of all ages.

Environment

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

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

Appearance

Beautification is one of this municipality's top priorities. Kure Beach has a well deserved reputation as the cleanest municipal beach community in North Carolina. Beautiful, wide, expansive streets lead visitors into the Town of Kure Beach. All streets, roadways, signs, landscaping, construction projects, and other visible features of commerce, transportation, and the like, are always kept in a well maintained condition. Municipal facilities such as parks, town hall, police, fire, public accessways and the like, are all kept in impeccable condition. Municipal ordinance height restrictions and zoning controls have successfully given this community a low profile and a low-density residential feel. Underground utility lines enhance all major transportation arteries and residential areas.

Infrastructure in 2020

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

Water, Sewer, and Drainage

A water and sewer service second to none is available to all developed and developable areas throughout Kure Beach. An abundance of clean, pure water is there for our needs. Kure Beach's municipal water wells on the island, with back up wells on the mainland, are owned by the municipality, and these wells service the entire municipality, plus the Ft. Fisher State Historic Site & Museum and the North Carolina Aquarium. All formerly existing antiquated water lines have all been replaced and new water towers have been constructed throughout the municipality (south and north) providing good water pressure and an abundant supply. In fact, water pressure throughout the system is excellent for home, business, and emergency services purposes. Fire insurance premiums have been lowered repeatedly in recent years as water system improvements are completed. Carolina Beach has entered into a joint agreement with Kure Beach so that in case of a water shortage Carolina Beach may buy additional water from Kure Beach.

A municipally owned sewer system is in place. A state of the art sanitary sewerage disposal system is located on area property owed by the U.S. government and another state of the art system, also serving Kure Beach, is located within the Town limits of our municipal neighbor, Carolina Beach. Both of these facilities, which are outside of the Kure Beach municipal boundary, have excess capacity for continuing future anticipated and planned growth.

Our vital heritage of a strong connection with the waters in and around the island has been greatly improved through a filtered drainage system for stormwater runoff. There are no storm drains on our beachfront. Ponding of water on our roadways following a storm event has been eliminated. The water quality of the Cape Fear River in the vicinity of Kure Beach is excellent. Kure Beach always considers the implications of development projects and the effect of development on the environment prior to ordinance modification or the granting of subdivision approval.

Highways and Transportation

Long-range planning coupled with adequate state and local funding for roads has given Kure Beach an enviable system of well maintained roads. Dow Road widening from the U.S. Highway 421 bridge to the NC Aquarium at Ft. Fisher, with appropriately located accesses to the municipality, allows traffic to flow to and from this municipality with a beach strand at all times in a smooth and regular fashion. Due to a well designed traffic system, accidents rates within the Town of Kure Beach's jurisdiction are low. Traffic flows well during all months of the year. Kure Beach cooperates with other regional and area municipalities and counties in the Wilmington MPO (Metropolitan Transportation Planning Organization). The MPO, an administrative entity, has proven to be an effective means of communication with other area governments and with state and federal transportation officials. Kure Beach considers good transportation as a basic infrastructure item and, as with other services, provides only the best for residents and visitors. Transportation considerations and concerns in Kure Beach are comprehensive and include easy access for all residents to roads, bike trails and sidewalks, public beach access areas, and public transportation. Maintenance concerns are effectively planned for and dealt with by local officials in an efficient and adept manner. The

voting citizens of Kure Beach are extremely happy with their transportation system.

The Kure Beach comprehensive transportation system is in place and is perceived by citizens as working well to serve all residents and visitors.

Services

U.S. mail service is efficiently handled in a conveniently located post office within the Town of Kure Beach. Adequate and convenient parking for users of this facility is available. Dependable police and fire services are a phone call away for residents and businesses throughout Kure Beach and New Hanover County. Emergency medical service (EMS) is located on the island. A 24 hour a day urgent care facility offering comprehensive medical services is located on the mainland near the Town of Kure Beach. A regional health system, with rescue services and helicopter availability, is on line around the County, around the clock.

Community in 2020

Local governments in our area have forged their common goals into a single alloy. A sense of unity and purpose prevails.

As a result of our outstanding commitment to community we are perceived as one of the top places to live on the North Carolina coast. Our choices of enduring quality for the community have made the community marketable and have established a strong, agreed upon, identity.

Strong neighborhood associations, working in collaboration with local government, give meaning to effective citizen participation in Kure Beach. All people and all points of view are considered in community decisions, regardless of race, gender, national origin, or social status.

Section 2: Analysis of Existing and Emerging Conditions

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

A. Population

There are many possible ways to discuss and to analyze population. The categories shown here give a basic summary of the population trends and characteristics of the permanent population within the Town of Kure Beach.

(1) Current Permanent Population Estimates³

The most recent “official” permanent population estimate for the Town was made by the North Carolina State Data Center in July of 2002 and gives the current municipal population at 1,629.

For comparison purposes, and to orient the land use plan reader to the area population, there are a total of 4 municipalities within New Hanover County. Those municipalities are shown below with the 2002 population estimate given for each:

Municipal Population in New Hanover County, 2002⁴

Carolina Beach	5,264
Kure Beach	1,629
Wilmington	91,458
Wrightsville Beach	2,612

The total estimated New Hanover County population in 2002 was 166,072 persons⁵. Between 2000 and 2002 the population of the State of North Carolina has grown at a rate of 3.4% from 8,046,962 to 8,323,375 persons for an increase of 276,413 persons. For this same period of time New Hanover County has grown at 3.6% from 160,327 to 166,072 (an increase of 5,745) and the Town has grown at a rate of 7.7% from 1,512 to 1,629 (an increase of 117).

³ Estimates of the July 1, 2002, permanent resident population of each of North Carolina’s 543 active, incorporated municipalities were released by the NC State Data Center in late 2003.

⁴ NC State Data Center, 2003.

⁵ NC State Data Center estimate for July, 2002. The New Hanover County total figure represents municipal as well as unincorporated areas of the County.

NC Municipal Beach Population, 2002⁶

<u>Municipality</u>	<u>2002 Population</u>
Southern Shores	2,372
Kitty Hawk	3,206
Kill Devil Hills	6,282
Nags Head	2,885
Atlantic Beach	1,780
Pine Knoll Shores	1,534
Indian Beach	93
Emerald Isle	3,564
North Topsail Beach	836
Surf City	1,457
Topsail Beach	494
Wrightsville Beach	2,612
Carolina Beach	5,264
Kure Beach	1,629
Bald Head Island	189
Caswell Beach	406
Oak Island	7,033
Holden Beach	841
Ocean Isle Beach	449
Sunset Beach	1,886
New Hanover County	166,072
North Carolina	8,323,375
NC Municipal Beach Average Pop	2,240.6 persons
Total NC Municipal Beach Residents/NC %	44,812 = .53%
Kure Beach Municipal Beach Rank by Pop	11th
Total # NC Municipalities /% Beach	20 of 543 = 3.68%

⁶ NC State Data Center, 2003. All NC incorporated municipalities with a beach strand are listed here except for the recently incorporated municipality of Duck, in Dare County, which was not included as a part of the 2000 U.S. Department of Commerce, Bureau of the Census survey. As a result of the timing of their incorporation, Duck is not included in this table. The 2002 estimated population for Duck is 481 persons.

Kure Beach is currently the eleventh largest municipal beach, by population, in North Carolina⁷.

Municipal Population Density, 2002⁸

<u>Municipality</u>	<u>Density of Population</u>
Bald Head Island	44.01
Caswell Beach	132.45
Holden Beach	283.56
Ocean Isle Beach	130.92
Sunset Beach	373.2
Atlantic Beach	830.51
Emerald Isle	679.84
Indian Beach	156.52
Pine Knoll Shores	673.33
Kill Devil Hills	1,137.51
Kitty Hawk	392.05
Naas Head	441.47
Southern Shores	582.4
Carolina Beach	2,336.27
Kure Beach ⁹	2,088.02
Wrightsville Beach	1,957.61
North Topsail Beach	130.29
Surf City	346.83
Topsail Beach	113.01
Oak Island	882.8

The above table includes the entire jurisdiction (including water) in calculating densities for each municipality. The actual dry land acres in Kure Beach is around 450 acres, which is a density of 4.1 persons per acre based on the certified 2004 estimated population of 1,857.

⁷ The largest municipal beach, by population, is Oak Island, in Brunswick County. The smallest municipal beach, by population, is Indian Beach, in Carteret County.

⁸ Population Density (Persons per Square Mile) (5004): Density represents persons per square mile for the reference area. The numerator (population) uses variable 5001. The denominator (land area) uses variable 6242 from the most recent census with respect to the referenced year. Density for years projected more than 10 years past the last census are calculated using the last census land area. There are minor differences in land area reported in different censuses. The difference in population density between 1989 and 1990, might be partly due to the difference in land area (variable 6242) from the 1980 and 1990 censuses. Density is available for years 1970 through 2030 for counties. For municipalities, it is available only for years in which there is a census population count or a population estimate. Because land area from a past census is used for each year, annual changes in municipal land area by annexation are not reflected in the density calculations. Source: State Agency Data: Office of the Governor.

⁹ The State Data Center population estimate for Kure Beach in 2002 was 1,629. The density figure in this table showing persons per square mile exceeds that number. Conversation with the State Demographer on this topic leads us to believe the estimate above was based upon the U.S. Department of Commerce, Bureau of the Census, information concerning the number of acres/square miles in the Town of Kure Beach. The Bureau of the Census had an error. The chart shown above is from the official State Data Center web site.

(2) Current Seasonal Population Estimates

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

It has been determined by the NC State Data Center, based on estimates projected from the 2000 Census, that there were 1,629 permanent residents of Kure Beach in 2002. According to the 2000 U.S. Census and the number of permits issued for residential construction during 2001-2002, as determined by the Kure Beach Inspections Department, there were 1,671 housing units in Kure Beach in 2002¹⁰. If we assume the same percentage occupancy rate for 2002 as the U.S. Bureau of the Census found in 2000, which was 46%¹¹, we have 768 housing units occupied by permanent residents in 2002. This gives 903 housing units occupied seasonally.

The number of persons per housing unit in Kure Beach, in 2002, based on permanent population residing in occupied housing (1,629 divided by 768), is 2.14. We believe this number is low. For purposes of figuring peak seasonal population at Kure Beach we will assume the same number of persons per occupied dwelling as reported by the Bureau of the Census in 2000. That number was 2.25. So, for purposes of this calculation, we figure 2002 permanent population as 2.25 times 768 equals 1,728. Additionally, for purposes of figuring seasonal peak population (and to conservatively add in visitors to permanent residents) we will add one additional person per residence, so ... we have 3.25 persons per housing unit for the calculation of the seasonal peak. (The 3.25 times 768 equals 2,496 (or permanent residents and their visitors at peak).

A standard number, frequently used, for the number of occupants in a vacation cottage is 6.5 persons per unit. A low figure for the seasonal population based solely on housing units would be equal to the permanent population (1,728) plus the additional 1 person per unit (768), plus vacation cottage rental (6.5 multiplied by 903 = 5,870) gives a total of 8,366 persons.

¹⁰ This number is 1,569 (total housing units in 2000), plus 23 (number of new housing starts in 2001), plus 79 (number of new housing starts in 2002), equals 1,671.

¹¹ There were 1,569 total housing units in 2000. Of these 1,569 housing units, 722 were occupied year ‘round. The year around occupancy rate percentage based upon Bureau of the Census numbers thus computes to 46%.

The Cape Fear Coast Convention & Visitors Bureau was asked for the number of hotel or motel units in Kure Beach as a part of this calculation. The response received indicated there were 21 separate properties in Kure Beach with 426 units available for rental. A standard number, frequently used, for the number of beach visitors occupying a motel unit is 3.5 persons. When all units are occupied, the additional number of people straining the municipal infrastructure and support systems is 1,491.

The estimated 2002 seasonal population at Kure Beach is 9,857 persons¹².

This figure does not include day trippers. This is a particularly difficult population element upon which to get a count. The average daily traffic on the Snows Cut Bridge leading across the Intracoastal Waterway to Kure Beach in April of 2003 was 23,516. A portion of this traffic was going to Carolina Beach. No break-out for seasonal peak days (Memorial Day, Fourth of July, or Labor Day) was given as a part of this Wilmington MPO Traffic Count. 2001 traffic count information from NC DOT indicates 2,400 vehicles per day (VPD include traffic going in both directions) on K Avenue just inside the municipal limit. Additionally, 2001 NC DOT traffic count information indicates 5,700 VPD on the north end of the municipal limit along Ft. Fisher Boulevard. It can be projected from this that an additional 4,050 vehicles per day (day trippers) are also passing through the municipality.

Aside from the spectacular opportunities to visit one of the nation's most beautiful beaches, other major attractions await visitors to Kure Beach. There are 4 large generators of visitor traffic in the area of Kure Beach. To use any of these facilities will cause additional traffic within the Town of Kure Beach. These four locations are:

- 1) Ft. Fisher Museum & Historic Site
- 2) NC Aquarium at Ft. Fisher
- 3) Southport - Ft. Fisher Ferry
- 4) Ft. Fisher State Recreation Area

Each of these facilities are located outside of the municipal corporate boundary but each has a significant effect on transportation within the Town. User information in the form of tables from the agencies in charge of each site follows.

The Fort Fisher State Historic Site, a major battle site during the war of northern aggression (1861-65), which is staffed and operated by the NC Department Cultural Resources, Division of State Historic Sites, is located just south of Town. The staff there reports the following number of visitors over the last few years.

¹² This figure is composed of the following: 1,728 (permanent population) plus, 768 (additional one person per permanently occupied housing unit) plus, 5,870 (vacation cottage rental) plus, 426 (motel occupancy) = 9,857.

Number of Visitors by Calendar Year to Ft Fisher Museum & Historic Site, 1999-'04¹³

<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
82,245	674,740	669,290	729,336	778,928	31,214 (as of Feb, '04)

Visitors to Kure Beach will also find another of the State's major attractions situated just south of the Town. The newly renovated NC Aquarium at Ft. Fisher is spectacular. This beautifully re-done major attraction hosts visitors to Kure Beach from all over the state and nation. The recent construction project took a total of 28 months. The facility was essentially re-built and enlarged from 30,000 square feet to 93,000 square feet. The number of visitors to this facility is shown in the following table.

Number of Visitors by Calendar Year to the NC Aquarium at Ft. Fisher, 1994-'03

1994 ¹⁴	265,972
1995	333,522
1996	304,734
1997	370,175
1998	318,989
1999 ¹⁵	269,601
2000 ¹⁶	0
2001 ¹⁷	0
2002 ¹⁸	545,422
2003 ¹⁹	437,000

¹³ A visitor report was received from the NC Department of Cultural Resources, Division of Historic Sites, on February 27, 2004, from Mr. Leland Smith.

¹⁴ Because there was no admission charge prior to May 1994, attendance figures are less reliable. This figure is May 1 through December 31, 1994.

¹⁵ The Museum closed December 1, 1999, to begin expansion.

¹⁶ Closed for expansion.

¹⁷ Ibid.

¹⁸ This facility was closed in 2002 from January 1st through March 21st.

¹⁹ The first 12 months after the grand opening there were 593,288 visitors.

Another traffic generator for the Town of Kure Beach and New Hanover County is the Southport-Ft. Fisher Ferry. In 2003, 174,753 vehicles used the ferry to cross the Cape Fear River. The total number of passengers was 477,572. To use the ferry vehicles must pass through Kure Beach. This influx adds to the amount of vehicles already using the municipal streets.

The table which follows gives ferry traffic totals for the years 1991-2004.

Traffic Totals By Year, 1991-2004 – Southport/Ft. Fisher Ferry²⁰

Year	Total NC Vehicles	Total Out of State Vehicles	Buses	Tractor Trailers	Grand Total Vehicles²¹	Number of Passengers Carried
1991	60,710	27,899	157	0	88,766	300,659
1992	64,787	29,090	134	14	94,025	313,359
1993	75,679	33,295	272	0	109,246	364,431
1994	77,018	33,222	292	0	110,532	367,266
1995	79,458	32,306	248	0	112,012	363,104
1996	88,353	25,179	51	1	113,584	358,782
1997	112,945	17,881	0	0	130,826	409,162
1998	132,354	19,628	0	0	151,982	447,757
1999	123,680	25,853	0	0	149,533	426,642
2000	139,624	19,997	0	0	159,621	413,494
2001	146,588	33,168	0	0	179,756	467,399
2002	160,516	35,456	0	0	195,972	545,267
2003	151,136	23,617	0	0	174,753	477,572
2004²²	16,544	1,687	0	0	18,231	36,241

²⁰ This information was provided by the NC Department of Transportation, Ferry Division, in March of 2004.

²¹ The NC Department of Transportation does not distinguish between directions. Traffic totals represent traffic in both directions. The split is felt to be relatively equal in each direction.

²² This total represents a partial year report for 2004. The count/statistics are for January and February only.

The beach at Kure Beach has always been a popular recreation spot for visitors. Beach access sites in Town are extremely popular. Additionally, the number of visitors to the state access area clearly reflect the public interest in beach recreation.

Ft. Fisher State Recreation Area Number of Vehicles By Year²³, 1999-'03

2003	722,290
2002	993,167
2001	668,776
2000	521,193
1999	787,341

5 Year Average = 738,553

(3) Permanent Population Growth Trends

The Town of Kure Beach is experiencing rapid permanent population growth. The Town has grown from an estimated 619 persons in 1990 to the current estimated population of 1,629²⁴. The annualized rate of growth (1990-02) is 13.5%.

The table below shows Kure Beach population growth alongside the population growth for all of the municipal beaches in North Carolina.

²³ The users information shown here was received from the NC Department of Environment & Natural Resources, Division of Parks & Recreation, on March 3, 2004, from the Public Information Office (Charlie Peek, 919-715-8709).

²⁴ This is the State Data Center population estimate for 2002.

NC Municipal Beaches -- Population Growth 1990-2001²⁵

Municipality	1990 Population	2002 Population	Percentage Growth, 1990-02	Percentage Growth (Ave Yearly), 1990-02
Sunset Beach	311	1,886	494%	41.1%
Ocean Isle Beach	523	449	(14.1%)	(1.1%)
Holden Beach	626	841	34.3%	2.8%
Oak Island	4,550	7,033	54.5%	4.5%
Caswell Beach	175	406	132%	11%
Bald Head Island	78	189	142%	11.8%
<i>Kure Beach</i>	<i>619</i>	<i>1,629</i>	<i>163%</i>	<i>13.5%</i>
Carolina Beach	3,630	5,264	45%	3.7%
Wrightsville Beach	2,937	2,612	(11%)	(.91%)
Topsail Beach	346	494	42.7%	3.5%
Surf City	970	1,457	50.2%	4.18%
North Topsail Beach	947	836	(11.7%)	(.97%)
Emerald Isle	2,434	3,564	46.4%	3.8%
Indian Beach	153	93	(39.2%)	(3.2%)
Pine Knoll Shores	1,360	1,534	12.7%	1%
Atlantic Beach	1,938	1,780	(8.1%)	(.6%)
Nags Head	1,838	2,885	56.9%	4.7%
Kill Devil Hills	4,238	6,282	48.2%	4%
Kitty Hawk	1,937	3,206	65.5%	5.4%
Southern Shores	1,447	2,372	63.9%	5.3%
Duck	0	481	N/A	N/A

²⁵ U.S. Department of Commerce, Bureau of the Census, 2000. NC State Data Center, 2001.

Five NC beach municipalities had declining populations between 1990 and 2002²⁶. One municipality with a beach strand was created during this same period of time and thus has no comparable growth statistics to offer.

For the period from 1990 through 2002, the permanent population of Kure Beach grew by 163%. This represents a straight line growth over the past twelve years of 13.5% per year. Of the 21 total municipalities with a beach strand, stretching nearly 300 miles along the North Carolina coast, Kure Beach ranked second in population growth. As with a number of the other beach communities in North Carolina, Kure Beach's permanent population growth of this period was partially due to annexation.

(4) Key Population Characteristics

Many of the facts reported as a part of the data gathered every 10 years by the U.S. Department of Commerce, Bureau of the Census, serve to characterize a community. It is important, for purposes of accurately characterizing a community, that the community be compared to other similar areas. For purposes of this analysis we have used the municipalities with a beach strand in North Carolina.

Supporting data for this analysis is located in a Table in the land use plan Appendix — Key Characteristics of NC Municipal Beaches, 2000.

The median age of residents of the Town of Kure Beach is 50.5 years. Among beach communities in NC we find this age to be in the mid range of ages. In fact, of the 20 municipalities with a beach strand in 2000, Kure Beach had the 10th highest median age. The municipality with a beach strand with the highest median age was Pine Knoll Shores (61.8) and the lowest median age was found at Kill Devil Hills (36.7). The median age in all of New Hanover County was 36.3. In North Carolina, the median age reported in 2000 was 35.3. This statistic on median age characterizes the Town of Kure Beach permanent residents as older, generally, than the rest of the State and also older than the median age reported for New Hanover County. Kure Beach is squarely in the middle of other beach communities in median age.

In Kure Beach, 46.3% of the total housing units were occupied all year. This puts Kure Beach at the 6th highest rank among municipalities with a beach strand. Another way of saying this is that Kure Beach was 6th among municipalities with a beach strand in the percentage of their total housing stock occupied year-round. More people live year-round at Kure Beach than at most of the other NC beach municipalities. This statistic characterizes Kure Beach as more of a residential type community than a resort community. Still ... slightly more than ½ the extant housing stands empty for at least part of the year. For comparison, in NC the percentage of housing units occupied all year is 88.9%. In New Hanover County this figure is 85.6%. The

²⁶ These municipalities are Ocean Isle Beach (Brunswick County), Wrightsville Beach (New Hanover County), North Topsail Beach (Onslow County), Indian Beach (Carteret County), and Atlantic Beach (Carteret County).

highest percentage occupied among municipalities with a beach strand was Carolina Beach (56.2%). The lowest was Ocean Isle Beach (8.3%).

The percentage of persons in the labor force (16 and over) reported by the U.S. Census Bureau in 2000 at Kure Beach was 60.8%. Kure Beach was the 11th highest of the municipalities with a beach strand when examining for the number of persons (16 and over) in the work force. While the residents of this community may be in the mid-range of beach municipalities in their median age, Kure Beach residents are still relatively young and though some have retired, many of them are working. Kure Beach compares favorably in this category with New Hanover County as a whole, at 66.5%, and with all of NC, at 65.7%.

The median household income in the Town of Kure Beach (\$47,143) is 13th highest among municipalities with a beach strand in NC. This is a higher median household income than New Hanover County as a whole (\$40,172) and is higher than the NC median (\$39,184). The highest median household income among all municipalities with a beach strand in NC is found at Ocean Isle Beach (\$67,639). The lowest is found at Carolina Beach (\$37,662).

The median family income in the Town of Kure Beach (\$55,875) is the 12th highest among municipalities with a beach strand in NC. This is a higher median family income than New Hanover County as a whole (\$50,861) and is higher than the NC median (\$46,335). The highest median family income among municipalities with a beach strand in NC is found at Wrightsville Beach (\$71,641) and the lowest is found at Kill Devil Hills (\$44,681).

The per capita income in the Town of Kure Beach (\$26,759) is 14th highest among the municipalities with a beach strand in NC. This is a higher per capita income than in New Hanover County as a whole (\$23,123) and is higher than the NC per capita income (\$20,307). The highest per capita income among municipalities with a beach strand is found at Bald Head Island (\$45,585). The lowest is found at Kill Devil Hills (\$20,679).

When considered as a whole, the income figures from the U.S. Census give us a picture of the Town of Kure Beach as a relatively well-to-do municipality.

Within the Town of Kure Beach a relatively large percentage (61.2%) of the total housing is in single unit/detached housing. There are relatively few manufactured homes within the Town of Kure Beach. (Of the 1,567 units reported in 2000, 71, or 4.5% were manufactured homes.) Of the 20 municipalities with a beach strand in NC, Surf City has the highest percentage of manufactured homes as a part of the total housing stock at 28.5%. The NC municipality with a beach strand with the highest percentage of single family homes is Southern Shores (97.4%). The lowest percentage of single family homes is found at Indian Beach (2.7%). The second from the lowest is Atlantic Beach (at 30.8%). In New Hanover County as a whole 60.7% of housing is in single/detached units. In North Carolina, the figure is 64.4%.

The median value of owner occupied housing in the Town of Kure Beach is \$188,300. This is the 13th highest value among the municipalities with a beach strand in NC. The New Hanover County median value for owner occupied housing is \$135,600. The NC value in this category is

\$108,300. The NC municipality with a beach strand average median value for owner occupied housing is \$249,145. The highest median value for owner occupied housing was reported at Indian Beach (\$625,000). The second highest was at Bald Head Island (\$525,000). The lowest median value of owner occupied housing was found at Kill Devil Hills (\$104,500).

This section on key characteristics tells us the following about the Town of Kure Beach. This is a community which has a median age in the mid-range when compared to other NC beach municipalities. When compared to the rest of New Hanover County and North Carolina, Kure Beach is a little bit older. Close to 50% of the total housing units in Kure Beach are occupied all year. This is a higher occupancy rate than almost 3/4's of the other municipal beaches in North Carolina. A high percentage of people choose to live here year-round. That makes this more of a residential home, a family style beach, than a resort type beach. When compared to other municipalities with a beach strand this Town has a mid-range (when compared with other beaches) percentage of residents in the labor force. This fact is consistent with the mid-range median also. The income figures for Kure Beach (median household/median family/per capita) are in the mid-range for NC municipal beaches, making this a more affordable community than some, and perhaps accounting for the high growth. The income is higher than New Hanover County and North Carolina, and consequently higher than most other places in the state. Most of the housing stock in Kure Beach is single family residential; the value of the owner occupied housing units in the Town of Kure Beach is high when compared to the State in total, but affordable when considering the purchase price at other municipal beaches.

(5) Age of Population

With the census of population every 10 years each governmental jurisdiction nationwide gets an opportunity to see the breakdown of the population in ways which are interesting and useful to the analyst and the managers of federal, state, and local government. It is only every 10 years that we actually get an accurate picture of some of the information contained in the census²⁷, as with the age of the population reported in this land use plan section. The details, when compared to other communities, tell us something about our community.

The median age of the population at Kure Beach is 50.5. The table below gives the median age for New Hanover County and the other municipalities therein. North Carolina is also shown for comparison purposes.

²⁷ During the 10 year period of time we get projections based upon the Bureau of the Census count. It is generally believed the closer in time we are to the census, the more accurate the projections. All information gathered is an estimate ... and all is based on the willingness of the public to provide accurate information to the census enumerators.

New Hanover County Median Age By Municipality, 2000²⁸

<u>Municipality</u>	<u>Median Age²⁹</u>
Carolina Beach	<u>43.6</u>
Kure Beach	<u>50.5</u>
Wilmington	<u>34.1</u>
Wrightsville Beach	<u>37.1</u>
New Hanover County	<u>36.3</u>
North Carolina	<u>35.3</u>

The median age for Kure Beach is higher than any other municipality in New Hanover County. It is also higher than New Hanover County and higher than the median age statewide. This supports the empirical experience of residents and visitors ... Kure Beach is a quiet, family oriented beach community. The community is growing rapidly and is attracting retirees from other parts of the state and nation.

²⁸ U.S. Department of Commerce, Bureau of the Census, 2000.

²⁹ The median age means half are older than this and half are younger. The mean describes the middle. This is not to be confused with the mean, or average, which is not computed by the Bureau of the Census.

The table below gives a detailed breakdown of age and sex within the Town of Kure Beach.

Kure Beach Population By Age & Sex³⁰

Age	Both Sexes # - %	Male # - %	Female # - %
Under 5	51 - 3.4	29 - 4.0	22 - 2.8
5 to 9	49 - 3.3	23 - 3.1	26 - 3.4
10 to 14	54 - 3.6	32 - 4.4	22 - 2.8
15 to 17	27 - 1.8	13 - 1.8	14 - 1.8
18 to 19	17 - 1.1	6 - 0.8	11 - 1.4
20	12 - 0.8	5 - 0.7	7 - 0.9
21	8 - 0.5	1 - 0.1	7 - 0.9
22 to 24	31 - 2.1	16 - 2.2	15 - 1.9
25 to 29	55 - 3.6	26 - 3.6	29 - 3.7
30 to 34	60 - 4.0	32 - 4.4	28 - 3.6
35 to 39	114 - 7.6	58 - 7.9	56 - 7.2
40 to 44	110 - 7.3	60 - 8.2	50 - 6.4
45 to 49	151 - 10.0	70 - 9.6	81 - 10.4
50 to 54	176 - 11.7	78 - 10.7	98 - 12.6
55 to 59	171 - 11.3	79 - 10.8	92 - 11.9
60 and 61	40 - 2.7	17 - 2.3	23 - 3.0
62 to 64	99 - 6.6	55 - 7.5	44 - 5.7
65 to 66	52 - 3.5	21 - 2.9	31 - 4.0
67 to 69	74 - 4.9	42 - 5.7	32 - 4.1
70 to 74	71 - 4.7	34 - 4.7	37 - 4.8
75 to 79	38 - 2.5	19 - 2.6	19 - 2.4
80 to 84	27 - 1.8	10 - 1.4	17 - 2.2
85 and over	20 - 1.3	5 - 0.7	15 - 1.9
Total 65 & over	282 - 18.7	131 - 17.9	151 - 19.5
Median Age	50.5	49.6	51.3

³⁰ U.S. Department of Commerce, Bureau of the Census, 2000.

In Kure Beach, 47.9% of the population is between 35 and 59 years of age. In New Hanover County, 34.9% of persons are in this age group. In North Carolina, 34.4% are between 35 and 59 years of age. In New Hanover County, 12.8% are over 65 years of age. In North Carolina, 12.0% are in this group. In Kure Beach, 18.7% of the permanent resident population is over 65 years of age.

Except for the interesting fact that the residents are slightly older, there is nothing special or out of the ordinary to consider concerning the age of the population residing within the Town of Kure Beach.

(6) Income

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

For the year 1999, the Town of Kure Beach ranks above the entirety of New Hanover County and above the State in per capita income, median household income, and in the average amount of retirement income.

Household income for 1999 in Kure Beach is shown below³¹.

Kure Beach Households Income — Number & Percent — 696 total = 100%

Less than \$10,000	46 = 6.6%
\$10,000 to \$14,999	51 = 7.3%
\$15,000 to \$24,999	86 = 12.4%
\$25,000 to \$34,999	94 = 13.5%
\$35,000 to \$49,999	93 = 13.4%
\$50,000 to \$74,999	155 = 22.3%
\$75,000 to \$99,999	71 = 10.2%
\$100,000 to \$149,999	64 = 9.2%
\$150,000 to \$199,999	26 = 3.7%
\$200,000 or more	10 = 1.4%

In the Town of Kure Beach, the median household income in 1999 was reported as \$47,143. This is a higher median household income than found in New Hanover County (\$40,172) as a whole or statewide in North Carolina (\$39,184). The number of Kure Beach households with income was 528. The mean earnings of households with income in Kure Beach in 1999 was \$53,269. The mean earnings of households with income in New Hanover County was a bit lower at \$50,104. The mean earnings of households with income in North Carolina in 1999 was \$50,814. The number of households in Kure Beach who reported social security income in 2000

³¹ Income figures are reported as received from the U.S. Department of Commerce, Bureau of the Census, 2000.

was 211. The average amount of social security income per household was \$11,834. The number of households in the Town of Kure Beach with public assistance income was 5 (.7%). The average amount of public assistance income was \$4,000. The number of Kure Beach households with retirement income was 197. The average amount of retirement income received per household was \$21,725. In New Hanover County, the mean retirement income is \$21,043. In all of North Carolina, the mean retirement income reported was \$16,831.

Family income in Kure Beach for 1999 is shown below.

Kure Beach Families Income — Number & Percent — 468 total = 100%

Less than \$10,000	13 = 2.8%
\$10,000 to \$14,999	15 = 3.2%
\$15,000 to \$24,999	47 = 10.0%
\$25,000 to \$34,999	64 = 13.7%
\$35,000 to \$49,999	59 = 12.6%
\$50,000 to \$74,999	123 = 26.3%
\$75,000 to \$99,999	60 = 12.8%
\$100,000 to \$149,999	53 = 11.3%
\$150,000 to \$199,999	24 = 5.1%
\$200,000 or more	10 = 2.1%

The median family income in the Town of Kure Beach in 1999 was \$55,875. The median family income for New Hanover County during the same time period was \$50,861. The statewide median family income in 1999 was \$46,335. The 1999 per capita income in the Town of Kure Beach was \$26,759. The per capita income for New Hanover County was \$23,123. For all of North Carolina the per capita income for 1999 was \$20,307. The median earnings for Kure Beach male full-time year-round employees in 1999 was \$32,708. The median earnings for female full-time year-round employees was \$30,735.

<u>Kure Beach Income</u> ³²	<u>1989</u>	<u>1999</u>	<u>Percent Growth</u>
Median Income by Households	\$24,375	\$47,143	93%
Median Income by Families	\$30,469	\$55,875	83%
Per Capita Income	\$21,000	\$26,759	27%

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

Comparing North Carolina with Kure Beach we see the reported median income by families and by households in North Carolina is growing at a slower rate than within Kure Beach. Per capita

³² Information gathered from U.S. Dept of Commerce, Bureau of the Census, 1990 & 2000.

income in North Carolina is growing at a more rapid percentage rate. This information is shown in the table below.

<u>North Carolina Income</u>	<u>1989</u>	<u>1999</u>	<u>Percent Growth</u>
Median Income by Households	\$26,647	\$39,184	47%
Median Income by Families	\$31,548	\$46,335	47%
Per Capita Income	\$12,885	\$20,307	57%

<u>Poverty³³ Status in 1999³⁴</u>	<u>Kure Beach Number³⁵ - Percent</u>	<u>New Hanover Co Percent</u>	<u>NC Percent</u>
Families	19 - 4.1%	8.3%	9.0%
Families w/ related children under 18 years	13 - 9.3%	13.6%	13.3%
Families w/ related children under 5 years	0 - 0.0%	15.6%	16.5%
Families w/ female householder, w/ no husband present	10 - 22.7%	29%	27.4%
With related children under 18 years	0 - 0.0%	35.9%	34.3%
With related children under 5 years	10 - 100%	51.2%	45.9%
Individuals	85 - 5.7%	13.1%	12.3%
18 years and over	68 - 5.3%	12.2%	11.0%
65 years and over	8 - 3.5%	9.0%	13.2%

The poverty rates reported in 1999 show no great poverty at Kure Beach. As compared according to the poverty statistics presented by the Census Bureau for New Hanover County and North Carolina, the percentage of female householders in poverty with no husband present, Kure

³³ Poverty is based on income, household size and relationship. Income considered for determining poverty is money income before taxes. Capital gains and noncash benefits, such as food stamps or medicaid, are not counted as income. The population considered for determining poverty is not the total population of an area. Persons living in group quarters, such as military barracks, college dorms, or long-term health care facilities, are not considered when determining poverty. Unrelated persons under the age of 15 in a household, such as foster children, are also not considered when determining poverty.

³⁴ U.S. Department of Commerce, Bureau of the Census, 2000

³⁵ Indicates the number below the poverty level in each category.

Beach ranks close to what was reported by New Hanover County and North Carolina. The number is so small that the percentages are less than meaningful.

Kure Beach is a relatively wealthy community and is rapidly growing more affluent.

B. Housing Stock

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

(1) Current Housing Stock

According to the U.S. Bureau of the Census , Census 2000, there were 1,569 total housing units in Kure Beach. Since that time, according to the records of the Kure Beach Building Inspector, 173 additional residential units have been added. The total number of residential units for 2003 is therefore 1,742. None of these housing units were reported to lack complete plumbing facilities and none were reported to lack complete kitchen facilities. It was interesting to note that 18 of the total number of units reported said they had no telephone service.

A description of the number and type of units in Kure Beach (per the U.S. Census, 2000) is shown below.

<u>Kure Beach Housing/Units in the Structure —2000</u>	<u>Number</u>	<u>Percent</u>
1-unit, detached	961	61.2%
1-unit, attached	136	8.7%
2 units	78	5.0%
3 or 4 units	73	4.7%
5 to 9 units	141	9.0%
10 to 19 units	83	5.3%
20 or more units	26	1.7%
Mobile home	71	4.5%
Boat, RV, van, etc.	0	0.0%
<u>TOTAL</u>	<u>1,569</u>	<u>100%</u>

There have been some changes. There were 937 housing units in Kure Beach in 1990. By the time of the 2000 census there were 1,569 housing units. That is an increase of 632 housing units. Most of the change was due to the construction of additional 1-unit, detached, housing (also know as single family dwellings). There were 473 single family dwellings built in Kure Beach between 1990-2000.

A description of the number and type of units in Kure Beach (per the U.S. Census, 1990) is shown below.

<u>Kure Beach Housing/Units in the Structure —1990</u>	<u>Number</u>	<u>Percent</u>
1-unit, detached	488	52.1%
1-unit, attached	40	4.3%
2 units	65	6.9%
3 or 4 units	126	13.4%
5 to 9 units	130	13.9%
10 to 19 units	54	5.8%
20 or more units	0	0.0%
Mobile home	25	2.7%
Boat, RV, van, etc.	0	0.0%
<u>TOTAL</u>	<u>937</u>	<u>100%</u>

The Town of Kure beach has a relatively low percentage mobile homes within their planning jurisdiction. There were 46 more mobile homes in Kure Beach in 2000 than there were in 1990.

Mobile Homes³⁶ in Kure Beach, 1990 & 2000

1990 = 25
2000 = 71

Number of Mobile Homes & Percentage of Total Housing Stock by Jurisdiction³⁷

<u>Surf City 738 of 2,585 = 28.5%</u>	<u>Pender County 7,328 of 20,798 = 35.2%</u>	<u>North Carolina 577,323 of 3,523,944 = 16.4%</u>
<u>Topsail Beach 3 of 1,135 = .26%</u>	<u>North Topsail Beach 116 of 2,076 = 5.6%</u>	<u>Wrightsville Beach 17 of 3,097 = .54%</u>
<u>Carolina Beach 101 of 4,070 = 2.4%</u>	<u>Kure Beach 71 of 1,569 = 4.5%</u>	<u>Emerald Isle 994 of 5,968 = 16.6%</u>
<u>Oak Island 764 of 6,662 = 11.4%</u>	<u>Kill Devil Hills 115 of 5,286 = 2.1%</u>	<u>Atlantic Beach 1,323 of 4,744 = 27.8%</u>
<u>New Hanover County 4,891 of 79,616 = 6.1%</u>	<u>Onslow County 13,585 of 55,726 = 24.3%</u>	<u>Carteret County 10,530 of 40,947 = 25.7%</u>

³⁶ The U.S. Department of Commerce, Bureau of the Census, is not as detailed in their description of what is a “mobile home” versus what is a ”manufactured home” as municipalities must be in their zoning ordinance. Both manufactured homes and mobile homes are included as a part of this count.

³⁷ U.S. Department of Commerce, Bureau of the Census, 2000

The age of the houses in Kure Beach are shown in the table below.

<u>Kure Beach Housing/Year Structure Built</u> ³⁸	<u>Number</u>	<u>Percent</u>
1999 to March 2000	68	4.3%
1995 to 1998	277	17.7%
1990 to 1994	178	11.3%
1980 to 1989	365	23.3%
1970 to 1979	134	8.5%
1960 to 1969	180	11.5%
1940 to 1959	320	20.4
1939 or earlier	47	3.0%
<u>TOTAL</u>	<u>1,569</u>	<u>100%</u>

The total number of occupied housing units in Kure Beach, as reported by the Census Bureau in the year 2000 was 722³⁹. Another way of saying this is that the permanent population at Kure Beach occupies 46% of the total housing units. This leaves a difference of 847 housing units which are occupied only seasonally in Kure Beach. Seasonal occupation of these residential units brings more people per dwelling into Town than the permanent resident population. To give a comparison, in New Hanover County there are a total of 68,183 occupied housing units. The total number of housing units in New Hanover County is 79,616. So ... 85% of the total number of housing units in New Hanover County are occupied. In North Carolina, 89% of the total housing units are occupied.

More than 56% of the housing in Kure Beach has been built since 1980. For the entire State the percentage of homes built since 1980 is 47%. This is not surprising as we consider recent hurricane events and especially the continuing surge in the population of New Hanover County and the accompanying rapid growth which has occurred in Kure Beach over the last two decades. Of the owner occupied homes in Kure Beach the values are high, 10.3% are valued by their owners as worth in excess of \$300,000. In North Carolina, 5.4% of the owner occupied homes are of this value. In New Hanover County, the percentage is 11.2%.

The value of owner occupied housing in Kure Beach is as follows:

<u>Kure Beach Housing/Value</u> ⁴⁰	<u>Number</u>	<u>Percent</u>
Less than \$50,000	0	0.0%
\$50,000 to \$99,999	39	8.5%
\$100,000 to \$149,000	54	11.8%
\$150,000 to \$199,999	170	37.2%
\$200,000 to \$299,999	147	32.2%
\$300,000 to \$499,999	28	6.1%
\$500,000 to \$999,999	14	3.1%
\$1,000,000 or more	5	1.1%
<u>TOTAL</u>	<u>457</u>	<u>100%</u>

³⁸ Ibid.

³⁹ The 722 occupied housing units are those units occupied year-round.

⁴⁰ Of the 701 occupied housing units in Kure Beach, 457 of them are owner occupied.

This table gives the value of the 457 owner occupied units. U.S. Census 2000.

The median value of owner occupied housing units in Kure Beach (\$188,300) exceeds the value of owner occupied housing in New Hanover County (\$135,600), and in North Carolina as a whole (\$108,300).

(2) Building Permits Issued

The table below gives a summary of building activity in Kure Beach from 1996-2003. During this period of time the Town of Kure Beach experienced significant growth. The total number of building permits issued '96-'03 is 1,245. The number of new building starts was 410. The total dollar value of all construction was \$78,568,107. The total value of new construction was \$76,406,160.

Town of Kure Beach Building Permits, 1993-2003⁴¹

	Building	Building Starts	\$ Value All	\$ Value New
1996	166	45	\$6,057,177	\$5,461,250
1997	175	55	\$8,191,449	\$6,983,000
1998	213	50	\$8,589,036	\$7,029,800
1999	116	48	\$9,526,705	\$7,322,040
2000	132	39	\$7,440,157	\$6,388,602
2001	54	23	\$5,157,349	\$11,571,097
2002	174	79	\$14,108,351	\$13,018,686
2003	215	71	\$19,497,883	\$18,631,685
Total	1,245	410	\$78,568,107	\$76,406,160

C. Local Economy & Town of Kure Beach Income

The economy of a small town is extremely important to its growth and development. The reason economy is such a crucial part of a Town's Land Use Plan is that the effectiveness of any physical plans for land development are almost totally dependant on economic development. Residential development activity is occurring at a rapid pace in Kure Beach. The growth rate effects the amount of valuation of local property which has a direct effect on the local ad valorem tax rate.

⁴¹This information was received from Kure Beach Town staff. These are the categories kept by the Town's Department of Inspections.

The table following shows the assessed value of property within the Town of Kure Beach for the years 1990-2003.

Assessed Property Value Town of Kure Beach – Year End Summary – 1990-2003⁴²

<u>Tax Year</u>	<u>FY End Value</u>	<u>Total Taxes Due</u>	<u>% Collected</u>	<u>% Value Increase</u>
1990	63,037,137	340,759.40	98.40	N/A
1991	104,308,284	354,966.78	98.01	65%
1992	108,699,143	391,616.62	98.69	4%
1993	114,598,888	446,743.05	98.80	5%
1994	120,294,625	469,438.04	99.23	5%
1995	133,894,030	522,224.10	98.79	11%
1996	149,470,282	582,963.13	99.19	12%
1997	150,609,505	587,420.02	99.10	<1%
1998	165,254,237	644,577.51	99.24	10%
1999	262,976,221	730,052.87	98.57	59%
2000	291,531,473	821,821.03	98.59	11%
2001	311,827,934	918,908.17	98.11	7%
2002	324,608,116	957,704.66	99.17	4%
2003	339,300,558	1,001,553.15	99.26	4%

The total increase in assessed value for the years show was 498%. This table supports the position that rapid growth has been occurring within the Town of Kure Beach for many years.

(1) Discussion of the Local Economy

The Town was chartered by the North Carolina General Assembly in 1947. The community was originally known as Fort Fisher Sea Beach, but following incorporation it became Kure Beach in honor of the Kure Family who owned much of the land in the area. This is a quiet, family oriented, residential and vacation community. People visited Kure Beach in the early years of the 20th century primarily because the area was renowned as a fishing spot. When the first

⁴² The summary information contained in this table was received from the New Hanover County Tax Department, 2004. Percent value increase (rounded off to whole numbers) was computed by Cape Fear COG, 2004.

fishing pier was built in 1923, people were brought to the area by train before the road was extended south. Popular fish caught locally include: sheepshead, spots, spanish mackerel, trout, flounder, bluefish, croaker, king mackerel and tarpon.

To the residents of Kure Beach, this is a residential community, which also serves as a resort for visitors from all over North Carolina and the nation. The Town of Kure Beach is known for its small local shops serving fishermen and beach goers. Regionally well-known restaurants are also in operation. Residents, visitors to the beach, and residents of the surrounding area who are drawn to the beach, all enjoy the Kure Beach restaurant opportunities. One of the most popular attractions at Kure Beach is its quiet and secluded residential and natural areas. The North Carolina Aquarium at Fort Fisher draws a large number of visitors annually. Also, due to the peace, serenity, and the beauty of the Cape Fear River, the Ft. Fisher to Southport ferry is extremely popular and draws a large number of riders each year. The largest type of business category in Kure Beach is the hotel and motel rental business. Overnight accommodations are also available in rooms for rent and cottages. Convenient shopping opportunities for Kure Beach residents and visitors can be found in the neighboring municipality. The economy in this rapidly growing community feels much the same as it did twenty or thirty years ago. Local residents would like to see the community remain the same.

Changes are in progress. Community leaders wish to preserve the community's desirable small town charm. County and municipal income figures give an interesting perspective on the Town of Kure Beach.

(2) Town of Kure Beach Income

For New Hanover County⁴³, the total county-wide property tax for FY 2002-03 was \$117,478,416 (levied) with \$114,878,468 collected (by June 30, 2003). Other taxes include \$3,071,243 levied for fire districts with \$3,002,280 of this amount collected.

In Kure Beach,⁴⁴ the ad valorem tax rate for FY 2002-03 was 29.5 cents per hundred dollars of assessed value. A total of \$966,366 was collected for FY 2002-03. The combined collection percentage was 99.17%.

⁴³ The figures for New Hanover County were received by email from Patricia J. Raynor, New Hanover County Collector of Revenue, on February 24, 2004.

⁴⁴ Figures for the Town of Kure Beach were provided by the Town's Finance Officer, Susan Suggs, or were gathered from the municipal budget or audit report.

The valuation of property in Kure Beach for budgeting and tax purposes for FY 2003-04 was \$337,000,000⁴⁵. The property tax rate (FY 2003-04) for the Town of Kure Beach is 29.5 cents per hundred dollars (.295/100) of assessed value. Therefore, for the owner of a \$100,000 property, the Town requires a local property tax payment of \$295. Nine years ago, in FY 1994-95, the total valuation of property in Town was \$119,241,538⁴⁶. The increase in the valuation⁴⁷ of property over 9 years was therefore \$217,758,462. That's an increase of 182% in the assessed value of property in Town over the last nine years. Partly as a result of the rising value of property and also as a result of county-wide property value reassessment, and partly as a result of good government, the municipal tax rate has dropped from 39 cents per hundred dollars (.39/100) to 29.5 cents per hundred dollars (.295/100) of assessed value for FY 2003-04.

The elected leaders in Kure Beach are very conservative with the local tax dollars. They have a conservative approach to both taxing and spending, which is evident from an analysis of the budget. As shown in the table below, the Town of Kure beach rate is less than property owners in Wilmington or Carolina Beach must pay, and a bit more than is paid by property owners at Wrightsville Beach.

**Municipal Tax Rate,
New Hanover County, FY 2003-04**

- | |
|---|
| <ul style="list-style-type: none"><input type="checkbox"/> Carolina Beach = .38/100<input checked="" type="checkbox"/> Kure Beach = .295/100<input type="checkbox"/> Wrightsville Beach = .143/100<input type="checkbox"/> Wilmington = .47/100<input type="checkbox"/> New Hanover County = .68/100 |
|---|

Tax rates in a surrounding 4 county area⁴⁸ (FY 2003-04):

- New Hanover County = .68/100 (with .06 added in for the fire districts in areas outside of the 4 municipalities).
- Pender County = .59/100 (outside of the municipal areas add in .04 for fire fee and .07 for rescue service fee)

⁴⁵ New Hanover County Tax Administration, April 15, 2003, by letter from Phyllis B. Motte, Assistant Tax Administrator, to Ms. Frances Jones, Town Clerk, Town of Kure Beach.

⁴⁶ Kure Beach Land Use Plan Update, 1997, page 11.

⁴⁷ The next re-evaluation in New Hanover County is scheduled to be effective on January 1, 2007.

⁴⁸ The four county region is also known as Region O, which is one of North Carolina's 17 regional planning districts, and which is served by Cape Fear Council of Governments.

- Brunswick County = .52/100 (except Smithfield Township is .56/100 which includes an added 4 cent hospital tax; also (county-wide) add in a flat fire fee based on the size of the house with fee minimum for a lot with a structure set at \$50 and the maximum fee at \$150; vacant land pays a flat fee by size)
- Columbus County = .78/100 (with .02 added in for rescue services; also adding a fire service fee which is according to district – there are 20 districts with fees ranging from .06 to .12)

The County rate is added to the municipal rate to give a total property tax. In Kure Beach, the owner of the \$100,000 property pays \$295 to the Town and \$680 to the County. The total tax bill for FY 2003-04 is \$975⁴⁹. The property tax rate paid by the owners of real property in Kure Beach has been reduced in recent years.

Other Kure Beach town income⁵⁰ (budgeted) includes the sale of Motor Vehicle Licenses (\$9,600), CAMA permits (\$500), Impact fees (\$19,000), Building permits (\$32,000), Franchise fees (\$14,000), Franchise tax (\$33,832), Intangibles tax (\$20,088), Beer & Wine tax (\$3,260), Local option sales tax (\$254,101), Tax refunds (\$11,000), Powell Bill allocation (\$57,576), and the Governor's Crime Grant (\$36,000). Total budgeted revenues from these programs and others not listed (including privilege license and ad valorem tax) for FY 2002-03 was \$1,670,066.

The Town of Kure Beach charges a privilege license tax. This is a three level tax that the State, County, and Town often all levy on the same business activity. The tax is levied on the privilege of engaging in a particular occupation or business activity within the taxing jurisdiction and is enforced and collected through the issuance of an annual license. The statute which enables the levy of this tax is N.C.G.S. 105-33 through 105-113. A Town which wishes to levy this tax must adopt an ordinance levying the tax. The ordinance lists the activities taxed and the tax rates. Towns have a great deal of flexibility in selecting the activities to be taxed and the rate of tax. The privilege license tax is a revenue generating measure, however, this tax is not used to regulate otherwise legitimate businesses. (The minimum privilege license in Kure Beach is \$2.50. This is charged to one chair beauty shops. The most expensive license is the fee charged to restaurants, which is 50 cents per seat. The largest restaurant in Town is Big Daddy's which seats around 400 persons.) In the fiscal year ending June 30, 2003, the Town of Kure Beach issued 114 privilege licenses and collected \$3,673 in privilege license fees. The amount of funds collected has not shown a dramatic fluctuation between 1998-2003.

⁴⁹ The amount paid for our sample \$100,000 house in FY 2003-04 is down \$70, to \$975 from \$1,045, in FY 1994-95. The value of property has also risen.

⁵⁰ This information came from the Audit Report (year ending June 30, 2003) of Mr. B.A. Pope, C.P.A., who is the Auditor for the Town of Kure Beach.

Privilege Licenses Issued in Kure Beach by Year, 1998-2003⁵¹

Year	Number Issued	Amount Collected
1998	111	\$3,611
1999	106	\$3,411
2000	118	\$3,707.50
2001	97	\$3,441.50
2002	84	\$2,452
2003	114	\$3,673

The Town's privilege licenses are good from June 1st through May 31st of the following year. The stability of the number of these licenses issued over the six years shown gives credence to the statement that the business growth in Kure Beach is not keeping pace with the residential growth. It is also true that when the number of persons residing in Kure Beach reaches the threshold point where certain types of businesses may be supported, businesses will rush to the beach as quickly as new residents have in recent years.

(3) Employment By Major Sectors

The population of Kure Beach aged 16 years and over in the year 2000⁵² was 1,319. Of this number, 802 (60.8%) were considered in the labor force. Of the 802, there were 802 (100%) who were a part of the civilian labor force. Of the 802 persons in the civilian labor force, 760 (57.6%) were employed and 42 (3.2%) were unemployed. Of the 802 in the labor force, 0 (0.0%) were in the armed forces. Of the 1,319 persons 16 years of age and over 517 (39.2%) were not in the labor force.

The occupations of the 760 persons employed in the civilian labor force are shown below.

<u>Kure Beach Occupation, 2000⁵³</u>	<u># — Percent</u>
-Management, professional, and related occupations	343 - 45.1%
-Service occupations	98 - 12.9%
-Sales and office occupations	200 - 26.3%
-Farming, fishing, and forestry occupations	4 - 0.5%
-Construction, extraction, and maintenance occupations	77 - 10.1%
-Production, transportation, and material moving occupations	38 - 5.0%

⁵¹ This information was received from Town of Kure Beach administrative staff in February, 2004.

⁵² The year 2000 was the most recent year employment data was gathered.

⁵³ U.S. Department of Commerce, Bureau of the Census, 2000.

In 1990, there were 277 persons employed in the civilian labor force. In 2000, there were 802 persons in the civilian labor force. The Town of Kure Beach labor force has therefore grown by 189% in the 10 year period. The largest numerical increase in number of jobs reported to the U.S. Census Bureau were in the construction, professional services, and retail trade occupations. The total numbers are so small the changes are statistically insignificant.

Kure Beach Employment by Industry⁵⁴

	# — Percent
-Agriculture, forestry, fishing and hunting, and mining	9 - 1.2%
-Construction.....	97 - 12.8%
-Manufacturing	37 - 4.9%
-Wholesale trade	28 - 3.7%
-Retail trade.....	114 - 15.0%
-Transportation and warehousing, and utilities.....	20 - 2.6%
-Information	25 - 3.3%
-Finance, insurance, real estate, and rental and leasing	69 - 9.1%
-Professional, scientific, management, administrative, and waste mgmt	79 - 10.4%
-Educational, health and social services	112 - 14.7%
-Arts, entertainment, recreation, accommodation and food services.....	105 - 13.8%
-Other services (except public administration)	28 - 3.7%
-Public administration.....	37 - 4.9%

The largest “employment by industry” categories in Kure Beach are: 1) retail trade; 2) educational, health and social services; 3) arts, entertainment, recreation, accommodation and food services; and 4) construction.

New Hanover County had a 5.2% annual unemployment rate in 2003⁵⁵. While there are no smaller tabulations of this number possible which would show Kure Beach unemployment, there is no reason to believe the generally more affluent residents of Kure Beach had an unemployment rate as high as the County as a whole.

(4) Community Economic Activity

As we have seen in this plan, the Town of Kure Beach is growing. The sheer physical growth in the number of structures in recent years is impressive. The total number of building permits issued ‘96-‘03 is 1,245. The number of new building starts was 410. The total dollar value of all construction was \$78,568,107. The total value of new construction was \$76,406,160.

⁵⁴ Ibid.

⁵⁵ This is a preliminary (not official) number received from the NC Employment Security Commission in February 2004. Official results are not expected to vary from this amount more than one tenth of one percent.

Economic health and vitality is a critical part of a well balanced community. Economic, social and environmental factors must all be taken into account in a balanced way when making any important decision about the community's future.

D. Population Projections

The State of North Carolina grew by over 1.4 million people between the 1990 and 2000 federal censuses. Only three NC counties, Bertie, Edgecombe, and Washington, lost population during this time. The fastest growing county was Johnston (50.0% growth), followed by Wake (47.3%), Hoke (47.2%), Union (46.9%), Brunswick (43.5%), and Pender (42.4%). Kure Beach growth (at 143% for this same period of time) was also rapid. The accelerated growth in Kure Beach is expected to continue.

(1) Short-term - 5 - 10 year projections on permanent & seasonal population

Our short-term population projections will be based upon the percentages given by the North Carolina State Data Center for the growth of New Hanover County. It is anticipated that New Hanover County will grow by 21% between 2000 and 2010⁵⁶. If we model our projections of the growth of Kure Beach by this standard, we see the following increases:

Kure Beach/New Hanover County Permanent Population Projections, 5 & 10 Year (based on 2000)

Kure Beach 2000 population estimate = 1,507

Based upon a growth rate equal to the growth anticipated by the State Data Center for New Hanover Co, we see

Kure Beach 2005 population projection = 1,659 (The increase anticipated is 10.13%.)

Kure Beach 2010 population projection = 1,827 (The increase anticipated is 21.24%.)

New Hanover Co 2000 population = 160,327

New Hanover Co 2005 population = 176,575 (The increase anticipated is 10.13%.)

New Hanover Co 2010 population projection = 194,392 (The increase anticipated is 21.24%.)

The NC State Data Center estimate of population for the Town of Kure Beach in 2002 is 1,629. If population growth continues at the pace experienced in Kure Beach over the last two years, we see:

Kure Beach 2000 population estimate = 1,507

Kure Beach 2002 population estimate = 1,629

The estimated population growth rate for the 2 years (2001-2002) = 8%. Based on this rate

Kure Beach 2005 population projection = 1,831 (The increase anticipated is 21.5%.)

Kure Beach 2010 population projection = 2,226 (The increase anticipated is 47.71%).

⁵⁶ NC State Data Center, 2003.

Kure Beach Seasonal Population Projections, 5 & 10 Year (based on 2000)

Kure Beach 2002 seasonal population = 9,857

Kure Beach 2005 seasonal population projection = 10,855 (The increase anticipated is 10.13%.)

Kure Beach 2010 seasonal population projection = 11,950 (The increase anticipated is 21.24%.)

Kure Beach feels the permanent population rate based upon the New Hanover County model is too low. The rate experienced over the last two years is probably too high for a long-term estimate because of two factors: 1) the growth rate (according to the number of housing starts) has been high over the last two years; and, 2) the availability of land will impinge on growth. The truth lies somewhere between these two estimates.

(2) Long-term - 20 year projections on permanent & seasonal population

Long-term population projections are based on information given by the North Carolina State Data Center. It is anticipated that growth in New Hanover County, for the period from 2010 to 2020, will be 15.3%. Our growth projections here are based on the NC Data Center figures. It is felt that Kure Beach's growth will, in fact, continue to exceed county growth.

Kure Beach/New Hanover County Permanent Population Projections for 2020 (based on 2010 estimate)

Kure Beach population projection for 2010 = 1,827 (low estimate⁵⁷) & 2,226 (high estimate⁵⁸)

Kure Beach population projection for 2020 = 2,157 (low estimate) & 2,628 (high estimate)

The increase anticipated, based upon projections of New Hanover County growth is 18.1%.

New Hanover County 2010 population projection = 194,392

New Hanover County 2020 population projection = 229,603 (The increase anticipated is 18.1%.)

Kure Beach Seasonal Population Projection for 2020 (based on 2010 estimate)

Kure Beach seasonal population projection 2010 = 11,950

Kure Beach seasonal population projection 2020 = 14,112 (The increase anticipated is 18.1%.)

It is important to remember the projections shown above are estimates. Straight line projections for small populations over time are subject to many intervening factors which may change percentages, which would dramatically change results. It is even possible, for Kure Beach, that time may not be all that significant. It may be population growth, or decline, in Kure Beach has more to do with economics.

⁵⁷ Figure based upon growth at the same rate as New Hanover County.

⁵⁸ Figure based upon growth at a rate similar to the growth rate experienced at the beach within the last two years.

Section 3: Natural Systems Analysis

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

A. Description and Analysis of Natural Features and Environmental Conditions of Kure Beach's Planning Jurisdiction

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

(1) Areas of Environmental Concern

One of the basic purposes of North Carolina's Coastal Area Management Act (CAMA or the Act) is to establish a State management plan which is capable of rational and coordinated management of coastal resources. The Act recognizes the key to more effective protection and use of the land and water resources of the coast is the development of a coordinated approach to resources management. The CAMA provides two principle mechanisms for accomplishing this purpose. First, the formulation of local Land Use Plans articulating the objectives of local citizens and translating these objectives, or policies, into future desired growth patterns. Second, the designation of Areas of Environmental Concern for the protection of areas of statewide concern within the coastal area.

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

The STATE GUIDELINES FOR AREAS OF ENVIRONMENTAL CONCERN (Subchapter 7H of Chapter 15A of the NC Administrative Code, or 15A NCAC 7H, or the regulations

⁶⁰ These regulations are subject to change by the Coastal Resources Commission.

governing development activity in AECs) require that local Land Use Plans give special attention to the protection and appropriate development of AECs. The CAMA charges the Coastal Resources Commission (CRC or the Commission)) with the responsibility for identifying types of areas -- water as well as land -- in which uncontrolled or incompatible development might result in irreversible damage. The Act further instructs the Commission to determine what types of development activities are appropriate within such areas, and it calls upon the local government to give special attention to these areas in the process of Land Use Plan development. As a means of controlling any inappropriate or damaging development activities within AECs, the CAMA calls upon the CRC to implement a permitting program. The intent of this program is not to stop development, but rather to ensure the compatibility of development with the continued productivity and value of critical land and water areas (AECs).

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

The types of AECs are separated into 4 broad groupings. Those 4 categories are:

- (1) THE ESTUARINE SYSTEM
- (2) OCEAN HAZARD AREAS
- (3) PUBLIC WATER SUPPLIES
- (4) NATURAL AND CULTURAL RESOURCE AREAS

a. The Estuarine System

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

Coastal Wetlands⁶⁰ are areas of salt marsh or other marsh subject to regular or occasional flooding by tides, including wind tides. The management objective of the NC CRC for coastal wetlands is to conserve and manage these areas so as to safeguard and perpetuate their biological, social, economic, and aesthetic values. The highest priority is given to conservation

⁶⁰ Coastal wetlands are an Area of Environmental Concern and uses/development in these areas are regulated by the NC Coastal Resources Commission. Coastal wetlands should not be confused with 404 wetlands, which are regulated by the Corps of Engineers.

of these areas. The second highest priority of use is for those types of development which require water access and cannot function elsewhere.

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

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

Estuarine Shorelines are areas of dry land (which may contain 404 wetlands) which are considered a component of the estuarine system because of the close association these land areas have with adjacent estuarine waters. Estuarine shorelines are non-ocean shorelines which are especially vulnerable to erosion, flooding, or other adverse affects of wind and water and which are intimately connected to the estuary. This area extends from the mean high water level (or normal water level along estuaries, sounds, bays, and brackish waters) for a distance of 75 feet landward. Within the estuarine shoreline AEC, impervious surfaces are required to not exceed 30%. For those shorelines which are contiguous to waters classified by the Environmental Management Commission (EMC) as Outstanding Resource Waters (ORW's), no more than 25% of the land area shall be built upon to protect the exceptional water quality and the outstanding resource values of the ORW. The estuarine shoreline AECs contiguous to ORW's shall have no stormwater collection system and provide a buffer of at least 30 feet from mean high water.

The Town of Kure Beach has estuarine shoreline system AECs within the extraterritorial area of the Town's jurisdiction.

b. Ocean Hazard Areas

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

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

(Coastal) High Hazard Flood Areas are those areas subject to velocity waters in a storm having a 1 percent chance of being equaled or exceeded in any given year and as identified on the National Flood Insurance Program's Flood Insurance Rate Maps. The maps were produced by the North Carolina Floodplain Mapping Program and the Federal Emergency Management Agency and have an effective date of April 3, 2006.

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

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

The Town of Kure Beach has each of the above named AECs within its jurisdiction except inlet hazard areas.

c. Public Water Supplies

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

This category of AEC does not exist in Kure Beach.

d. Natural & Cultural Resource Areas

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

coastal archaeological resources, and significant coastal historic/architectural resources. For more details, interested parties are advised to call the North Carolina Division of Coastal Management, in Raleigh, at (919) 733-2293.

This category of AEC is by nomination only. There are no natural and cultural resource areas AECs in Kure Beach. None are expected to be nominated during the planning period. Special permitting regulations apply for any development which will occur in an Area of Environmental Concern. To find if these regulations are pertinent to a project proposal, call the NC Division of Coastal Management, in Wilmington, at (910) 395-3900, or call the Town of Kure Beach, at (910) 458-8216, and ask for the Local Permit Officer.

(2) Soil Characteristics

In April, 1977, the U. S. Department of Agriculture, Soil Conservation Service, in cooperation with the NC Agricultural Experiment Station and the New Hanover County Board of Commissioners, published a Soil Survey of New Hanover County, North Carolina. The survey shows that the Town of Kure Beach has the Murville-Seagate-Leon soil association. These soils are reported to be composed of fine sand and sand at the surface layer and a fine sand, sand, sandy loam, and clay loam subsoil. These soils are found, generally, on uplands and stream terraces. This soil association composes 46% of New Hanover County. (It is 26% Murville soils, 13% Seagate soils, and 13% Leon soils.) A seasonal high water table is the main limitation on the use and management of major soils in this association.

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

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

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

The parent material of New Hanover County soils is the rock from which the soils are formed. This is the most important factor causing the soils differences in the County. The parent material of the New Hanover County soils are of 2 types. The first is the unconsolidated rock material,

sand, silt, and clay that make up the marine and fluvial sediments of the coastal plain. (This is the type of soil pertinent to Kure Beach.) The second type is known as aeolian sand deposits.

The reason that soil types are important for planning purposes is that some soils are not well suited for a particular type of development. Soils may present hazards for building foundations. They may be poorly drained and have limited ability, if any, to support septic systems. If this type of information is considered when the Town produces a set of regulations, such as a Zoning Ordinance, development activity may be steered toward those areas where it is more suitable.

A more specific analysis of the soils within the Town of Kure Beach may be taken from aerial photography, which is overlaid with soil types, which is included in the Soil Survey of New Hanover County, North Carolina, shows that within the Murville-Seagate-Leon soil series the following soils are found:

– **Newhan fine sand** (Nh) This is excessively drained soil which is found on dunes, commonly near beaches and waterways along the coast. Most of the acreage is used for year-round homes and summer beach cottages. This soil has a high rate of permeability and available water capacity is low. The seasonal high water table is at a depth of more than 6 feet. Low water capacity and very rapid permeability are the main limitations for this soil.

– **Urban land** (Ur) These soils are found in the oldest developed portions of Kure Beach. Urban land is where soils have been cut, filled, graded, or paved so that most soil properties have been altered to the extent that a soil series is not recognized. These areas are used for developed type uses, which might include closely spaced housing, parking lots, and commercial development of a variety of types.

– **Rimini sand** (Rm) This soil is said to be excessively drained and is found around the rims of bays and on broad smooth flats on the uplands. Areas of this soil are irregular in shape and small in size. Most of the acreage is forested. The rest is used for residential type sites. Permeability is moderate and available water capacity is low. The seasonal high water table is below 6 feet. Irrigation, soil conditioners, and fertilizers are needed to establish lawn grasses, shrubs, and trees.

– **Lynn Haven fine sand** (Ly) This is nearly level, poorly drained soil, which is found in broad, almost level to flat depressional areas on uplands. Areas are irregular in shape and may be either small or large. Most of the acreage is forested. Native vegetation consists of longleaf pine, water oak, pond pine, and red maple. Permeability is rapid in the surface layer and moderately rapid in the subsoil. The available water capacity is low. Unless these soils are drained, the seasonal high water table is at or near the surface during periods of heavy rainfall. A seasonal high water table is the main limitation in the use and management of this soil. Most lawn grasses, shrubs, and trees are fairly easily established and maintained.

– **Leon sand** (Le) This soil is nearly level and poorly drained. It is found on rims of depressions, smooth flats, and in indefinite patterns on the uplands and stream terraces. Areas are irregular in shape and are 5 to 250 acres in size. Most of the acreage is forested. The rest is

used for residential sites. Native vegetation includes: longleaf pine, pond pine, sweet bay, water oak, and in more nearly open areas, pineland three-awn and creeping blueberry. Permeability is rapid at the surface layer, moderate to moderately rapid in the subsoil, and very rapid in the underlying layer. Available water capacity is low. The seasonal high water table is at or near the surface. Most lawn grasses, shrubs, and trees are easily established and maintained.

Any of the soils limitations mentioned above may be overcome through engineering. Appropriate considerations for the Kure Beach Planning and Zoning Commission and Town Council, where decisions related to the types of soils will become significant, are: zoning density, height of structures, setback requirements, lot size, new streets and roads, and utilities extension plans and policies. The availability of public water and sewer has fueled the pace of development at Kure Beach.

(3) Water Quality Classifications

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

The first transition in the regulatory emphasis from protecting water quality for navigation and commerce in the federal waterway regulations enacted in the late 1800's, to mandating water quality protection for the purpose of sustaining life supporting conditions occurred in the late 1900's. The second transition involves a shift in society's perspective, from the historical view of waterways as ceaseless resources, to recognizing that the abilities of waters to renew their qualities are limited, and become stressed under the magnitude and complex demands of a changing and growing society. The third transition is the shift in management responsibilities for water quality, which has come nearly full circle over the past 100 years. The federal government has delegated much of its enforcement authority for water quality protection, which it began assuming from local authorities in the late 1800's, to the States who have in turn placed considerable responsibilities back on local governments for the administration of water control programs⁶¹.

From a historic perspective, flowing waters have received waste from time immemorial. With the rise of population centers in the late 1800's, floating wastes threatened to obstruct the transportation of goods. The federal government began addressing the practice with the passage of the Rivers and Harbors Act of 1899, which regulated the depositing of solid wastes into waterways and regulated construction projects in navigation channels. The Oil Pollution Act of 1924, prohibiting vessels from discharging oil into coastal waters, marked a beginning in the policy shift towards protection of water quality and aquatic life. This Act also assigned

⁶¹ A Guide to North Carolina's Tidal Salt Water Classifications, November 1994, prepared for the U.S. EPA and the NC Division of Environmental Management by the Cape Fear Council of Governments.

enforcement responsibilities to the federal government when local pollution control efforts were inadequate, and made available modest amounts of grant funds for the construction of wastewater treatment facilities.

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

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

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

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

The Committee also formulated a classification system for the State's surface waters based on best usage criteria, which became the basis for the system used today. By 1963, water quality standards and classifications were in place, and most surface waters were classified. The classifications and standards have been modified over time. Today the surface saltwater classifications system helps to protect the quality and usage of over 2 million acres (3,200 square miles) of tidal saltwater estuaries, bays, and sounds.

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

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

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

According to the NC Division of Water Quality⁶², and consistent with information received from the NC Division of Coastal Management, the waters of the Cape Fear River to the west of the Town of Kure Beach are **SC** waters. Areas designated **SC** are not suitable for shellfish harvesting⁶³. The waters of the Atlantic Ocean are classified **SB**. Areas designated **SB** are saltwater areas protected for primary recreation which includes swimming.

The water quality classifications pertinent to the Town of Kure Beach's planning effort are for the Cape Fear River and the Atlantic Ocean. No other bodies of water in the vicinity have been large enough to warrant classification.

(4) Shellfish Growing Areas & Primary Nursery Areas

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

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

⁶² The NC Environmental Management Commission classifies waters for the NC Division of Water Quality (NC DWQ).

⁶³ The NC DWQ classifies waters for purposes of issuing discharge permits. The NC Division of Marine Fisheries establishes, administers and enforces rules governing commercial and recreational fishing in coastal waters, cultivation and harvesting of shellfish, and submerged land claims. The NC Shellfish Sanitation Branch classifies coastal waters relative to their quality and safety for harvesting shellfish. The primary objective of the Branch is the protection of public health. The Branch works with the Division of Marine Fisheries to monitor and enforce water quality and use standards.

a. Primary Nursery Areas⁶⁴

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

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

There are 80,144 acres in North Carolina which are designated as primary nursery areas. There are no primary nursery areas within the Town of Kure Beach.

b. Secondary Nursery Areas

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

There are 35,502 acres in North Carolina which are designated as secondary nursery areas. There are no secondary nursery areas within the Town of Kure Beach.

c. Special Secondary Nursery Areas

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

There are 31,362 acres in North Carolina which are designated as special secondary nursery areas. There are no special secondary nursery areas within the planning jurisdiction of the Town of Kure Beach. However, the entire Cape Fear River area abutting the extraterritorial (ETJ) boundary is classified as a special secondary nursery area.

(5) Flood Hazard Areas

With the tremendous rainfall known to occur accompanying hurricanes, and with the storm surge which may cause rivers, streams, tributaries, and branches draining an area to clog and to back up, both riverine and coastal flooding is a hazard in Kure Beach. The actual potential for

⁶⁴ Classification as primary nursery area is done by the NC Marine Fisheries Commission. The staff arm of this agency is the NC Division of Marine Fisheries, DENR.

riverine flooding damage for the Town of Kure Beach is low as a result of the location of the MOTSU buffer area.

Coastal flooding caused by extreme high tide and storm surge occurring during a hurricane will frequently cause extensive damage in beach towns. The reason for this is that the Town has an interface with the Atlantic Ocean, which is an area that is recognized to be vulnerable to storms and erosion prone. Low areas also exist in Town. These areas, some of which may be identified as wetlands, as well as small streams and ditches in the MOTSU buffer area are also subject to flood.

The Town is a member of the Federal Emergency Management Agency's National Flood Hazard Protection Program and Kure Beach enforces a flood damage prevention ordinance. The latest flood hazard maps for the Town are dated April 3, 2006. Since hazards are known to exist, the consideration of possible flood damage is an important part of Kure Beach's storm hazard mitigation planning.

As of December 31, 2003, there were 3,722 flood insurance policies in the unincorporated areas of New Hanover County. These policies amounted to \$1,497,157 in total premiums and \$830,043,300 in total insurance coverage. There were 905 flood insurance policies in the City of Wilmington, amounting to \$471,326 in total premiums and \$163,863,000 in total insurance coverage. There were 311 flood insurance policies in the Town of Kure Beach amounting to \$259,477 in total premiums and \$129,113,900 in total insurance coverage⁶⁵.

Within the corporate limits of the Town of Kure Beach 168.67 acres are in the VE zone and 241.14 acres are within the AE zone. These areas are generally described as within the 100-year flood zone. The AE zones are areas where the chance of flooding is 1% for any given year. The VE zones are areas where there is a 1% chance of flooding with wave action annually. The VE zones form a narrow band along the Atlantic Ocean beach area in the Town of Kure Beach.

(6) Storm Surge Areas

Extensive portions of the municipality and the extraterritorial area are vulnerable to surge hazards associated with hurricanes. Wind is the major determinant of a hurricane. Any tropical storm with sustained wind in excess of 74 mph is classified as a hurricane. Hurricanes are judged by their power according to a model known as the Saffir-Simpson scale. This measure of the power of a hurricane classes hurricanes according to a sliding scale from 1 to 5 (with category 5 storms as the most severe). Category 5 storms are rare. Kure Beach would not be protected from the full brute force of a hurricane as a result of its location as other more inland communities would be. The friction or impact of the storm hitting land from the water causes dissipation of the full force of the storm though there is still tremendous energy left to overturn

⁶⁵ This information is from the New Hanover County Multi-Jurisdictional Hazard Mitigation Plan, July 2004.

mobile homes, down power lines and other public utilities, destroy crops, and fell trees. As Kure Beach is a municipality on the edge of the ocean, the Town would feel the full effect of a storm.

Saffir-Simpson Scale⁶⁶

<u>Category</u>	<u>Max Sustained Wind Speed (MPH)</u>	<u>Max Surface Pressure (Millibars)</u>	<u>Storm Surge (Feet)</u>
1	74-95	Greater than 980	3-5
2	96-110	979-965	6-8
3	111-130	964-945	9-12
4	131-155	944-920	13-18
5	155+	Less than 920	19+

According to information received from the NC Division of Coastal Management, 35 acres (or 8%) of dry land in the Town Limits is expected to be outside the storm surge inundation in a category 5 storm (See footnote 67 and the Storm Surge Inundation Map in the Map Appendix).

The extent of the possible storm impact, in acres is shown below.

Acres Impacted By Storm Surge⁶⁷, Town of Kure Beach – Fast Moving Storm

<u>Storm Level</u>	<u>Municipal Acres Impacted</u>	<u>ETJ Acres Impacted</u>
Category 1 & 2	72	219.38
Category 3	189	438.97
Category 4 & 5	413	847.23

Number & Value of Residential Structures Potentially at Risk – Kure Beach

<u>Slow Moving Storm</u>			<u>Fast Moving Storm</u>		
<u>Category 1-2</u>	<u>Category 3</u>	<u>Category 4-5</u>	<u>Category 1-2</u>	<u>Category 3</u>	<u>Category 4-5</u>
3	455	1,031	231	576	1,429
\$2,079,555	\$72,047,289	\$164,563,350	\$29,099,248	\$100,371,667	\$206,442,925

⁶⁶This information was received from the National Hurricane Center.

⁶⁷ The acres given are from the fast moving hurricane model (forward movement over 15mph) and include only “land” acreage in the calculation (i.e. there are approximately 450 acres of land in the Town Limits). Each category includes the acreage of the previous categories. For example, category 1 & 2 acreage is included in the category 3 and in the category 4 & 5 total.

Number & Value Non-Residential Structures Potentially at Risk – Kure Beach

Slow Moving Storm			Fast Moving Storm		
Category 1-2	Category 3	Category 4-5	Category 1-2	Category 3	Category 4-5
1	15	25	12	16	41
\$136,516	\$1,907,503	\$3,435,593	\$1,306,612	\$2,013,673	\$4,857,379

Storm surge areas are shown graphically on the Storm Surge Map located in the back of this document.

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

Within the planning jurisdiction of the Town of Kure Beach exists areas of freshwater wetlands⁶⁸.

Kure Beach – Non-Coastal Wetlands⁶⁹

	Acres Wetlands	Acres Total	Percent Wetlands
Municipal	76	700	10.8%
ETJ	310	980	31.6%

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

The types of non-coastal wetlands found in Kure Beach are freshwater wetlands (or marshes) and seasonal wetlands. Freshwater wetlands are found alongside or within the roadside ditch and at the edges of ponds and rivers. Freshwater wetlands, in whatever form they may take, are an extremely important part of the natural areas of any community. They are habitat areas for a

⁶⁸ These areas are to be understood as different from the coastal wetlands identified in this document under the section AECs. Coastal wetlands are composed of areas of salt marsh.

⁶⁹ This information was received from the NC Division of Coastal Management, DENR, and the figures are estimated totals. Computation of the totals from the information received was by the Cape Fear Council of Governments.

variety of diverse plant and animal species and are often an important component part of sensitive groundwater recharge areas. Seasonal wetlands fill with winter rains and will generally dry out during summer and fall. They are as ordinary as a puddle in the backyard and yet are also critical, especially as breeding habitat, for a wide variety of important species of animals. Since these seasonal wetlands are often smaller than one acre, they are not well protected by existing regulations.

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

(8) Water Supply Watersheds & Wellhead Protection Areas

There are no water supply watersheds in Kure Beach. There are also no water supply watersheds in Region O (Pender County, New Hanover County, Brunswick County, Columbus County⁷⁰). Kure Beach has established a well head protection ordinance, which recognizes the fact that the Town draws public water from ground wells and realizes the need to protect groundwater resources from the contamination effects of mankind. The stated purpose of this ordinance is, “to promote public health, safety, and general welfare and to minimize public and private losses due to contamination of the public water supply, to maximize groundwater protection controls and procedures and to protect groundwater resources.”

In conjunction with the development regulations in the ordinance, the municipality will take the following actions:

- 1) establish a groundwater protection area;
- 2) inventory and plot on a map all potential sources of contamination within the designated groundwater protection area;
- 3) frequent monitoring of existing and future activities within the groundwater protection area that have been identified as potential sources of contamination;
- 4) develop contingency plans for alternative drinking water supplies to help mitigate contamination of the current public water supply;
- 5) educate the public on groundwater, where it comes from, how it becomes contaminated, and the ways to protect it;

⁷⁰ There is a watershed protection area which extends into NE Columbus County. This area is near the Cape Fear River and the Bladen County line. This is the closest surface water supply protection area for Kure Beach.

- 6) use all local, state, and federal resources and regulation to protect groundwater;
- 7) submit a copy of this program to the NC Department of Environmental Management Groundwater Protection Division for comment and approval.

(9) Environmentally Fragile Areas

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

a. Wetlands

There are 1,680 total acres within the Kure Beach planning jurisdiction⁷¹. Of these 1,680 acres, 38 acres are coastal wetlands (or salt water marsh)⁷². Coastal wetlands therefore describe approximately 2% of the total planning jurisdiction and all of the coastal wetlands are on federal property.

Non-coastal wetlands⁷³ comprise 76 acres, or approximately 10%, of the total acreage within the Town limit. These wetlands comprise 310 acres, or approximately 31%, of the total area within the ETJ.

Kure Beach Wetlands⁷⁴ – Coastal & Exceptional

	Total Acres	Coastal Wetlands– %	Non-Coastal Wetlands– %
Municipal	700	0 acres = 0%	76 acres = 10%
ETJ	980	38 acres = 2%	310 acres = 31%

b. Natural Heritage Areas & Areas Containing Endangered Species

In response to our request concerning the location of significant natural features or endangered species in Kure Beach, the North Carolina Natural Heritage Program, in the Division of Parks &

⁷¹ There are 700 acres within the corporate limits and 980 acres within the ETJ.

⁷² The 38 acre tract is located in the southern area of the ETJ along the river and within the MOTSU buffer zone.

⁷³ This includes the following types: estuarine shrub/scrub, managed pineland, swamp forest, pocosin, pine flat, hardwood flat, and various other cleared or cut over wetland types.

⁷⁴ This information was received from the NC Division of Coastal Management, DENR, and the figures were computed by the Cape Fear Council of Governments.

Recreation, in the North Carolina Department of Environment & Natural Resources, responded indicating they have records of known rare species, high quality natural communities, and significant natural areas occurring at or within a ½ mile radius of the Town of Kure Beach. Since the Town has not been inventoried, the agency cannot conclusively or definitively state that other rare species or significant natural areas do not exist there. They make the following written comment:

"Found within the Town limits of Kure Beach are occurrences of the loggerhead turtle, a federal and state threatened species. This species has the potential to occur anywhere along the beaches of Kure Beach. Located just off-shore of Kure Beach is a significant natural area referred to as the Fort Fisher Coquina Outcrop⁷⁵ which is protected through registry with the NC Natural Heritage Program. One rare species and several high quality natural community types are located within a ½ mile radius of the Town of Kure Beach and may have the potential to occur within the Town limits. These are:

- ~Phaeon crescent butterfly*
- ~Coastal fringe evergreen forest*
- ~Interdune pond*
- ~Coastal fringe sandhill*
- ~Pond pine woodland*
- ~Wet pine flatwoods*
- ~Pine savanna*

It is also possible that other rare species may occur in Kure Beach if suitable habitat is present."

Town leaders and long-term residents are sensitive to the ways the natural environment may be impacted by man and to the ways man may be impacted by the environment. Preservation of a finely crafted balance between these two forces is a high goal for the Town of Kure Beach.

c. Prime Wildlife Habitats

The term habitat describes the environment in which a plant or animal lives. This term is all inclusive and may describe vegetation, soil, water, or other characteristics, or a combination of characteristics. Prime habitat is an area in which a plant or animal lives and which exhibits the highest quality or has excellent, or all necessary or desired features in abundance, which describe the habitat. Though there are many areas within the Town of Kure Beach planning jurisdiction where wildlife flourishes, none of these areas has the distinction of having been selected by the state as "prime wildlife habitat" according to the information received from the NC Division of Coastal Management.

⁷⁵ The wetlands areas are graphically shown in this document on the map titled Exceptional, Substantial, and Beneficial Wetlands Areas Map. Additional information is available at the Natural Heritage Program website @ <<http://ils.unc.edu/parkproject/nhp/index.html>>.

d. Maritime Forests

A “maritime forest” is a forested area or eco-community characterized by its stunted growth due to the stresses imposed by its proximity to salt spray from the ocean. Typical vegetation in these areas in North Carolina includes live oak, red maple, and swamp tupelo. There are no existing stands of maritime forest existing within the planning jurisdiction of the Town of Kure Beach.

(10) Additional Natural Features Identified by Kure Beach

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

Section 4: Composite Map of Environmental Conditions⁷⁶

The Composite Map of Environmental Conditions is attached to the back of this document. The plan user is referred there for further information. The map shows environmental conditions at Kure Beach which are similar in nature to the other island and barrier island beach communities in North Carolina.

The entire planning area of Kure Beach is classified according to a 3 tiered hierarchical layered system with all land labeled either Class I, Class II, or Class III. Each class is defined by the properties therein, as shown in the following chart.

<u>Environmental Composite Classes</u>	<u>Natural Features & Hazards/Constraints</u>
Class I (0% of land within the planning jurisdiction is Class I)	-Non-wetland area or wetland rated beneficial and not high potential risk (NC-CREWS) -Land located outside 100 year flood hazard area -Land located outside storm surge area
Class II (95% of land within the planning jurisdiction is Class II)	-Estuarine shoreline -Ocean erodible area -High hazard flood area -Land located outside designated historic districts or more than 500' from a historic or archaeological site -Soils with moderate to severe septic limitations -Soils with moderate to severe erosion hazards - Non-coastal wetland area rated beneficial and high potential risk or substantial significance (NC-CREWS) -Land located within a 100 year flood hazard area -Land located within storm surge area
Class III (5% of land within the planning jurisdiction is Class III)	-Coastal Wetland -Estuarine Waters -Public Trust/Protected lands -Unvegetated beach area -Non-coastal wetlands rated as substantial significance with high potential risk or exceptional significance with or without high potential risk (NC-CREWS) -Significant Natural Heritage Area -Inlet Hazard area

⁷⁶ The Environmental Composite Map is based on the information provided by the NC Center for Geographic Information and Analysis and was received from the NC Division of Coastal Management. The plan user is advised this information is for planning purposes only and site specific decisions should be made by close analysis of detailed information from a variety of sources.

A. Class I - land containing only minimal hazards and limitations that may be addressed by commonly land planning and development practices

There are no Class I rated lands within the Town of Kure Beach's planning jurisdiction. This fact is also true for all other barrier island beaches in New Hanover County and for all municipalities with a beach strand in North Carolina.

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

The majority of land within the planning jurisdiction of the Town of Kure Beach is categorized as Class II lands.

C. Class III - land containing serious hazards for development or lands where the impact of development may cause serious damage to the functions of natural systems

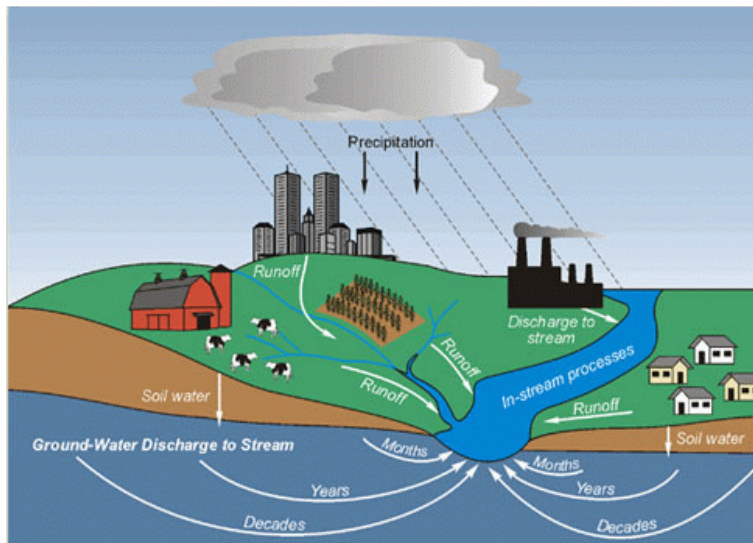
There are limited areas of Class III lands within the planning jurisdiction of the Town of Kure Beach.

Section 5: Environmental Conditions

The land use plan provides an assessment of the following environmental conditions and discusses the implications of development on the resources.

A. Water Quality

Healthy water contains a balanced amount of nutrients and will show normal fluctuations in salinity and temperature. Healthy water also has plenty of oxygen and little sediment so that underwater living resources can breathe or receive enough sunlight to grow. Monitoring changes to North Carolina's water quality is important⁷⁷, and the data collected can help scientists make determinations about water quality.



Factors affecting water quality include: nutrients ... which are essential for plants and animals, but too much can cause harmful effects; sediments ... which can cloud the water and which can hamper the growth of or kill aquatic plants; water temperature ... which affects when animals and plants feed, reproduce, and migrate; salinity ... which greatly determines where plants and animals live within the estuarine waters; dissolved oxygen ... which is essential for

animals living within the estuary; and chemical contaminants ... which can affect the growth, survival and reproduction of benthic organisms.

The presence of abundant surface water in the Cape Fear River and the Atlantic Ocean in the vicinity of the Town of Kure Beach is believed to be attractive to prospective residents, current residents, tourism oriented businesses, and (in general) to the development community. Development activity in Kure Beach actually does very little to affect the quality of area waters.

⁷⁷ In NC water quality monitoring and the classification of coastal waters is done by the NC Division of Water Quality, DENR.

This is due to the presence of the MOTSU⁷⁸ buffer zone located between the Town, and the development activity therein, and the assimilative capacity of the Atlantic Ocean which gives the ocean waters a continuing rating of SB for all of North Carolina. Kure Beach officials have always worked diligently in cooperation with state agencies to maintain good quality water.

The Kure Beach ocean frontage portion of the municipality is nearing build out. It is not anticipated that continuing development in this area will effect water quality. If redevelopment of the beach should happen, or become necessary, care will be taken to maintain standards which will allow the continuation of the good water quality conditions which are currently enjoyed.

As water quality impacts are cumulative, there is never just one source for the degradation of area waters. The Town of Kure Beach recognizes clean water is a treasured asset and will work, in whatever way it can, to be good neighbors and to assist with clean up of area waters.

(1) Status and changes of surface water quality

The water quality within the planning jurisdiction of the Town of Kure Beach is good. The entire area to the west of the Town of Kure Beach is, as previously noted, within the MOTSU buffer zone. As this area is owned by the federal government and is to serve as a buffer and to remain in a natural state, there is no known development activity happening within this area which will affect surface water quality. The water quality of the Cape Fear River is effected in a cumulative way by upstream development. The waters of the Cape Fear River in the vicinity of Kure Beach are rated SC. This rating by the NC Division of Water Quality has been in effect for many years.

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

For most of coastal North Carolina rainfall resulting in significant runoff is the element having the most detrimental effect on water quality. Following a significant rainfall or storm event entire sections, or all of coastal NC ... depending on the vicinity of the rain event ... may be closed to shellfishing. The area to be closed will be recommended to be closed by the Shellfish Sanitation Section after 0.5 inches (or greater) of rain within a 24 hour period or 0.75 inches (or greater) within a 48 hour period. Closure is recommended by Shellfish Sanitation Section to the NC Division of Marine Fisheries who implements and enforces the closures. Patrol of shellfish harvesting areas is the sole responsibility of the Division of Marine Fisheries Law Enforcement Section. Once an area of conditional or temporary opening has been closed, the area will not be recommended to be opened again until sampling of both water and shellfish meats meet approved area criteria.

⁷⁸ MOTSU is the acronym for the Military Ocean Terminal Sunny Point. This property is owned by the United States government.

Shellfish water openings and closings are not a big issue for the Town of Kure Beach as all possible shellfish waters within the Cape Fear River in the vicinity of the Town of Kure Beach are “permanently” closed.

(3) Areas experiencing chronic wastewater treatment system malfunctions

The Town of Kure Beach wastewater collection and treatment system extends to all developed areas within the Town limits. All residents and businesses are required to connect to the system. There are no areas within the Town of Kure Beach which are experiencing chronic wastewater treatment system malfunctions. There are no systems failures known to be effecting the quality of the water within the vicinity of the Town of Kure Beach.

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

There are 18 ocean outfalls which currently discharge untreated stormwater directly into the surf zone in the Town of Kure Beach. The drains were installed in 1911 when the old roadway was built. The purpose of these devices is to drain stormwater from the road surface. These drains are publicly owned and the NC Department of Transportation and the Town of Kure Beach share maintenance responsibility. (DOT maintains the drains across their right-of-way and the Town maintains the pipes outside of the right-of-way.) Direct drainage of untreated stormwater onto the beachfront is not currently felt to be an acceptable solution to the problem of water on the road. The Town is actively engaged with the Council of Governments, North Carolina DOT, the Clean Water Management Trust Fund, MOTSU, NCDENR, and North Carolina State University in testing a stormwater infiltration system to replace ocean outfall. The storm drains do not change the water quality classification for the waters of the Atlantic Ocean at Kure Beach.

Other than the ocean storm drains, there are no known areas within the planning jurisdiction of the Town of Kure Beach which have water quality or public health problems associated with, or as a result of, non-point source pollution.

B. Natural Hazards

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

Wind is the major determinant of a hurricane. Any tropical storm with sustained wind in excess of 74 mph is classified as a hurricane. Hurricanes are judged by their power according to a

model known as the Saffir-Simpson scale. This measure of the power of a hurricane classes hurricanes according to a sliding scale from 1 to 5 (with category 5 storms as the most severe). Category 5 storms are rare. The friction or impact of the storm hitting land from the water causes dissipation of the full force of the storm, so the inland areas off the beach would be somewhat protected, though there is still tremendous energy left to overturn mobile homes, down power lines and other public utilities, destroy crops, and fell trees.

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

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

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

Storm surge areas have been mapped as a part of this document. These areas are shown graphically on the Storm Surge Inundation Area Map is included in the back of this document.

Kure Beach is subject to flooding caused by wind and tides which are associated with storms which occur periodically along the south Atlantic coastline. Storm surge, associated with low pressure systems and with winds in excess of 74 mph (hurricanes), have been the cause of flooding at Kure Beach. Periods of high water are generally caused by a sustained wind velocity of 20-25 miles per hour out of the east, especially the northeast, and the resulting erosion effect causes a threat is to homes and businesses built along the ocean beach.

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

According to a study conducted by the NC Division of Coastal Management, the long-term average annual erosion rate for the majority of the ocean shoreline within the Town of Kure Beach is 2 feet per year⁷⁹. There is a small area in the southernmost area of interface between the ocean and the land where the average annual erosion rate is 3.5 feet per year. The 2 foot

⁷⁹ Average annual erosion rate data is published periodically by the NC Division of Coastal Management. This information was reviewed on-line and was noted there as updated through 1998.

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

Areas experiencing erosion within the Town of Kure Beach include the AEC designated as an ocean hazard area.

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

The Town of Kure Beach participates in a cooperative agreement with the U.S. Army Corps of Engineers, the State of North Carolina, and New Hanover County to provide for regular renourishment of the ocean beach. The renourishment of the beach is the most important component in the Town of Kure Beach's storm hazard mitigation program.

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

The last Town of Kure Beach Land Use Plan was adopted locally on April 15, 1997. This plan was certified by the Coastal Resources Commission on May 30, 1997. In North Carolina, the Division of Emergency Management, in the Department of Crime Control & Public Safety, is the flood insurance coordinating agency. The agency does not keep records of private damages or damage awards. In the public category⁸⁰, there have been three storms affecting the Town of Kure Beach since 1997. These storms were: Hurricane Bonnie (1998), Hurricane Irene (1999), and Hurricane Floyd (1999). Of these 3 storms only Hurricane Floyd led to the award of monetary damages for public works categories. The total amount awarded, for utilities, water treatment facilities, sewage collection and treatment facilities, parks, recreational facilities, etc., was \$100,656.

Recorded storms which passed over or passed within close proximity to the Town of Kure Beach since the last land use plan include:

Bonnie 8/26/1998
Floyd 9/16/1999
Irene 10/17/1999
Isabel 9/18/2003

⁸⁰ This information was received from the Public Assistance Grants Manager, Division of Emergency Management, NC Department of Crime Control & Public Safety, 919-715-8000.

C. Natural Resources

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

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

The Town of Kure Beach realizes development pressure on fragile natural resources is a cumulative process. It is realized that ongoing development activity has changed and will continue to change the community. The Town Council and the Planning and Zoning Commission realize the need to develop a consensus and direction about the future growth of Kure Beach. Natural resources protection is recognized as a crucial element for the enhancement and preservation of the local environment and for the quality of life of local residents. Kure Beach residents have expressed, in the creation of this Land Use Plan, a desire to preserve and protect the natural environment.

While Kure Beach expects residential development to continue over the planning period for this document, the Town also realizes they are reaching a “build out” scenario where there will be no additional lots available which are not already occupied by other structures. This will lead to pressures to redevelop properties in Kure Beach.

Kure Beach is committed to preserving the beautiful and abundant natural resources of the Town. Any residential, commercial, or other development activities permitted by the Town of Kure Beach should be compatible with current regulations, development patterns, AEC requirements, wetlands requirements, soil suitability, and must take measures to mitigate any potential environmental degradation. New residential construction, and new retail/commercial development activities, or redevelopment projects which are consistent with the Town’s land use policies and the zoning ordinance, will be welcomed.

(2) Areas containing potentially valuable natural resources

The Town of Kure Beach contains forested areas in the ETJ. The forests have the potential for commercial harvesting. Sand has also been mined from pits located in the ETJ. As the ETJ is entirely owned by the federal government, and as no leasing or mining permits have been requested. Due the use of this land as a buffer for the MOTSU operation and as a buffer from storm surge from the Cape Fear River, it is unlikely and unwanted for these resources and lands to be disturbed within the planning period.

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

Section 6: Analysis of Land Use & Development

A. Existing Land Use Map

The Existing Land Use Map which shows the municipal limits, extraterritorial area boundaries, residential areas, commercial areas, public/government areas, institutional/church locations, dedicated open space, and undeveloped land is in the Map Appendix.

B. Land Use Analysis

This section provides a snapshot of the existing land uses within the municipality. The land use analysis section also discusses land use conflicts, land use – water quality conflicts, and gives a description of future development trends.

For reference, the width of the Town of Kure Beach at the widest point is 2,320 feet (.43 miles). The width of the Town plus the extraterritorial area, which encompasses the entire lower New Hanover County peninsula (ocean to river) at the widest point, is 6,000 feet (1.13 miles). The length of the Town of Kure Beach at its longest point is 15,389 feet (2.91 miles).

(1) Types of land use in Kure Beach

The total area within the Town of Kure Beach municipal boundary is 700.19 acres (including water and beach strand). Within the Kure Beach Town limits there are 2,817 separate parcels of land⁸¹. The number of these parcels in use, any use, is 2,276. The number of acres in the parcels being used is 272.69.

⁸¹ Each unit within a multi-family building is counted as a parcel. This count prepared by the Cape Fear Council of Governments.

The table below shows various categories of existing land use within the Town of Kure Beach.

Kure Beach Existing Land Use⁸² – in Municipal Area⁸³

	Acres	% of Total⁸⁴	Acres Per Person⁸⁵
Residential	200.35	43.7%	.1229
Commercial	17.18	3.7%	.0105
Open Space	45.75	9.9%	.0280
Public/Government ⁸⁶	110.75	24.1%	.0679
Institutional	3.57	.7%	.0021
Utility	.36	.07%	.0002
Undeveloped ⁸⁷	79.84	17.4%	.0490
TOTAL⁸⁸	457.80	100%	

⁸² The decimal places are the result of the calibration of the computer software running the acreage calculation. The software gives the decimal place, to the hundredth, by default. However, the scale at which the official data was created may not accurately measure down to the tenth and hundredth of an acre threshold.

⁸³ This information was prepared by the Cape Fear Council of Governments from information provided by NC CGIA and the NC Division of Coastal Management, DENR. The information is circa 2002. There are 700.19 total acres in the Kure Beach town limits.

⁸⁴ The total dry land area within the municipal limits is 500 acres. The total acreage in the ETJ is 980 acres.

⁸⁵ The current population is 1,629. This is the 2002 population estimate by the NC State Data Center based upon U.S. Department of Commerce, Bureau of the Census, information gathered in 2000.

⁸⁶ This acreage includes 105.26 acres of road and road right-of-way. According to the Powell Bill Expenditures Report for FY ending June 30, 2003, there are 13.2 miles of road within the Town of Kure Beach.

⁸⁷ This figure does not imply all parcels are, or will be developed.

⁸⁸ The total number of acres within the Town of Kure Beach is 700.19. The total shown here is the acreage of the beach strand, which is 242.39 acres, or 457.8 acres.

The Town of Kure Beach's extraterritorial jurisdiction area is federal property. Several roads have been cut through this area, most notably Dow Road, and this land has been left primarily in a natural state

(2) Description of any land use conflicts

As a relatively small municipality, the Town of Kure Beach has limited land use compatibility problems when compared with larger urban municipal areas. There are the normal complaints of municipal residents concerning traffic, litter, pets, lighting and (occasionally) noise. There are no large manufacturing, industrial or mining type operations in Town. None are desired within the planning period of this land use plan. No airports or other area establishments or entities are effecting unbearable noise levels or other negative impacts on the community.

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

Kure Beach has managed to save much of its historic charm. Much of the municipality developed in a way which became the traditional type development for North Carolina beach communities. The Town of Kure Beach has done a far better job of holding onto its identity than many other beach municipalities. Kure Beach has both residential areas and a defined downtown area. The community is stretched out ... on a north-south axis in a linear grid pattern ... on relatively small lots.

Increasing development pressures for more dense and intense commercial and residential development (as seen in adjacent municipalities) to accommodate seasonal and permanent residents has been an issue in Kure Beach since the last land use plan update in 1997. The Town has developed an implementation schedule of activities in this land use plan, which include zoning and stormwater ordinance changes which will address and manage those development pressures for increased height, density of housing, and intensity of lot coverage.

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

Land use – water quality conflicts in Kure Beach are minimal. The Town has no hazardous operations or facilities, there are no blighted areas, and all ocean public access areas are clearly delineated. The MOTSU buffer zone shelters the Cape Fear River from any development activity within the Town of Kure Beach. The vast majority of land in Kure Beach has been platted and is zoned for residential development. Land use – water quality conflicts have been kept to a minimum here.

(4) Description of development trends

The most obvious development trend in Kure Beach is rapid residential development. This development occurs throughout Town on lots wherever vacant buildable lots may be found. As the remaining lots within the Town of Kure Beach are widely dispersed, there is no particular area of Town which will see a majority of development activity. It is expected that redevelopment of developed lots will also be a trend for the planning period. These current development trends are expected to continue for the planning period covered by this document.

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

All lands within the planning jurisdiction of the Town of Kure Beach are shown on the Environmental Composite Map as having been classified as Class II or Class III lands⁸⁹. Areas which are expected to receive development within the next few years exist throughout the municipality. For the most part, development will consist of in-fill on existing lots which have not yet received development attention. There will also be pressure to redevelop. The redevelopment will consist of single family units becoming larger single-family units and multi-family properties. Older properties will also be bought and rebuilt to the requirements of the current ownership. It is expected that limited commercial development or redevelopment will occur during the planning period. The general trend will be in-fill and pressure will be felt to go from less dense to more intense type development. Development should be expected to occur on small or large lots, as available.

For vacant lands shown on the Environmental Composite Map as Class II or Class III areas within the municipality, care will need to be taken with development projects in these areas so that natural systems are not harmed by the development of these lands. The full range of municipal services, including the public wastewater system, will be available for these areas.

C. Historic, Cultural, & Scenic Areas

The land use plan contains information on these areas, if pertinent and available, since the preservation of these areas serves to help preserve the character of the community and since history lends meaning to a place. Kure Beach, which became an incorporated municipality in 1947, is a relatively young community. The setting for Kure Beach, in southern New Hanover County near the mouth of the Cape Fear River, has a storied and colorful past laced with the stories of shipwrecks, pirates, hurricanes, and fishermen.

⁸⁹ This designation is given to barrier islands due to the presence of ocean erodible areas, 100 year (AE & VE) flood zones, storm surge zones, and due to the presence of other cautionary features. This designation does not mean these areas are unbuildable.

(1) Historic Areas

The Town of Kure Beach is approximately 2 ½ miles in length and is located on an island (7 ½ miles in length). The physical location of Kure Beach is on the southern end of New Hanover County on an island which has come to be known as "Pleasure Island." This island was created in the 1930's when the United States Army Corps of Engineers bisected the narrow peninsula which was southern New Hanover County for the purpose of providing a passageway for commercial and recreational boat traffic. The large scale ditching operation formed a channel which is known locally as Snows Cut. This channel is a part of the Intracoastal Waterway.

The Town of Kure Beach shares Pleasure Island with the Town of Carolina Beach which is located on the north portion of Pleasure Island. The Kure Beach area displays many of the features characteristic of mid-Atlantic barrier islands: beaches, dunes (including remnant dunes from other eras), maritime vegetation, and marshlands.

To the south of Kure Beach sits the internationally famous Fort Fisher State Historic Site. This area was officially recognized as a member of the National Register of Historic Places on October 15, 1966. Fort Fisher is famous as the last southern port to fall during the Civil War and the museum on site, and the site itself, regularly attract thousands of visitors. (According to the NC Department of Cultural Resources the site had 778,928 visitors in 2003.) Civil War scholars, school groups, and interested vacationers flock each year to the site. The Fort Fisher State Historic Site features a museum containing artifacts from the Civil War as well as grounds which encompass a series of rolling hills which make up the remains of the old Fort. A year long series of educational programs is available at the Fort Fisher State Historic Site.

To the south of Town is the North Carolina Aquarium at Fort Fisher⁹⁰, which reports seeing 545,422 (2002) visitors per year, and the ever popular Ft. Fisher–Southport Ferry.

New Hanover County was architecturally surveyed in 1985. At that point, there were no structures in the Town of Kure Beach which were found to be of historic significance. The survey looks not only for old structures but structures of historic significance which are also substantially intact. This survey serves as the foundation of a local historic program. As of this writing there are no known historic structures existing within the Town of Kure Beach. The Town has not created a historic district or an ordinance to preserve historic structures.

⁹⁰ The NC Aquarium at Fort Fisher has been beautifully renovated and is a nationally famous state-of-the-art facility.

(2) Scenic Areas

The Kure Beach area is abundantly blessed with a beautiful and scenic setting. The beach, the intracoastal waterway, the Cape Fear River, and the local ocean waters, all provide both visitors and residents with limitless opportunities for the enjoyment of nature and the natural environment of coastal North Carolina. The Town of Kure Beach is justifiably proud of its beautiful setting.

D. Projections of Future Land Needs

The projection of future land needs in Kure Beach are based upon the permanent population projections. The high figures were used to illustrate growth impacts based upon the recent Town growth rate and to give the extreme example. As follows:

Kure Beach Permanent Population Projections for 2005 & 2010 Year (based on 2000)

Kure Beach 2000 population = 1,507

Kure Beach 2002 population = 1,629

Kure Beach 2005 population projection = **1,827** (The increase anticipated is 21.24%.)

Kure Beach 2010 population projection = **2,226** (The increase anticipated is 47.71%.)

Kure Beach Permanent Population Projections for 2020 (based on 2010 estimate)

Kure Beach population projection for 2010 = **2,226**

Kure Beach population projection for 2020 = 2,628 (The increase anticipated is 18.1%⁹¹.)

The permanent population of Kure Beach in 2002 is 1,629 persons. The projected population for 2005 is 1,831 persons. The difference is 202 persons. The average number of persons per residence in Kure Beach (according to the U.S. Department of Commerce, Bureau of the Census, 2000) is 2.25.

The minimum residential lot size established by the zoning ordinance in Kure Beach is 5,000 square feet. The least amount of land necessary to accommodate a growth of 202 persons in the permanent population with the average number of persons per residence would be 10.29 acres⁹². Figuring the other projected minimum population land needs in the same way, we get:

-**2005** additional acreage necessary to accommodate population growth projections = **10.2 acres**

-**2010** additional acreage necessary to accommodate population growth projections = **30.4 acres**

⁹¹ The rate used here is consistent with the State Data Center projection for growth in New Hanover County. It is anticipated growth in Kure Beach will slow a bit between 2010 and 2020.

⁹² This was figured as follows: 202 = increase in population ... 202 divided by 2.25 = 89.7, which is the number of lots of minimum size necessary to accommodate the growth. If these lots are of minimum size 89.7 X 5,000 = 448,500 square feet. There are 43,560 square feet in an acre. Divide 448,500 by 43,560 = 10.2 acres.

-**2020** additional acreage necessary to accommodate population growth projections = **50.9 acres**

If we use the same figures for the present population, we need approximately 83 acres to accommodate the residential areas of municipal Kure Beach. The actual area covered (in 2002 according to our GIS system count) is 200.35 acres. If 1,629 persons need 200.35 acres, we see the following needs by using this same ratio⁹³:

- According to this method the **2005** population growth will need an additional **25 acres**
- According to this method the **2010** population growth will need an additional **73 acres**
- According to this method the **2020** population growth will need an additional **122 acres**

Residential development within the Town will be accompanied by necessary open space, public/government, institutional, utility, and commercial growth. If we follow the acres per person calculations presented in our Existing Land Use – in Municipal Area table⁹⁴, we see:

Additional Commercial Acreage Projections:

- 2005** = 202 additional residents X .0105 acres per person (based on 2002) = **2.12 acres**
- 2010** = 597 additional residents X .0105 acres per person (based on 2002) = **6.26 acres**
- 2020** = 999 additional residents X .0105 acres per person (based on 2002) = **10.48 acres**

Additional Open Space Acreage Projections:

- 2005** = 202 additional residents X .0280 acres per person (based on 2002) = **5.65 acres**
- 2010** = 597 additional residents X .0280 acres per person (based on 2002) = **16.71 acres**
- 2020** = 999 additional residents X .0280 acres per person (based on 2002) = **27.97 acres**

Additional Public/Government Acreage Projections:

- 2005** = 202 additional residents X .0679 acres per person (based on 2002) = **13.71 acres**
- 2010** = 597 additional residents X .0679 acres per person (based on 2002) = **39.31 acres**
- 2020** = 999 additional residents X .0679 acres per person (based on 2002) = **67.83 acres**

Additional Institutional Acreage Projections:

- 2005** = 202 additional residents X .0021 acres per person (based on 2002) = **.42 acres**
- 2010** = 597 additional residents X .0021 acres per person (based on 2002) = **1.25 acres**
- 2020** = 999 additional residents X .0021 acres per person (based on 2002) = **2.09 acres**

⁹³ The methodology here is to divide 200.35 by the population (1,629) and to multiply the result (.1229) by the population increase to show additional acres needed if the current development pattern is followed.

⁹⁴ Current ratios are not to be taken as correct but are presented as a basis for our calculations. We may already know, for example, that additional open space is necessary. If we know this we should adjust our needs and plans accordingly.

Additional Utility Acreage Projections:

-2005 = 202 additional residents X .0002 acres per person (based on 2002) = **.04 acre**

-2010 = 597 additional residents X .0002 acres per person (based on 2002) = **.11 acres**

-2020 = 999 additional residents X .0002 acres per person (based on 2002) = **.20 acres**

Additional Acreage Requirements, 2005/2010/2020

	2005	2010	2020
Residential	minimum = 10.2 acres maximum = 25 acres	minimum = 30.4 acres maximum = 73 acres	minimum = 50.9 acres maximum = 122 acres
Commercial	2.12 acres	6.26 acres	10.48 acres
Open Space	5.65 acres	16.71 acres	27.97 acres
Public/Gov't	13.71 acres	39.31 acres	67.83 acres
Institutional	.04 acres	1.25 acres	2.09 acres
Utility	.20 acres	.11 acres	.20 acres
TOTAL	46.72 acres	136.64 acres	230.57 acres

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

2005 = 46.72 acres

2010 = 136.64 acres

2020 = 230.57 acres

With only 79.84 acres of undeveloped land available within the municipality, if the Town of Kure Beach continues to grow as it has, Kure Beach will reach build out well before the planning horizon considered by this document.

Section 7: Analysis of Community Facilities

A. Public & Private Water Supply Systems

Units of local government that provide public water service, either individually or together with other units of local government, are required to prepare a local water supply plan and to submit the plan to the NC Department of Environment & Natural Resources, Division of Water Resources. These water supply plans are useful in the analysis of water use and in the projection of future water need. The following information concerning water use in Kure Beach was received from the Town of Kure Beach Public Works Department.

The average daily water system use at Kure Beach in 2004 was 406,000 gallons per day. The largest daily water system use by month was in July, with 722,597 gallons used per day (n avg). In 2004, the largest single day of water use was in July and that day the municipality used 1,011,233 gallons of water. The largest municipal water system user in Kure Beach is the NC Aquarium.

The total water use reported for 1997 was 124.40 MG (million gallons). The total water use for 2004 was (approximately) 148.19 MG. This represents an increase of 19%. The average daily water use in 1997 was .341 MGD (million gallons per day). The average daily water use in 2004 was .406 MGD. The number of metered connections reported in 1997 was: residential = 1,070 and commercial 64. The number of metered connections in 2004 was: residential 1,580 and commercial 62. There were 0 institutional water system customers in 1997. In 2004, there were 3 “institutional” users: 1) NC Aquarium at Ft. Fisher; 2) Ft. Fisher Museum & Historic Site; and, 3) State Park. The average annual daily water use for each category in 2004 was as follows: residential = 90%; commercial = 7%; institutional 3%.

Kure Beach – Water Use Information⁹⁵

	<u>Number of Metered Connections 2004</u>	<u>Average Use 2004</u>
Residential	1,580	90%
Commercial	62	7%
Institutional	3	3%
Total	1,645	100%

The largest average daily system use in Kure Beach is in July (0.968 MGD). The largest maximum day water was in the month of May (0.270 MGD).

⁹⁵ Kure Beach Public Works Department, 2004.

Kure Beach – Average Day & Maximum Day Water Use By Month, 2004⁹⁶

<u>Month</u>	<u>Average Daily Use</u>	<u>Maximum Daily Use</u>
January	0.258 MGD	0.551 MGD
February	0.250 MGD	0.279 MGD
March	0.290 MGD	0.358 MGD
April	0.441 MGD	0.521 MGD
May	0.567 MGD	1.195 MGD
June	0.404 MGD	0.765 MGD
July	0.722 MGD	1.011 MGD
August	0.471 MGD	0.758 MGD
September	0.412 MGD	0.494 MGD
October	0.449 MGD	0.591 MGD
November	0.322 MGD	0.421 MGD
December	0.274 MGD	0.524 MGD

Water is supplied to the Town of Kure Beach through a number of wells located on the island:

Well #1 is located at I Avenue. The well is 184 feet deep with a casing depth of 184 feet. The well is 8 inches in diameter. The 12 hour supply (maximum daily withdrawal) is .072 MGD.

Well #2 is located at Kure Beach Village. The well is 175 feet deep with a casing depth of 175 feet. The well is 8 inches in diameter. The maximum daily yield for well #2 is .126 MGD.

Well #3 is located at Ocean Dunes. The well depth is 250 feet. The casing depth is 250 feet. The well is 12 inches in diameter. The maximum daily withdrawal for well #3 is .126 MGD.

Well #4 is located at Seventh Avenue. The well is 175 feet deep with a casing depth of 175 feet. The well is 8 inches in diameter. The maximum daily withdrawal for well #4 is .216 MGD.

Well #5 is located on N Avenue. Currently a back-up well, Well #5 will be restored to full service in 2007 with a maximum daily withdrawal of .432 MGD.

Well #6 is a new well located on Assembly Avenue. Well #6 has been installed and tested. This well will be brought on line in 2007.

Water system expansion is in progress. A new water tank will be added in the southern part of Town in early 2007.

The Town of Kure Beach groundwater levels are not systematically monitored. Kure Beach has an approved wellhead protection program in place. Connection to the public water system is required in Kure Beach. There are no private water supply systems operating within the Town of Kure Beach's planning jurisdiction.

⁹⁶ Kure Beach Public Works Department, 2004.

B. Public⁹⁷ & Private Wastewater Systems⁹⁸

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

Average Daily Wastewater Discharges, 2002⁹⁹

<u>Month & Total Use</u>	<u>Average Daily Discharge</u>
January — 11.198 MG	0.361 MGD
February — 11.487 MG	0.396 MGD
March — 10.462 MG	0.337 MGD
April — 9.337 MG	0.311 MGD
May — 12.785 MG	0.412 MGD
June — 11.742 MG	0.391 MGD
July — 14.398 MG	0.464 MGD
August — 18.505MG	0.596 MGD
September — 17.527 MG	0.584 MGD
October — 12.022 MG	0.387 MGD
November — 8.849 MG	0.294 MGD
December — 7.735 MG	0.249 MGD

⁹⁷ The Town of Kure Beach Public Works Department phone number is 910-458-5816. The Director of this Department is Henry E. Beeker.

⁹⁸ The information contained in this section was received from the Town of Kure Beach Public Works Department. This is the most recent information available.

⁹⁹ According to Town staff these discharges are to the Town of Carolina Beach wastewater treatment plant. Excess, on an as needed basis, may be directed to the Kure Beach lagoon located in the MOTSU buffer zone.

The NC Clean Water Act of 1999 requires the operators of wastewater treatment systems to report annually to the system's customers on the performance of the system over a 12-month period. The last complete report prepared for the Town was for the year ending in 2004. The Town of Kure Beach has an agreement with the Town of Carolina Beach on wastewater treatment. Kure Beach owns 727,784 GPD (or .727 MGD) permitted capacity at the Carolina Beach treatment facility¹⁰⁰. The lagoon in the Kure Beach MOTSU buffer zone is capable of handling an additional 285,000 GPD (or .285 MGD).

The average daily wastewater system discharge in 2004 ranged from a low of .249 MGD in December, to a high of .596 in August.

Expansion of the public wastewater treatment system is not currently planned.

C. Transportation Systems

A Transportation System Map has been included with this document. The map is located in the Map Appendix. Data on ownership and type of municipal roads is shown below.

Municipal Owned Roads Mileage — Kure Beach, 2003¹⁰¹

<u>Dirt</u>	<u>Soil/Stone/Gravel</u>	<u>Hard Surface</u>	<u>Total Miles</u>
0	0	13.20	13.20

The major roads in the Town of Kure Beach are Fort Fisher Boulevard (U.S. Highway 421), which runs north to south for the length of the Town, and Dow Road, which links the Town to the north via a route which is internal to the island. In Town, at many locations, paved streets intersect and run parallel and perpendicular to U.S. Highway 421. These are minor roads which extend to non-ocean front residential and commercial properties.

As mentioned above, the main road through the Town of Kure Beach is U.S. Highway 421. This road is also known as Fort Fisher Boulevard in Kure Beach. This is the only main traffic artery south of E Street in Town. Dow Road is also an important north-south road within the Town of Kure Beach. Dow Road leads into K Avenue and does not continue further south. Kure Beach officials strongly believe Dow Road needs to be improved to 4 lanes (with bicycle lanes added) and extended further south on the island. This improvement will be important not only for the free flow of traffic but will supply an alternate evacuation route during emergencies.

¹⁰⁰ According to the Wastewater System Annual Report.

¹⁰¹ This information was taken from the Town of Kure Beach Powell Bill Report for FY ending June 30, 2003. The municipality owns these roads not the county.

The most recent traffic counts from the NC Department of Transportation (DOT) are from 2001¹⁰². These counts give vehicles per day (VPD) and are the average annual daily traffic (AADT). The VPD and AADT count traffic in both directions. Seasonal fluctuations are not given by DOT. The locations where the counts are taken are chosen by the DOT. Dow Road traffic has not recently been counted. On U.S. Highway 421 north of K Avenue in Town the AADT in 2001 was 5,700 VPD. This is an increase of 1,900 vehicles per day since this information was reported in the last land use plan in 1995¹⁰³. The AADT in 1995 was 3,800 VPD. On U.S. Highway 421 immediately south of K Avenue the AADT in 2001 was 5,800 VPD. This is an increase of 1,700 VPD. In 1995, the AADT was 4,100 VPD. The 2001, AADT for K Avenue, west of U.S. Highway 421 (Ft. Fisher Blvd) was 2,400 VPD. The AADT along U.S. Highway 421 just inside the southern Town limits was 4,600 VPD.

Natural, recreational, and historic places within and generally south of Kure Beach contribute to traffic along U.S. Highway 421 and Dow Road. A short list of a few of the most popular places would include: the Fort Fisher--Southport Ferry, the North Carolina Aquarium, Fort Fisher State Historic Site & Museum, the NC Wildlife Resources Commission Boat Ramp at Federal Point, multiple public beach access areas, the Fort Fisher picnic area, and the Fort Fisher Air Base. U.S. Highway 421 is in good condition. This road is, however, extremely crowded during the summer season.

The other main way to enter or exit the island, via Dow Road, is also extremely crowded during warm weather months. The Town strongly feels Dow Road, a two-lane road, needs improvement and widening. Under "ideal" circumstances a two-lane road can carry 2,800 vehicles per hour. That is 1,400 each direction at 60 MPH.

As growth continues, more and more stress will be placed on the transportation system which on Pleasure Island is the streets and sidewalks. It is strongly felt that additional work is needed in this area. Wise transportation planners know that motorists will seek to avoid crowded streets if possible and will drive through neighborhoods. For purposes of safety and convenience a Dow Road extension and widening would be most desirable.

In FY 02 the Town of Kure Beach received \$59,477 in Powell Bill Funds. These funds are allocated to NC municipalities by the NC DOT on a yearly basis according to a formula which takes into account the number of miles of municipally owned road and the NC Office of State

¹⁰² The 2001 AADT figures were given by the NC Department of Transportation, Statewide Planning, Traffic Survey Unit, 1547 Mail Service Center, Raleigh, NC 2769-1547. The phone number is (919) 212-4593. The figures are seasonally adjusted by the NC Department of Transportation.

¹⁰³ Count information was 1995. The last land use plan was approved in by the Town of Kure Beach in 1997.

Planning figure on population. In 2002, the Town had 13.20 miles of hard surface road and no roads of another type of surface. The funds for this year were used for the purpose of general maintenance activities (cleaning ditches, patching roads, sign posts, paint for traffic lanes, etc.).

Parking has become a problem in Kure Beach during the summer months. Persons who want to go to a K Avenue restaurant or shop frequently must park a long distance from their destination. Though there are around 80 parking spaces at this location, more are needed in the vicinity. All day fishermen and beach strand visitors block access to parking spaces which could be turned over more frequently for shoppers and restaurant patrons. Visitors to the beach access areas often do not have enough places to park. This is especially true at a few of the more locally popular access locations. The intersection of Dow Road and K Avenue is the center of Town. A land use plan for the downtown area would be an excellent and welcome assist in the future of this Town.

As is true with the other beaches in North Carolina, transportation concerns heighten during warm weather months. Although the urgency of local concerns about transportation passes with the heat of summer, Kure Beach officials never miss an opportunity to push for necessary local projects. Recent success includes the acquisition of funds for four-foot wide bike lanes on either side along Ft. Fisher Boulevard (U.S. Highway 421) and the incorporation of the municipal transportation planning effort into the Wilmington MPO.

D. Stormwater System

Management of non-point source pollution is a stated goal of the 1987 Water Quality Act. An important source of these pollutants is stormwater runoff from urban and developed areas. This runoff has the potential to degrade water quality in all types of waters. The preferred method of stormwater management is through nonstructural controls, such as low density development. In case where low density development is not feasible, engineered stormwater controls are a viable solution to reducing pollution. Proper design of the engineered solutions is critical.

The existing stormwater collection system¹⁰⁴ consists of a network of ditches, pipes, culverts, and curb and gutter. There is one wet detention basin located near Hanby Avenue that does afford some treatment for a portion of the stormwater discharging toward ocean outfall #1 at Ocean View Avenue. The Kure Beach topography is such that there is a slight ridge that runs from the northeast to the southwest. (This ridge does not run exactly parallel to 4th Street, but is skewed slightly in the NE to SW direction.) The Kure Beach drainage area east of 4th Street drains toward the Atlantic Ocean while the area west of 4th St. drains to the Cape Fear River.

Elimination of stormwater flooding problems is a priority issue for the Town of Kure Beach. Flooding occurs in existing neighborhoods following intense rain events. This is a situation which Town leaders find to be unacceptable. On the oceanfront, there are 18 stormwater ocean outfalls currently discharging untreated stormwater runoff into the ocean along the shoreline.

¹⁰⁴ This information was gathered from a study prepared by T. E. Allen Engineering entitled "Stormwater Feasibility Study for The Town of Kure Beach." May 12, 2003.

Solutions for the management of stormwater in Kure Beach are in progress. The 2003 report (entitled “Stormwater Feasibility Study for The Town of Kure Beach”), prepared by T. E. Allen Engineering of Rosman, NC, is an important step towards reaching solutions. The Town is currently charging water and sewer customers \$4.62 per month as a stormwater fee. Solving stormwater problems will be expensive. The Town of Kure Beach will apply for grants and seek whatever cost saving advice may be available in reaching solutions.

E. Other Facilities — Parks & Recreation — Beach Access

The Town of Kure Beach has a Shoreline Access Plan¹⁰⁵. This plan is currently the best source for detailed information concerning access within the Town of Kure Beach. In summary, from the 2002 Shoreline Access Plan, the Town has 18 public beach access sites. The 18 sites include 8 local access areas¹⁰⁶, 1 vehicular access, and 9 neighborhood access areas¹⁰⁷. The Kure Beach Pier (privately owned) and Town Parks also provide recreational opportunities for residents and visitors. There are no other known major community facilities which will impact the growth and development of the Town of Kure Beach during the planning period for this document.

¹⁰⁵ Plan was adopted by the Town Council on 2/6/02, and was prepared by Holland Consulting Planners, Inc.

¹⁰⁶ Local access areas are defined as public access sites which offer minimal or no facilities. These sites are ordinarily used by people who live in close proximity to the site.

¹⁰⁷ Neighborhood access areas usually have a dune crossover, public access signs, and parking to hold 5-25 vehicles.

Section 8: Land Suitability Analysis

The purpose of the land suitability analysis is to determine the planning area's supply of land suited for development based on the considerations which follow. A Land Suitability Map is included as a part of this document and is located in the Map Appendix of the land use plan.

A. Water Quality

The water quality of the waters adjacent to the Town of Kure Beach is good. The Cape Fear River, with a water quality classification of SC, is protected from impacts by the Town of Kure Beach as a result of the MOTSU buffer zone. The continued development of municipal lands according to the development plan described in this land use plan and in the zoning ordinance should present no additional problems for the water quality of the area.

B. Land Classes I, II, and III - Summary Analysis

The Environmental Composite Map is included in the Map Appendix. This map classifies the land within the Town of Kure Beach into 3 categories ... from Class I (most suitable for development) to Class III (least suitable).

C. Proximity to Existing Developed Areas & Compatibility with Existing Uses

Development activity in Kure Beach in the future will consist largely of in-fill of existing vacant lots and possible redevelopment of previously developed tracts/areas. Residential development on relatively small lots has always been the primary type of development activity in Kure Beach and it is believed this trend will continue. It is anticipated that limited commercial development activity will occur in the municipality. The Town's zoning ordinance and subdivision regulations will be the primary tool to resolved any land use compatibility problems.

D. Potential Impact of Development on Cultural Resource Areas

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

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

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

F. Availability of Community Facilities

Public water and sewer service are available throughout the Town of Kure Beach. Connection to these public systems is required. No shortages of availability or of supply are expected for the planning period.

Local transportation service consists of the ownership and maintenance of streets, roads, and sidewalks. Bicycle paths are located on either side of Ft. Fisher Boulevard (U.S. Highway 421) and are maintained by the NC Department of Transportation. These community facilities will remain available throughout the planning period. There will be no limitations to the development of land due to the unavailability of these public services.

Section 9: Review of Current Land Use Plan Policies

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

The policies from the 1997 document (listed following) have been reviewed and discussed¹⁰⁸ in detail prior to the creation of new policy for this land use plan.

Constraints to Development –

~It is the policy of the Town of Kure Beach to minimize development and to encourage low intensity land uses (i.e., open space and/or recreational type uses such as beach access areas) in areas subject to natural or man-made hazardous conditions.

~Town officials recognize that development should always happen in a way which will avoid creating problems to neighboring property owners and future owners of the property being developed. It is also recognized that cultural and environmental artifacts or species which are irreplaceable or limited in number should always be protected.

~It is the policy of the Town of Kure Beach to limit development activity in those areas which have unsuitable soils.

~It is Town policy that all new development must be connected to public water and sewerage systems.

~It is the Town's policy to allow development where the soils will support the activity and where such activity is consistent with federal, State, and local regulations.

~The Town supports continuing participation in the National Flood Insurance Program. The Town of Kure Beach strenuously supports the continued funding of beach nourishment and renourishment projects as a means of mitigating storm damage.

~It is the policy of the Town of Kure Beach that any proposed projects which may be considered by the U.S. government in this area must be of a type which is consistent with the Town's tourism based economy. They must be clean and not, in any instance, harmful or offensive to residents or visitors.

Areas of Environmental Concern –

~It is the policy of the Town of Kure Beach to only allow development activity in AECs which is consistent with State and federal regulations and local ordinances.

Development in Proximity to Outstanding Resource Waters (ORW's) –

~Town policy on development activity within those areas which are adjacent to these waters is that the development should be low density type development. Activities which have the

¹⁰⁸ Discussion of each policy centered on the policy implementation status (implemented, partially implemented, not implemented), implementation constraints (none, administrative, financial, impractical, political), application of policy, and the policy effect on the Town. This analysis proved to be an extremely effective way to create policy for this land use plan.

potential for degrading these waters through accident or through time by increased use should be discouraged or prohibited by the regulatory powers of the local government within the jurisdiction where these waters exist and through State regulation.

~The Town of Kure Beach supports the EMC's designation of ORW's.

Fragile Land Areas –

(1) Freshwater Swamps and Marshes

~Development activity in these areas must be consistent with the current federal rules and regulations governing wetlands development activity.

~It is the policy of the Town that development activity is discouraged in swamps, marshes, and wetlands.

(2) Manmade Hazard Areas

~The Kure Beach Town Council and Planning and Zoning Commission will review and comment on any proposals for CP&L nuclear plant expansion. Any CP&L proposals concerning this plant should have mutual agreement and consent from the NC Utilities Commission, the Brunswick and New Hanover County, and those municipalities located herein.

~Town planning will allow for development activity to the edge of the (MOTSU) buffer and no further. The buffer zone is classified by the Town of Kure Beach LUPUP as a Conservation area.

~The Town will review and comment, as necessary, on all actions of the State Port which may affect the Town or the surrounding area. As the Town's planning jurisdiction extends to the river, which is the State Port's corridor for transport, the Town has an interest in a clean shoreline. The State Port also recognizes a mutual need to be a good neighbor and expresses a willingness to cooperate.

~It is the policy of the Town to promote clean industry and to mitigate hazards (both man made and natural). It is the policy of the Town to oppose hazardous and noxious or dangerous facilities which may wish to locate within Kure Beach.

(3) Archaeological or Historic Areas

~It is the policy of the Town to preserve historic lands and properties.

~Development activity which would negatively effect historic or archaeological resources will be considered in light of the ways these resources may be preserved or protected. Any outright destruction or elimination of a resource of this type is prohibited by State law and Town of Kure Beach policy.

(4) Prime Farmland

~The Town, in general, supports preservation of areas which are suitable for agricultural activity on a statewide basis. This support and approval does not extend to agriculture livestock type operations which the Town feels should be regulated by County or municipal Zoning.

(5) Wildlife Habitat Areas

~It is Town policy to support and protect wildlife and wildlife habitat. The Town wishes to support the federal government's policy of keeping (the MOTSU buffer zone) this area in its natural state.

~Areas in Town which become designated as public or private wildlife sanctuaries, and which are a suitable environment for wildlife, shall be fully supported by the Town.

~The Town would consider acceptance of a gift or an inheritance of land for the purpose of preservation. Land lying fallow, whether it be woodland or field (and not being used for storage of any type), is completely consistent with Town policy and is supported. Any unused land which may be donated for public purposes to the Town, the State, or to a Land Trust, would be consistent with Town policy intent.

(6) Watersheds

~The Town of Kure Beach supports clean water and will continue to work to preserve water quality in the area through compliance with State and federal regulations and through the enactment of local regulations.

~The Town of Kure Beach will request funding assistance for the preparation of a stormwater drainage plan within the planning period covered by this document.

Hurricane & Flood Evacuation Needs & Plans –

~The Kure Beach Town Council supports the New Hanover County Emergency Management Department's Storm Hazard Mitigation, Post-Disaster Recovery & Evacuation Plan.

~It is the policy of the Town of Kure Beach to:

Discourage high intensity uses and large structures from being constructed within the 100-year flood plain, erosion prone areas, and other areas susceptible to storm event flooding.

Consider purchasing parcels located within hazard areas or rendered unbuildable by storms or other events for the purpose of recreation. Developers may also be required to provide such properties as open space under circumstances related to the issuance of a conditional use permit or as a part of the subdivision approval process.

Continue to enforce the NC Building Code, particularly those provisions which require construction standards to meet wind resistive factors (i.e., design, wind velocity).

Encourage the placement of utilities underground for all new development.

Protection of Potable Water –

~The Town fully supports the Division of Water Quality's (DWQ) rules regarding development activity near groundwater source areas. Town policy is to enhance the protection of these areas and to provide for groundwater recharge areas consistent with DWQ's rules and the Zoning Ordinance.

~The Town of Kure Beach supports water conservation efforts.

Use of Package Treatment Plants

~It is Town policy that all new developments are required to connect to the public sewage system.

~It is the policy of the Town of Kure Beach to require annexation of adjacent areas desiring the extension of sewage treatment capacity.

Stormwater Runoff –

~The Town supports NC Division of Water Quality regulations regarding stormwater runoff resulting from development activity. It is Town policy that growth and development will not be allowed where poor drainage exists unless appropriate corrective improvements are to be completed as part of the project.

~The flooding of roads in Kure Beach following an intense rain event must be alleviated.

~Improvements to U.S. Highway 421 and extension to and improvement of Dow Road are

necessary.

~NC Department of Transportation and the NC Division of Water Quality officials will be consulted on all future public road projects. The Town wishes to work with other knowledgeable public officials so that successful solutions may be shared.

~The Town of Kure Beach wishes to create a master drainage plan so that the threat of flood hazard will be reduced and to improve area water quality. Grant funds will be sought from agencies who may have planning funds available to complete this study.

Industrial Impacts –

~Town policies regarding the impact of traditional "industry" on the natural environment in Kure Beach indicates these impacts should not occur.

~Town officials feel that any industrial type development which would detract from the visual beauty of the area and which might cause increased traffic, noxious fumes, noise, smoke, vibration or other unpleasant side effects should look elsewhere for a location. Industry which complies with the standards of the Town of Kure Beach Zoning Ordinance is acceptable within the Town limits and ETJ. It is the policy of the Town that industrial development should first be clean and should provide jobs to local residents.

~Any economic development in New Hanover County is generally favored by the Town.

~The Town will work with New Hanover County, the Town of Carolina Beach, Cape Fear Council of Governments, the NC Department of Commerce, area Chambers of Commerce, Committees of 100, and all appropriate others on the growth and enhancement of the tourist industry in Kure Beach.

~Any industry which may be harmful to the human population through the possible pollution of air, land, or water is not desired within the Town. Any industrial activity which might cause visual blight is also not desired.

Productive Agricultural Lands –

~It is the policy of the Town of Kure Beach that agricultural uses of land within the Town will not be discouraged. The uninhibited widespread heavy use of substances (i.e., pesticides, herbicides, and fertilizers) which pose a threat (or which may pose a threat) to human health is discouraged.

~Certain agricultural type operations are discouraged by policy of the Town of Kure Beach. These operations include agriculture-livestock type operations where many animals are confined together and raised for sale to meat processing and manufacturing concerns. The agriculture-livestock limitations do not apply to any animals ordinarily considered pets (dogs, cats, birds, pot-bellied pigs, etc.).

Commercial Forest Lands –

~It is the policy of the Town of Kure Beach to support the efficient planting and harvesting of North Carolina's commercial forest lands.

~It is the strong sentiment of Town officials that the harvesting of timber near waters should be discouraged. If this activity must occur the Town would support regulations requiring extensive vegetative buffers as a means of mitigating water quality degradation.

~Commercial forestry operations are not desired in the Town of Kure Beach.

Mineral Production Areas –

~It is the policy of the Town to prohibit such operations within the Town's planning jurisdiction.

Commercial & Recreational Fisheries –

~It is the policy of the Town of Kure Beach to work with other regional interests to maintain or improve the quality of water and the abundance of the fisheries resource available to area residents and visitors. The Town wishes to work with the North Carolina Division of Marine Fisheries to improve the propagation and availability of fin fish and shellfish.

Off-Road Vehicles –

~The Town of Kure Beach has an ordinance in place which prohibits driving on the Atlantic Ocean beach within Town. It is the policy of the Town of Kure Beach to allow private property owners and their friends, visitors, acquaintances, and other persons to whom they may have given permission, to enjoy freely the ability to use any portion of that private property available and to enjoy that same property by whatever means and to the maximum extent possible.

~The Town has the authority, and will continue to exercise its authority, through its police powers, to abate nuisance noises and the destruction of any vegetation which may be or which may help to protect residential or commercial properties and which may contain threatened or endangered species. It is the policy of the Town to not allow off-road vehicle use that would cause erosion or substantial damage to land forms. This policy on off-road vehicles is not pertinent to public works projects or emergency vehicles.

Residential, Commercial, & Industrial Land Development Impacts –

~Town policy is to encourage future growth according to the land use regulations currently in place. It is the intention of Town officials that development impacts on the environment be negligible and that the impacts of all development take into consideration those factors which will enhance the quiet, small town character and quality of life enjoyed by residents and seasonal visitors.

~It is Town policy that the Zoning Ordinance and Subdivision regulations will be revised as necessary as a means of implementing this policy.

~It is the policy of the Town of Kure Beach that commercial development, consistent with local land use ordinances is desired by Town officials.

~Commercial activity which would add to the economic base of the Town would be welcomed by Town officials provided that the activity is environmentally safe, clean, and consistent with current state, federal, and local regulatory requirements. Development activity which would be harmful to property values or quality of life of those residents already established is discouraged. Compatibility of proposed development with the current pattern of development (already established) is desired.

~Industrial development policy in the Town of Kure Beach is to encourage traditional industrial type uses to seek to locate elsewhere.

~Town policy is to encourage industrial development activity within the region but not in Kure Beach. Any commercial or industrial development in Kure Beach should be of a type which is compatible with residential development which may occur in relatively close proximity to the industry. Industrial development should be located, in all cases, in such a way as to avoid the

use of residential or commercial streets by large, heavy, truck traffic.

Peat or Phosphate Mining's Impacts –

~The mining of peat or phosphate within the planning jurisdiction of the Town of Kure Beach is prohibited by policy and ordinance.

~As mining operations are generally unpleasant to the persons living in an area near where these activities occur, and as there are currently no mines in the Kure Beach area, and since the Town relies heavily on natural resources and the attractiveness of the area as a means of drawing tourists and visitors, it is the policy of the Town to oppose any large or small scale mining operations requesting to locate within the municipal boundary or ETJ. The Town also wishes to go on record opposing any mining operations which may wish to locate in New Hanover County near the Town of Kure Beach. (This policy includes the MOTSU property on the east bank of the Cape Fear River.) The Town will work with the County to oppose such operations.

Type of Development to be Encouraged –

~It is the policy of the Town of Kure Beach to encourage residential growth.

~The Town of Kure Beach desires commercial growth. It is the policy of the Town to work with and to encourage commercial activity which is consistent with current regulations and which will provide jobs, make retail type amenities available to residents and visitors, and provide for convenient shopping opportunities. It is the policy of the Town to encourage clean and quiet commercial type development.

~Traditional "industrial development" is discouraged within the Town of Kure Beach.

~Town officials discourage the use of pesticides, herbicides, and fertilizers in areas close to any Town, individual, or community well systems. Town officials also wish to note that runoff into streams from private landscaping activity has been recognized as a problem within the state and the Town strongly encourages the use these products in a careful manner and only as needed.

Type and Location of Industry Desired –

~The Town of Kure Beach, by policy, encourages industry which will allow the Town to keep the small town character that long-term residents of Kure Beach have come to enjoy.

~The Town desires responsible industrial development in the region which will not adversely affect the natural environment or the quality of life enjoyed by residents.

~Industrial development in this region should not infringe (in ways which may be perceived by the five human senses) on established residential development.

Local Commitment to Services Provision –

~It is the policy of the Town of Kure Beach to provide public water, sewer, trash collection, police protection, and those other services now available to all areas of the Town.

~New developments are required to construct and to connect to municipal water and sewer.

Urban Growth Patterns Desired –

~It is the policy of the Town Kure Beach to encourage growth to occur adjacent to existing water and sewer service lines.

Redevelopment of Developed Areas –

~It is the policy of the Town to work with residents and agency personnel and programs to

repair, upgrade, and improve housing conditions.

~It is the policy of the Town of Kure Beach to allow reconstruction of structures demolished by natural disaster when the reconstruction complies with all existing (state, federal, and local) regulations.

~It is the intention of the Town to continue to be a member of the National Flood Insurance Program administered by the Federal Emergency Management Agency and to continue to allow Federal Flood Insurance to be available to residents.

Commitment to State & Federal Programs –

~Kure Beach is receptive to State and federal programs that will provide some benefit to the Town, County, and region. It is the policy of the Town to continue to fully support such programs.

~The Town of Kure Beach is committed to the idea of beach nourishment, followed by regular renourishment, as the best method of dealing with the threat of erosion. The Town of Kure Beach strongly supports all federal, State, and local government efforts to assist beach communities with the funding assistance which makes beach nourishment projects possible.

Assistance to Channel Maintenance and Beach Nourishment Projects –

~The Town of Kure Beach recognizes that taxes are being used correctly to promote both international and interstate commerce as well as local commercial fishing opportunity and opportunity for recreational boaters.

~Beach nourishment projects are strongly supported by the Town of Kure Beach. The Town believes this is the best possible method of dealing with the erosion problem.

Energy Facility Siting & Development –

~It is the policy of the Town of Kure Beach to discourage offshore continental shelf drilling for gas or oil.

~The Town of Kure Beach promotes and supports a clean and healthy environment for its residents. The Town is concerned about the issue of energy facility siting to the extent that citizen's health, safety, and welfare, may be effected. The Town's policy includes the following: (1) No transportation through Town of extremely dangerous and hazardous materials is approved (or expected). Any transport of hazardous materials should take another route. No energy or commercial/industrial facility that violates this standard will be approved. Any industrial or commercial facility which requires a special use permit will have this as a part of their special restrictions. (2) No clear cutting of greater than 3 acres of wooded property is allowed without buffers which will be constructed to shield all noise and visual blight created by energy facility type development from area residents.

~Any water resource intensive type development activity will be required to use municipal water service.

Coastal & Estuarine Water Beach Access –

~It is the policy of Town officials to support beach and estuarine water access projects within New Hanover County and throughout coastal North Carolina.

~The Town feels all of the suitable and appropriate ocean front rights-of-way and properties within the Town limits have been designated and developed to the Town's full desired extent as public beach access locations.

*~It is the policy of the Town to continue to maintain and improve existing public beach access facilities. The Town will seek County and State funding assistance for public beach projects.
~Kure Beach encourages the construction of individual dune walk-over structures at every private access point.
~The Town of Kure Beach supports the development of parks and recreational facilities for the benefit of its residents and seasonal visitors.*

Tourism

*~The Town of Kure Beach strongly supports tourism. However, any expansion of existing public facilities which will increase day visitors to the beach will be discouraged.
~It is the policy of the Town to grow toward a position where the tourist influx may be enjoyed to its maximum potential by the business community..
~As a means of achieving the goal of enhancing tourism and encouraging seasonal and overnight visitors, the Town of Kure Beach supports NC Department of Transportation road improvement projects which will improve access (ingress and egress) to the region and the Town of Kure Beach.
~It is the policy of the Town of Kure Beach to work to maintain those quality of life factors (quiet, low traffic, etc.) which current residents of the Town enjoy. The Town supports low density development and clean commercial (or industrial/manufacturing) type development activity.
~Kure Beach supports the activities of the NC Division of Travel and Tourism.
~The Town wishes to cooperate with the Cape Fear Coast Convention & Visitors Bureau and the Pleasure Island and Greater Wilmington Chambers of Commerce.*

Type of Density Desired –

*~It is the policy of the Town of Kure Beach to encourage low density type development activity. This policy includes the continuation of height restrictions (no structures in excess of 35 feet) and development consistent with the Zoning Ordinance restrictions on density.
~The Town of Kure Beach will consider a Downtown Redevelopment Plan which will not increase density but which may provide businesses some solutions to parking shortages, which currently limit business activity, as well as help to improve the appearance of the area.
~Town policy is to encourage commercial growth. This growth, so as to be consistent with Town policy, must be of a type which will include specialty shops and stores. The Town does not desire to attract shoppers from the region who will make special trips to Kure Beach. The Town wants to serve residents and visitors within the commercial center. Town officials are quite interested in hearing from prospective businesses who may wish to choose Kure Beach as a place to locate.
~Continuing growth activity during the planning period in Town in the residential neighborhoods is expected and desired.
~The Town wishes to keep the small town atmosphere which long-term residents have come to love.*

Manufactured Homes –

~A portion of Kure Beach's housing stock consists of manufactured homes. The Town finds the continued use of these structures to be acceptable. Modular homes are also permissible

according to the provisions of the Town of Kure Beach Zoning Ordinance.

Town Boundary Defined –

~The official map of the Town of Kure Beach is located in the office of the Building Inspector at Town Hall .

Provision of Services to Development –

~It is the policy of the Town of Kure Beach to extend the full range of municipal services (water, sewer, police, fire, solid waste, etc.) to those areas which are within the Town limits.

~It is Town policy that all new residential, commercial, and industrial development will be required to connect to the municipal water and sewer systems.

Recreational Facilities –

~It is the desire of Town officials to boost recreational opportunities for residents.

~As a priority the Town will work with the NC Department of Transportation (NC DOT) on the widening and improvement of Dow Road and U.S. Highway 421. The Committee will work with the NC DOT Bicycle Program on the provision of bike trails along highways both in Town and within the ETJ. Sidewalks will be considered as a requirement for all new subdivisions.

~The Town desires to work and to cooperate with the New Hanover County Parks and Recreation Department, the North Carolina Division of Parks and Recreation, and the Town of Carolina Beach to pursue this goal.

~It is the policy of the Town of Kure Beach to work to improve recreational opportunities for residents, seasonal residents, and overnight visitors. The Town will work to have streets widened and improved so that bike paths will be possible. It is also a goal of the Town to have sidewalks installed along all major transportation corridors in Town.

~The Town will consider acceptance of a donation of property for recreational purposes.

Annexation –

~The Town of Kure Beach policy on annexation is to pursue expansion primarily through the provisions of the NC General Statutes relative to voluntary annexation. The Town's generalized policy on involuntary or satellite annexations is to not pursue these options (if any, indeed, are possible). If involuntary annexation must occur, all legal requirements will be met and public comment opportunities will be offered.

¹¹³ The map may also be reviewed by contacting the Town Clerk.

Part 2 — Plan for the Future

Section 1: Kure Beach Community Goals

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

A. Comprehensive List of Community Goals

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

Public Access Goal Statement

“To optimize public access opportunities to the ocean beach and the public trust areas of Kure Beach.”

Land Use Compatibility Goal Statement

“Kure Beach desires to ensure that future development will be consistent with the historic small town nature of the community and that big box residential and high rise development will be avoided. Kure Beach also desires to preserve commercial uses in the downtown commercial district and will work to preserve natural resources and to ensure that any uses of the land and water minimize negative environmental impact and avoid risks to public health, safety and welfare, and will not exceed the capability of the land or man-made features to support such use.”

Infrastructure Carrying Capacity Goal Statement

“To ensure that public infrastructure systems are properly sized, located and managed such that the excellent quality and productivity of such systems are perpetually available and the systems are in top working order, so as to provide exceptional service to systems users and to protect fragile natural areas.”

Natural Hazard Areas Goal Statement

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

Water Quality Goal Statement

“To maintain, protect, and where possible to enhance surface water quality in the Atlantic Ocean, the Cape Fear River, all coastal wetlands, creeks, streams, and estuaries.”

Local Areas of Concern Goal Statement

“To integrate local land use planning concerns with the overall goals of the North Carolina coastal management program and to provide for the protection of economic and environmental resources within the boundaries provided by law through thoughtful and proactive land use planning.”

Section 2: Policies for Growth & Development

The main purpose for the creation of a land use plan is to provide guidance for development activity. To provide the necessary guidance the land use plan gives statements of policy. Land Use Plans are, most importantly, policy documents. The policies in this document were created by analysis and review of the Land Use Plan Citizen Survey (2004), analysis and review of policies from the previous Land Use Plan (1997), review of the (2003) Town of Kure Beach Vision Statement, review and analysis of notes on detailed discussions with the Kure Beach Planning and Zoning Commission concerning Town of Kure Beach issues (or problems), and on detailed discussions on existing and emerging conditions anticipated within the planning horizon of this document. The Town of Kure Beach recognizes the basic information on the Town (which is contained in Part 1 of this document) is for the purpose of helping the plan user, who may be a Town official, a developer, or a local citizen, to understand the existing situation in Kure Beach so that appropriate public and private sector decisions can be made concerning the future growth and development of the Town. The policies in this document are reflective of the desires of the Town of Kure Beach for future growth and development.

It is important for land use plan users to realize the vision of local leaders for this community for the planning period. The plan section on policy, which follows, gives plan users an extensive view of this picture. The Town of Kure Beach is sensitive to the need to preserve and protect the natural environment and to preserve the natural amenities and conditions which may be impacted by the activities of man. Kure Beach seeks to allow development activity which will be consistent with the policies listed in this section and which will fit in and will allow minimal environmental degradation. The Town expects continuing growth, which will be primarily residential, through the planning period. Kure Beach will strive to maintain the small town character which it currently exhibits with its predominance of single family homes and building height restriction of 35 feet, and will seek to accommodate and to welcome new businesses, residents, and visitors within the community.

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

The policies listed here, unless otherwise noted, apply to the entire planning area within Kure Beach's planning jurisdiction.

A. Public Access Goal, Discussion, & Policies

GOAL STATEMENT

“To optimize public access opportunities to the ocean beach and the public trust areas of Kure Beach.”

DISCUSSION

The Town of Kure Beach experiences a large number of visitors and seasonal residents each year during the spring and summer months. The population of the Town is growing. Residents and visitors all come to enjoy the proximity of the Atlantic Ocean and the cool summer breezes and the year ‘round temperate climate. Visitors are no longer confined to the warm weather months, as they were years ago. Kure Beach residency has increased dramatically and beach visitation and use has become a year-round phenomenon.

The Town of Kure Beach considers beach access to be a major priority. It is the Town’s desire to provide the opportunity for all the general public, including the handicapped, to have access to the beach at the Town’s designated public access areas. The Town shall not condone or approve public access opportunities which the Town believes will conflict with the rights of residents to use and enjoy their property. The Town of Kure Beach will prohibit all pedestrian or vehicular traffic on sand dunes except at designated access points and upon ramps or dune walkover structures. The Town encourages the construction of individual dune walkover structures for private access points.

Kure Beach will continue to work with the U.S. Army Corps of Engineers to satisfy all federal participation requirements for the funding of beach nourishment or restoration projects. The Town strongly supports the development of parks and recreation facilities for the benefit of residents and visitors. Kure Beach will consider all future access improvements based upon the demonstrated need for such facilities, the availability of land, and the availability of funding assistance. Kure Beach also feels that all of the suitable and appropriate ocean front rights-of-way and properties within the Town limits have been designated and developed to the Town's full desired extent as public beach access locations. The Town of Kure Beach will create a management plan for the maintenance and care of municipal public access facilities. This plan will provide for the regular pick-up and clean-up of trash and debris.

PUBLIC ACCESS POLICIES

(1) Kure Beach Supports Public Access

It is the policy of Kure Beach to support beach and estuarine water access projects in Kure Beach, within New Hanover County, and throughout coastal North Carolina.

(2) Policy on Funding for Public Beach Access

It is the policy of the Town to continue to maintain and improve existing public beach access facilities. The Town will seek County and State funding assistance for public access projects.

(3) Private/Individual Dune Walkover Structures

a. It is Kure Beach policy to encourage the construction of individual dune walk-over structures at every private access point. If individual dune walkover structures are not built, beach front property owners will not be able to access the Atlantic Ocean beach from their property but will be required to use municipal accessways. Walking over the dunes is prohibited by local ordinance.

b. It is the policy of Kure Beach to permit the use of public trust land and waters to provide benefits to the public. Kure Beach Town policy recognizes and supports the riparian access rights and needs of private property owners.

(4) Cooperation with Other Agencies

a. It is the policy of the Town of Kure Beach to work with the Wilmington MPO and the NC Department of Transportation on road improvement projects which will improve access (ingress and egress) and safety within the region and, especially, within the Town of Kure Beach.

b. It is the policy of Kure Beach to support the activities of the NC Division of Travel and Tourism.

c. Kure Beach will cooperate with the Cape Fear Coast Convention & Visitors Bureau and the Pleasure Island and Greater Wilmington Chambers of Commerce.

d. It is the policy of the Town of Kure Beach to work with the New Hanover County Parks and Recreation Department to help meet municipal and area recreational need.

e. Kure Beach recognizes the need for the provision of parks and open space and adequate public access to the water. Kure Beach supports the Coastal Resources Commission's public access program and recognizes the need to plan for all types of recreational facilities in appropriately sited locations.

f. It is Kure Beach policy to work with state, federal, and local area governments on the provision of a system of bike paths covering the island. Bike paths with access to both island and off island restaurants, shopping areas, and other points of interest, will be provided.

g. It is the policy of the Town of Kure Beach to work with the NC Department of Transportation on the management and maintenance of public road rights-of-way.

(5) Development & Maintenance of Access/Recreation Areas

Kure Beach town policy is to effectively maintain the municipal system of public beach access areas in such a way as to provide neighboring residents with a clean and safe, nuisance free, municipal neighbor. Noise, trash or other debris, junk, and rotting or dangerous or unsightly facilities will be promptly fixed by the municipality.

(6) Support for Tourism

a. Town of Kure Beach policy strongly supports and enhanced environment for tourism. Expansion of existing public facilities which will serve to only increase day visitors to the beach will be discouraged.

b. It is the policy of the Town of Kure Beach to make all land use decisions consistent with the Town's desire to continue as a wholesome, family-oriented community for residency, business, and for tourism.

(7) Kure Beach Is Supportive of Local Business

a. It is the policy of the Town to make land use decisions which will allow local business owners and operators to achieve a position where the economic benefits of the tourist influx may be enjoyed to its maximum potential by the business community.

b. It is the policy of Kure Beach to improve the community's economic viability and to enhance the appearance of downtown Kure Beach.

c. It is the policy of the Town of Kure Beach to begin a public access program component whereby local businesses or individuals may adopt-an-access area.

(8) Available Parking

a. It is the policy of Kure Beach to provide adequate parking for residents and visitors.

b. Kure Beach policy is to provide parking in locations convenient to public access site visitors. Parking opportunities for visitors to Kure Beach may include off-site, or off-island, locations.

c. It is Town of Kure Beach policy to require the use of pervious materials for the construction of residential driveways and public access parking areas.

(9) Beach Restoration & Renourishment is a Major Priority

It is the policy of the Town of Kure Beach to maintain the ongoing beach restoration program in Kure Beach.

(10) Planning for Public Access

It is the policy of the Town to plan thoughtfully, carefully, and rationally, and in advance of the necessity for action. In keeping with this policy, the Town of Kure Beach has created a long-range Shoreline Access Plan and the Town will adhere to the plan created in all actions pertaining to public shoreline access.

(11) Landscaping, Cleanliness, & Beautification of Access Areas

a. It is the policy of the Town of Kure Beach to set a good example, through landscaping, beautification, and the maintenance of municipal properties, for land owners throughout the community and the area.

b. It is the policy of the Town of Kure Beach to provide a clean public beach environment.

(12) Nuisance Issues, Vandalism Will Not Be Tolerated

a. It is Kure Beach Town policy to enforce public nuisance ordinances to prevent unlawful disturbances at public access areas through the police powers of the municipality.

b. It is the policy of Kure Beach in construction projects to use design features which will deter vandalism.

(13) Kure Beach Policy Support for Federal Public Access Standards

a. It is the policy of Kure Beach to continue to provide access to public trust waters through the acquisition, development, and redevelopment of beach access areas and parks.

- The Town will provide one neighborhood public access area every ½ mile along the beach. Parking spaces will be provided for the neighborhood public accessways within 1/4 mile radius.
- The Town will provide local access areas every 1/4 mile to give neighborhood residents/pedestrians and bicyclists access to the beach.

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

(14) Legal Identification of Access Sites & Signage

a. It is the policy of the Town of Kure Beach to clearly and legally identify the location and extent of all public access areas. These access areas are to be maintained free of encroachment by neighboring property owners and signs shall be installed at all public access areas designating these properties as public beach access.

b. It is the policy of Kure Beach to provide directional and informational signage at public beach access locations.

c. It is the policy of Kure Beach to provide educational signs for residents and visitors. The signs will deal with topics such as: sea turtles, no littering, and dune protection.

(15) Handicapped Access

It is Kure Beach policy to provide handicapped access to the public's beaches.

B. Land Use Compatibility Goal, Discussion, & Policies

GOAL STATEMENT

“Kure Beach desires to ensure that future development will be consistent with the historic small town nature of the community and that big box residential and high rise development will be avoided. Kure Beach also desires to ensure the preservation of natural resources and to ensure that any uses of the land and water minimize negative environmental impact and avoid risks to public health, safety and welfare, and will not exceed the capability of the land or man-made features to support such use.”

DISCUSSION

The primary concern of local officials expressed during the process of Land Use Plan creation was that Kure Beach should preserve its small town character. It is the intention of Town officials that new development projects must take into consideration the factors which will enhance the quiet, small town character and quality of life enjoyed by residents. All residential traffic shall be encouraged to occur in a manner which will not overload traffic conditions. The Town desires that all new streets and roads created as a part of the residential growth process will be carefully studied and the consequences thoughtfully analyzed before subdivision approval.

High-rise development, defined as any residential or commercial structure in excess of thirty-five feet (as measured from ground level to the peak of the roof), will not be approved within the Town of Kure Beach. What has come to be known as “big box” residential type development is not sought. All traditional types of “industrial development” are discouraged within Kure Beach.

In situations where land use compatibility concerns emerge as a result of deteriorating housing conditions, the Town will enforce the Kure Beach Minimum Housing Code and the nuisance ordinances. All redevelopment efforts will be coordinated with the Building Inspections Department. The zoning ordinance's requirements on non-conforming uses will be enforced whenever and wherever necessary.

The Town of Kure Beach, as a Town which has seen its prosperity emerge as a result of the tourism based economy and as a result of its beautiful, enviable, location and natural environment, seeks to avoid any negative effects to the natural environment.

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

LAND USE COMPATIBILITY POLICIES

(16) Low Intensity Uses Are Appropriate for Hazardous Areas

It is the policy of the Town of Kure Beach to minimize development and to encourage low intensity land uses (i.e., open space and/or recreational type uses such as beach access areas) in areas subject to natural or man-made hazardous conditions. It is the policy of the Town that development activity is discouraged in marshes, and wetlands.

(17) Existing Development Will Be Protected from New Development and Redevelopment

It is Kure Beach policy to protect existing development through regulating new development proposals to ensure their character retains the existing low-profile and predominant housing type characteristics.

(18) Military Ocean Terminal Sunny Point (MOTSU)/Buffer Zone & NC State Ports Authority Related Policy

a. It is the policy of the Town to review and comment on all actions of the NC State Ports Authority which may effect the Town or the surrounding area. As the Town's planning jurisdiction extends to the river, which is the State Port's corridor for transport, the Town has a clear interest in river activity.

b. It is Town policy to support and protect wildlife and wildlife habitat. The Town wishes to support the federal government's policy of keeping (the MOTSU buffer zone) this area in its natural state.

(19) Industrial Type Uses at Kure Beach

Town policies regarding the impact of traditional "industry" on the natural environment in Kure Beach indicates these impacts should not occur. Kure Beach feels industrial development is not appropriate within the Town or the town extraterritorial area.

(20) All Development Must Be Consistent with Regulations

a. Kure Beach town policy is to cooperate with permitting agencies, such as the NC Division of Coastal Management, U.S. Army Corps of Engineers, and the New Hanover County

Health Department, and others, to restrict and regulate development in wetlands, coastal wetlands, estuarine waters, and public trust areas. Development projects proposed for these areas which are not consistent with the local ordinances and/or state and federal environmental protection regulations, will not be permitted in Kure Beach.

b. It is the policy of the Town of Kure Beach to use land use controls, within the constraints of the zoning ordinance and subdivision regulations, to protect and preserve natural resources and scenic views throughout the Town's planning area.

c. The Town of Kure Beach supports NC Division of Water Quality regulations regarding stormwater runoff resulting from development activity. It is Town policy that intensive growth and development will not be allowed where poor drainage exists unless appropriate corrective improvements are to be completed as part of the project.

d. Town policy is to encourage future growth according to the land use policy contained in this document and to revise, as necessary, those regulations currently in place to provide consistency with the Town of Kure Beach's land use plan.

(21) Local Regulations May Limit the Size of Residential Structures

a. It is the policy of Kure Beach to limit the size of residential dwellings, and to prevent the construction of larger houses built for rental purposes only, as very large structures will be incompatible with the small-town appearance desired in the jurisdiction.

b. It is the policy of the Town of Kure Beach to encourage low density type development activity.

c. The Town shall establish Floor Area Ratio (FAR) standards to further manage the density and intensity of development and redevelopment.

(22) Building Height Restrictions

It is the policy of the Town of Kure Beach that residential and commercial structures will not exceed 35 feet in height. Height limits are regulated by North Carolina state legislation for the Town.

(23) Business Activity

a. Town of Kure Beach policy is to encourage the preservation and enhancement of business opportunity within the Town's commercial district.

b. Kure Beach Town policy is that any commercial development in Kure Beach should be of a type which is compatible with residential development which may occur in relatively close proximity.

c. It is the policy of the Town of Kure Beach that large retail type commercial projects (also referred to as “big box stores”) will face restrictions on size and features within the Town of Kure Beach and its planning jurisdiction. It is desired by Kure Beach officials that new development projects be designed to fit within the commercial district and to be compatible with the size and appearance of the structures already in place. Advice on the restrictions required, and on conceptual matters may be discussed in advance with Town officials.

(24) Improvement of Housing Conditions

It is the policy of the Town to work with residents and appropriate agency personnel and programs to repair, upgrade, and improve housing conditions.

(25) Manufactured & Modular Homes

a. A portion of Kure Beach's housing stock consists of manufactured homes. The Town finds the continued use of these structures to be acceptable. Modular homes are also permissible according to the provisions of the Town of Kure Beach Zoning ordinance.

b. It is Kure Beach policy that development activity which would be harmful to property values or the quality of life of those residents already established is discouraged. Compatibility of proposed development with the future land use map (located in the Map Appendix) is required.

(26) Growth Management

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

b. It is the policy of Kure Beach to require developers to provide open space for the citizens of Kure Beach under circumstances related to the issuance of a conditional use permit or as a part of the subdivision approval process.

(27) Natural Resources Management

a. Kure Beach’s policy is to preserve, protect, and enhance the area’s natural resources. Kure Beach recognizes the quality of our environment is an important to overall quality of life.

b. It is the policy of Kure Beach to require the development process to leave the landscape in as natural a condition as possible.

c. It is the policy of the Town of Kure Beach to use regulations and incentives for the protection of natural resources.

(28) Historic or Archaeologic Resources Protection

a. There are older developed areas within Kure Beach’s planning jurisdiction. The Town encourages and supports the maintenance of these area. Restoration and fix up of any historic or other structures is encouraged.

b. It is Kure Beach town policy that cultural and environmental artifacts or species which are irreplaceable or limited in number will be protected.

c. It is the policy of Kure Beach that the destruction or endangerment of significant archaeological or historical areas will not be permitted by the Town of Kure Beach.

(29) Low Intensity Land Uses

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

(30) Development Consistency with Flood Damage Protection Ordinance

It is Kure Beach town policy that those areas located within the 100 year floodplain will be subject to special requirements according to the Flood Damage Prevention Ordinance.

(31) Infrastructure Provision for New Development

a. It is Kure Beach policy that any developer should design and build appropriate infrastructure, including transportation facilities, to accommodate the proposed project. Facilities must include, but not be limited to, all utilities and the following types of roads: arterial, ingress and egress lanes for acceleration and deceleration, collector and local roads, pedestrian walkways and bike paths and lanes. These transportation facilities may not infringe on current or future public access areas or on current or future residential areas.

b. Kure Beach policy is that the developer will be responsible for the costs of stormwater management infrastructure installation and the long-term management of stormwater associated with private development projects.

c. It is the policy of the Town of Kure Beach that all new development must connect to the public water and sewer system provided by the Town of Kure Beach.

(32) Transportation Improvements

a. Kure Beach policy is to give priority to safety when considering the construction and maintenance of transportation facilities. Environmental concerns, in particular water quality concerns, are always a high priority for the Town of Kure Beach.

b. It is Kure Beach policy that the development of new streets and roads as a part of the residential growth process will be carefully studied before any new subdivisions are approved. All new public roads will be built to state standards.

c. It is Kure Beach policy that NC Department of Transportation and NC Division of Water Quality officials will be consulted on all future public road projects.

(33) Purchase or Acceptance of Land for Public Use

a. It is the policy of Kure Beach to pursue funding opportunities for the purchase of land for public use (including parking, natural areas, recreation, road rights-of-way, water and sewer improvements and easements, and other uses).

b. The Town of Kure Beach would consider acceptance of a gift or an inheritance of land for the purpose of preservation or recreation.

(34) Cooperation with the Chamber of Commerce

a. It is the policy of the Town of Kure Beach to work with the Pleasure Island Chamber of Commerce and the Visitor's Bureau to promote tourism.

b. It is the policy of Kure Beach to work with the Chamber of Commerce on special projects (including the promotion of re-planting and re-establishing maritime forests, dune preservation, transportation issues, education, beach nourishment, and others).

(35) Beautification

It is the policy of the Town of Kure Beach to work with the municipal Beautification Committee to maintain and to re-establish the plant and animal species indigenous to the island.

C. Infrastructure & Carrying Capacity Goal, Discussion, & Policies

GOAL STATEMENT

“To ensure that public infrastructure systems are properly sized, located and managed such that the excellent quality and productivity of such systems are perpetually available and the systems are in top working order, so as to provide exceptional service to systems users and to protect fragile natural areas.”

DISCUSSION

Residents and visitors to Kure Beach enjoy excellent public services. With the enormous growth experienced over the last 10 years continuing high quality public infrastructure services has been a challenge for the Town. It is a challenge which they have successfully met and one which, with the implementation of infrastructure service and supply plans in place, the Town will continue to meet.

The Town supplies water and sewer to all residents. The sewage treatment system is provided, in part, through a cooperative agreement with the Town of Carolina Beach. Public water system treatment and storage is handled by Kure Beach. Water conservation is strongly encouraged by the Town of Kure Beach. The Kure Beach trash collection and disposal service received an extremely high number of complimentary responses from citizens responding to the 2004 Citizen Survey. Other municipal services include: road maintenance and repair, the provision of public access, recreational service and public parks upkeep, and stormwater systems.

Kure Beach will strive to continue to provide citizens with the top quality service they have come to know and to enjoy.

The Town has finished and/or is conducting several activities to ensure water service demands are adequately met over the next 20 years. Those activities include:

- Installing a new water well by 2007 on Assembly Avenue which will produce a minimum of 250 gal/min upon its completion.
- Improving the water well on N Avenue which will produce 300 gal/min. The project will be completed in 2007.
- Upgrading the Kure Beach Village well from .126 to .180 MGD.
- Constructing a new 300,000 gallon water tower. The Tower has received state permits and will be completed in the first quarter of 2007.

With the addition of the above wells, the Town’s 12-hour supply will be approximately 1 million gallons, which is nearly double what is required by the state for the Town.

INFRASTRUCTURE & CARRYING CAPACITY POLICIES

(36) Protection of Potable Water

a. It is town policy to fully support the Division of Water Quality's (DWQ) rules regarding development activity near groundwater source areas. Town policy is to enhance the protection of these areas and to provide for groundwater recharge areas consistent with DWQ's rules in the Kure Beach wellhead protection ordinance.

b. It is the policy of the Town of Kure Beach to support water conservation efforts.

c. The Town of Kure Beach considers its groundwater supply as extremely important and Kure Beach, as a policy, encourages conservation and re-use of water resources whenever possible. Alternative measures for conservation (such as the recycling of water) is a policy which will be encouraged in Kure Beach.

d. Kure Beach policy is to work to ensure that all land use and development decisions protect our groundwater aquifers.

e. The Town of Kure Beach policy is to work with other area local governments and agencies to conserve and protect the best sources of area groundwater.

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

g. The Town of Kure Beach policy is to support water conservation efforts.

h. It is the policy of Kure Beach to maintain excellent water quality for human consumption.

(37) Stormwater Policies

a. The Town of Kure Beach will create a master drainage plan so that the threat of flood hazard will be reduced and water quality will be improved. Grant funds will be sought from agencies who may have planning funds available to complete this study.

b. The Town will actively seek alternative Best Management Practices (BMPs) for stormwater management along the beach strand.

c. It is the policy of the Town of Kure Beach to seek drainage improvements to state system roads in Kure Beach, and to construct drainage improvements to municipal streets in Kure Beach.

d. The Town of Kure Beach policy is that the costs of storm water management, which are associated with an areas rapid growth, should be equitably distributed.

e. The Town supports NC Division of Water Quality regulations regarding stormwater runoff resulting from development activity. It is Town policy that intensive growth and development will not be allowed where poor drainage exists unless appropriate corrective improvements are to be completed as part of the project. Any revisions to the Town's zoning ordinance and subdivision regulations will take this concern into consideration.

(38) Road Improvements – Bike Paths & Sidewalks in Kure Beach

a. It is the policy of the Town of Kure Beach to work with NC DOT and the Wilmington MPO to widen, extend, and improve Dow Road, including the installation of a bike path.

b. Town policy is that residential and commercial development will be encouraged to occur in a manner which will not overload traffic conditions.

c. It is the policy of the Town of Kure Beach to work with NC DOT and the Wilmington MPO to improve U.S. Highway 421 in Kure Beach.

d. It is the policy of the Town of Kure Beach to work to improve recreational opportunities for residents, seasonal residents, and overnight visitors.

e. It is the policy of Kure Beach to have sidewalks installed along all major transportation corridors in Town. This policy will be enforced through the subdivision regulations.

f. It is Kure Beach policy that the development of new streets and roads as a part of the residential growth process will be carefully studied before any new subdivisions are approved. Roads will be built to state standards before acceptance as a part of the municipal system.

g. It is Kure Beach town policy to pave all unpaved roads which are a part of the municipal road system.

h. It is Kure Beach policy to install and maintain pedestrian and bicycle walkovers or crossover points at chosen intervals or where necessary in Town.

(39) Public Water & Sewer Policies

a. It is Town policy that all new residential and commercial development will be required to connect to the municipal water and sewer systems.

b. It is the policy of Kure Beach to maintain a plentiful supply of available water in the municipal system to enhance and improve fire protection capabilities.

c. Kure Beach policy is to provide timely, cost-effective and efficient, capital facilities and community infrastructure services based on anticipated growth and demand.

d. It is the policy of the Town of Kure Beach to plan for, maintain, and improve the municipal water and sewer system for the sustained and continued growth of the community.

(40) Public Information on Infrastructure

It is the policy of the Town of Kure Beach to use the Town’s website, newsletters, and occasional mail inserts to educate, inform, and encourage residents and visitors to recycle water, through the use of catches, for such purposes as watering the lawn.

(41) Public Access Facilities as Infrastructure

Kure Beach town policy is to enhance the public access sites.

(42) Transportation Improvements

a. The Town of Kure Beach supports local transportation improvements to enhance area access to homes, businesses, and the public beach. It is Town policy to support transportation improvements which will enhance and are consistent with Kure Beach’s “small town” atmosphere.

b. It is Kure Beach policy that any future developments should design and build appropriate infrastructure, including water, sewer, and transportation facilities (to accommodate changes in traffic). These facilities must include, but not be limited to, the following types of roads: arterial, collector and local roads, pedestrian walkways and bike paths and lanes. These transportation facilities may not infringe upon current or future residential development type areas.

(43) Subdivision Regulations Concerning Infrastructure

a. Kure Beach will strengthen development regulations for subdivisions and will require an escrow payment or performance bond for development projects where all infrastructure needs are not met prior to final plat approval.

b. Kure Beach policy is that the proponents (and beneficiaries) of development activity will be responsible for the costs of storm water management associated with private development projects.

(44) Impact Fees

It is Kure Beach policy to consider and adopt impact fees for infrastructure improvements.

(45) Intergovernmental Cooperation on Infrastructure Needs

a. It is town policy to work together with area infrastructure service providers and to coordinate services provision with other governmental agencies whenever it is found to be cost effective and feasible.

b. It is the policy of the Town of Kure Beach to assist neighboring municipalities in times of emergency and to provide, where possible, support for police, fire, emergency, and municipal water supply.

(46) Financing of Infrastructure Improvements

The Town of Kure Beach will actively pursue grant funds to provide for community needs. Some special areas of focus for these grants will be parking (to include the purchase of land for parking), access to the beach, crime control and public safety, fire protection, rescue services, water & sewer, economic development, and recreation. The Town of Kure Beach will utilize existing public assets (Town Hall and the Town Hall meeting room, the community building, area schools, and park areas) to help to meet community needs.

(47) Recycling

Kure Beach policy is to support recycling of solid waste.

(48) Support for Channel Maintenance

The Town of Kure Beach recognizes that tax revenues are being used to provide for Cape Fear River channel maintenance projects. This expenditure promotes both international and interstate commerce as well as local commercial fishing opportunity and opportunity for recreational boaters. It is the policy of the Town of Kure Beach to support both Atlantic Intracoastal Waterway and Cape Fear River channel maintenance and the Carolina Beach inlet dredging projects.

D. Natural Hazards Areas Goal, Discussion, & Policies

GOAL STATEMENT

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

DISCUSSION

Natural hazards mitigation actions are, by definition, those actions which will reduce the impact of a storm event. Natural hazard mitigation policies are those local government policies which will aid local government administrators and appointed or elected officials with the adoption of implementation actions which will reduce the threat of natural hazards.

As a result of these occasional storm events, wind stress is an important consideration in storm hazard mitigation planning.

With the tremendous rainfall known to occur accompanying hurricanes, and with the storm surge which may cause rivers, streams, tributaries, and branches draining an area to clog and to back up, both riverine and coastal flooding is a hazard. Coastal flooding is of particular concern in Kure Beach. Flooding during a storm event, such as a hurricane or a northeaster, may cause extensive damage in beach towns. The reason for this is that the Town has an interface with the Atlantic Ocean which is an area that is recognized to be vulnerable to storms and is erosion prone. Low areas also exist in Town. These areas, which may be identified as wetlands, are subject to the threat of flood. Small streams in the MOTSU buffer area are also subject to flood. The Town is a member of the Federal Emergency Management Agency's National Flood Hazard Protection Program. Since hazards are known to exist, the consideration of possible flood damage is an important part of Kure Beach's storm hazard mitigation policy planning.

Kure Beach will continue to participate in the federal-state-local program of regular renourishment of the ocean beach and will seek to preserve and protect those natural features which assist in the protection of man made structures and natural resources in the event of storm or other natural hazard.

NATURAL HAZARDS AREAS POLICIES

(49) Participation in the National Flood Insurance Program

a. The Town of Kure Beach shall continue to participate in the National Flood Insurance Program. It is the intention of the Town to continue to be a member in good standing of the National Flood Insurance Program (administered by the Federal Emergency Management Agency) and to continue to allow Federal Flood Insurance to be available to residents.

b. Kure Beach policy is to permit development to take place in flood hazard areas as defined by the Federal Emergency Management Agency, and according to Kure Beach's Flood Damage Prevention Ordinance.

(50) Protection and Nourishment of the Public Beach

a. The Town of Kure Beach strenuously supports participation in the continued funding of beach nourishment and renourishment projects as a means of mitigating storm damage.

b. The Town of Kure Beach is committed to the idea of beach nourishment, followed by regular renourishment, as the best method of dealing with the threat of erosion. The Town of Kure Beach strongly supports all federal, state, and local government efforts to assist beach communities with the funding assistance which makes beach nourishment projects possible.

(51) A Few Generalized Hazard Mitigation Policies

a. The Town of Kure Beach shall require the mitigation of hazards (both man made and natural) in construction projects.

b. Kure Beach policy is that the placement of public utilities in areas subject to flood may be unavoidable, however, placement of these utilities should be done only in a carefully planed manner with contingency plans made for the protection of resources and with alternative measures considered as a means of providing service during a time (such as in following a flood) where utility system damage may have caused a disruption of service.

c. Kure Beach's policy will be to replace or relocate public utilities which have sustained major damage due to a hurricane storm event away from hurricane hazard areas or to strengthen their construction.

d. Kure Beach policy is that public expenditure of funds for the repair or reconstruction of any private road or vehicular easement which is damaged or destroyed as a result of an intense storm event shall not occur, except in conjunction with the repair of town utilities. Kure Beach policy is that private roads shall be the responsibility the individual property owners.

e. It is the policy of the Town to oppose hazardous and noxious or dangerous facilities which may wish to locate within Kure Beach.

f. The policy of the Kure Beach Town Council is to support the New Hanover County Emergency Management Department's emergency planning efforts and the Multi-Jurisdictional Hazard Mitigation Plan and policies.

g. It is the policy of the Town of Kure Beach to consider purchasing parcels located within hazard areas or rendered unbuildable by storms or other events for public purposes, including recreation.

h. Kure Beach will continue to enforce the NC Building Code, particularly those provisions which require construction standards to meet wind resistive factors (i.e., design, wind velocity).

i. Kure Beach will encourage the placement of utilities underground for all new development.

j. It is the policy of Kure Beach to maintain or re-plant native vegetative cover for vacant land within the municipality. Municipal property will set a standard for beautification and planting which homeowners will wish to emulate.

k. It is the policy of the Town of Kure Beach to discourage high intensity uses and large structures from being constructed within the 100-year flood plain, erosion prone areas, and other areas susceptible to hurricane and other storm event flooding.

(52) Development Moratorium

It is the policy of the Town of Kure Beach to consider the need for a development moratorium following a storm event.

(53) Development After a Storm — Consistent with Current Ordinances

It is the policy of the Town of Kure Beach to allow reconstruction of structures demolished by natural disaster when the reconstruction complies with all currently existing (state, federal, and local) regulations.

(54) Protection of the Dune System

a. Town of Kure Beach policy is to enhance, support, and protect our barrier dunes and the barrier dune system.

b. It is the policy of the Town of Kure Beach to protect natural features (such as dunes and sea oats or other fragile grasses) from destruction through overuse.

c. It is the policy of Kure Beach to maintain or re-plant native vegetative cover for the dune system within the municipality.

(55) Stormwater Impacts

It is the policy of Kure Beach that new construction will minimize stormwater impact for established residents.

(56) Public Participation in Planning

It is the policy of the Town of Kure Beach to educate the public on planning concerns. All future meetings where land use planning and public policy in the Town of Kure Beach will be discussed will continue to be open to the public. All meetings will be appropriately advertised and adequately publicized and public meetings and hearings will continue to be held to discuss

special land use issues and to keep citizens informed. It is the intent of the Town that all economic, social, ethnic, and cultural viewpoints be considered on all matters of public policy. Coordination and discussion with regulatory agencies and other area municipalities (and County) officials on policy matters will continue to be a part of the Town's land use policy development process.

E. Water Quality Goal, Discussion, & Policies

GOAL STATEMENT

“To maintain, protect, and where possible to enhance surface water quality in the Atlantic Ocean, the Cape Fear River, all coastal wetlands, creeks, streams, and estuaries.”

DISCUSSION

Development pressure is intense in Kure Beach. As a result of this development pressure and the possibility of resource degradation if proper planning is not done, the Town Council and the Planning and Zoning Commission have come to realize the need to develop a consensus and direction about the future. In considering the future, Town leaders have always maintained that the protection of natural resources is of extreme importance as a component in the quality of life. Consequently, much thought and emphasis has been given to the topic of water quality.

Kure Beach realizes that among the most important natural resources which must be protected are our surface waters. These are our rivers, creeks, streams, ponds, bays, sounds, and wetlands. The use of our surface waters can be impaired by pollutants and sediments carried to them by stormwater runoff. When rain falls on undeveloped ground, the natural vegetation covering the ground intercepts the individual drops and allows the rainwater to be gently returned to surface water and groundwater. When the natural vegetation and topography of the land are changed by development, the contours are smoothed and the landscape is covered with hardened surfaces (e.g., rooftops, parking areas, driveways, etc.). This change results in decreased infiltration and increased runoff traveling at a higher velocity with increased erosive potential and greater ability to carry suspended and dissolved materials over much larger distances. These materials may ultimately be deposited into surface waters as non-point source pollution.

Individuals and Kure Beach officials involved in the development of land have the potential to make great impacts in reducing the amount of pollutants which enter our surface waters through stormwater runoff. Kure Beach supports statewide efforts to maintain and improve surface water quality by reducing the point and non-point source impacts of runoff. The Kure Beach policy to eliminate 18 stormwater outfalls to the Atlantic Ocean beach at Kure Beach is a direct result of this understanding. Kure Beach will seek cooperation and partnership with other state, federal, corporate, or non-corporate, entities to assist with the resolution of this problem.

Kure Beach has two main stormwater drainage basins. The first of these is defined by the ridge of the frontal dune. This ridge bisects the Town. All the rain which falls to the east of the frontal dune drains to the Atlantic Ocean. All the rain which falls to the west of the frontal dune, except for that rainwater which is caught in one of the 18 sub-basins which are also, because of

the storm drains, a part of the eastern drainage basin, drains to the Cape Fear River. The rain which falls outside of the 18 sub-basins behind the frontal dune is either filtered by the area known as the “buffer zone” or the MOTSU property, before reaching the Cape Fear River or it is filtered by the soil as it trickles down into the aquifer.

Kure Beach officials have discussed the need to preserve the existing hydrology of building sites. In a natural drainage system, the network of channels, depressions, floodplains, and infiltration areas has had time to become stabilized. When land is developed and natural drainage patterns are changed, the surface flow must be accommodated in some manner. The curbing, catch basins, and pipes found in a typical development design replace natural channels in their ability to collect and carry flow quantity, but offer little in control of water quality.

The most effective methods of stormwater runoff management incorporate a simulation of the functions which occur under natural conditions. Methods of this type serve to slow runoff velocity, which reduces erosive potential, allows particulate and suspended materials to settle out, and encourages porous areas to absorb surface runoff.

The Town of Kure Beach will create a process of site planning for the protection of water quality which will take into consideration all aspects of the development proposal.

WATER QUALITY POLICIES

(57) Pervious Surfaces Requirement for Residential Uses

The Town will reduce impervious surfaces by having requirements for the use of pervious materials in future residential development.

(58) Ocean Stormwater Outfalls

- a. It is the policy of the Town that ocean stormwater outfalls shall not be permitted.
- b. It is the policy of the Town of Kure Beach that existing oceanfront stormwater outfalls shall be removed.
- c. It is the policy of the Town of Kure Beach to seek funds from the Clean Water Management Trust Fund (and other sources as are or may become available) to identify and to fix identified stormwater problems.

(59) Preservation and Enhancement of Water Quality

- a. Town policy on development activity within those areas which are adjacent to outstanding resource waters (ORW's) is that any development should be low density type development. Activities which have the potential for degrading these waters through accident or through time by increased use will be discouraged or prohibited by the regulatory powers of the local government within the jurisdiction where these waters exist and through state regulation.

b. It is the policy of the Town of Kure Beach to support the Environmental Management Commission's designation of ORW's.

c. The Town of Kure Beach supports clean water and will continue to work to preserve water quality in the area through compliance with state and federal regulations and through the enactment of appropriate local regulations.

(60) Kure Beach Will Plan for Water Quality Improvements

The Town policy is to pursue NC DCM grants and other funding source opportunities for planning and facilities projects which will improve area water quality.

(61) Pollution from Wastewater Sources

Kure Beach policy is to support all efforts to minimize surface water pollution from wastewater sources.

(62) Protection of Water Quality & Public Trust Rights

It the policy of Kure Beach to prevent the degradation of the areas water quality and to prevent the loss of public trust uses on the oceanfront and on the Cape Fear River shoreline.

(63) Protection of Wetlands

The Town policy is to cooperate with other permitting agencies, including the NC Division of Coastal Management, the U.S. Army Corps of Engineers, and the New Hanover County Health Department, to restrict and regulate development in freshwater wetlands, coastal wetlands, estuarine waters, and public trust areas. Land uses in these areas which are not consistent with local regulations and/or State and federal environmental protection regulations, will not be permitted in Kure Beach

(64) Joint Efforts to Protect Water Quality

a. It is the policy of Kure Beach to bring all area waters up to the highest quality use rating as possible.

b. The Town of Kure Beach policy is to support the NC Division of Coastal Management and their enforcement of the STATE GUIDELINES FOR AREAS OF ENVIRONMENTAL CONCERN (Subchapter 7H of Chapter 15A of the NC Administrative Code, or 15A NCAC 7H, or the regulations governing development activity in AECs), that require local land use plans give special attention to the protection and appropriate development of AECs.

c. The Town of Kure Beach supports and encourages the North Carolina Division of Water Quality (DWQ) and the NC Division of Coastal Management in their efforts to educate the public on water quality issues. Specifically, the Town supports and will consider participation in

the NC DWQ 205(j) Water Quality Planning Program. The Town also supports the NC DWQ 319 grants program.

(65) Density Controls

It is the policy of Kure Beach to control density and the negative effects density may have through use of the municipal Zoning Ordinance and Floor Area Ratio standards.

(66) Purchase of Easements for Buffers

a. Kure Beach policy is to work, whenever possible, to require the retention and management of natural vegetation in buffer areas along creeks, sounds, and islands.

b. Kure Beach policy is to seek to develop a buffer acquisition program to preserve, maintain, and protect our water quality.

(67) Diminish Stormwater Effects

The Town of Kure Beach policy is to diminish the amount of stormwater runoff draining directly into the Atlantic Ocean and the Cape Fear River. The Town supports the regulation of land development adjacent water bodies as a means of maintaining and improving the current water quality levels.

(68) Water Quality & Transportation Projects

Kure Beach policy is to give priority to environmental concerns, in particular water quality, when considering the construction and maintenance of transportation facilities.

(69) Investment in Technology or Infrastructure

It is Kure Beach policy to explore the use of affordable equipment which has proven successful in the protection of water or land resources from man-made pollutants.

F. Local Areas of Concern Goal, Discussion, & Policies

GOAL STATEMENT

“To integrate local land use planning concerns with the overall goals of the North Carolina coastal management program and to provide for the protection of economic and environmental resources within the boundaries provided by law through thoughtful and proactive land use planning.”

DISCUSSION

The extensive community involvement effort which accompanied the preparation of this plan, which was supported by extensive and repeated review by the Planning and Zoning Commission and Town staff, and the Land Use Plan Citizen Survey (2004), has given a clear view of local concerns related to land use development. Several things stand out as extremely important to the Kure Beach public conscience.

Preserving the small town atmosphere ranks high on the list of local concerns. The Town of Kure Beach desires to preserve a small town family oriented community type atmosphere. Community features which embody this type of atmosphere: (1) low density development, primarily single family; (2) low-rise development and keeping a 35 foot height restrictions in place; and, (3) protection, maintenance, and enhancement of green space, and protection of the environment.

Other local concerns of significant importance include the encouragement of existing businesses and business development in the commercial district, protection of the maritime forest, retention of natural buffers, and continuing citizen participation in community planning decisions.

LOCAL AREAS OF CONCERN POLICIES

(70) Policy on Federal Projects in Kure Beach’s Planning Jurisdiction

It is the policy of the Town of Kure Beach that any proposed projects which may be considered by the U.S. government within Kure Beach’s planning jurisdiction must be of a type which is consistent with the Town’s tourism based economy. Any projects must be clean and not, in any instance, harmful or offensive to residents or visitors. Projects which may be proposed must not produce excessive traffic.

(71) Kure Beach Will Offer Comment on Progress Energy Area Proposals

The Kure Beach Town Council and Planning and Zoning Commission will review and comment on any proposals for Progress Energy nuclear plant expansion. Any Progress Energy proposals concerning this plant should have mutual agreement and consent from the NC Utilities Commission, the Brunswick and New Hanover County Commissioners and the municipalities within a 10 mile radius which may effected by problems at the facility.

(72) Pet Waste & Location Regulation

It is the policy of the Town of Kure Beach to encourage residents and visitors to clean up after their pets and regulate pets on the beach strand. This policy shall be enforced through the Town's nuisance ordinance.

(73) Kure Beach Will Accept a Donation of Land

The Town of Kure Beach policy is to consider the acceptance of donated property for the purpose of holding such property or for some specific designated future purpose, such as recreation or municipal or community type uses. The Town also encourages donations of property to land trusts or other conservation organizations. The operation and maintenance of game preserves is consistent with Town policy.

(74) Cooperation to Enhance Tourism

a. It is Town policy to work with New Hanover County, the Town of Carolina Beach, Cape Fear Council of Governments, the NC Department of Commerce, the Wilmington MPO and NC DOT, area Chambers of Commerce, Committees of 100, and all appropriate others on the growth and enhancement of the tourist industry in the area.

b. The Town of Kure Beach supports intergovernmental cooperative efforts at marketing the region.

(75) Driving on the Beach & Off Road

a. It is the policy of the Town of Kure Beach to prohibit driving on the Atlantic Ocean beach except in emergency situations by emergency vehicles.

b. It is the policy of the Town to not allow any off-road vehicle use that would cause erosion or substantial damage to land forms. This policy on off-road vehicles does not apply to public works projects or emergency vehicles.

(76) Future Growth Will Be According to Land Use Regulations

Kure Beach town policy is to encourage future growth according to the land use regulations currently in place. It is the intention of Town officials that development impacts on the environment be negligible and that the impacts of all development take into consideration those factors which will enhance the quiet, small town character and quality of life enjoyed by residents and seasonal visitors. The zoning ordinance and subdivision regulations will be revised as a means of implementing this policy.

(77) Commercial Development Desired for Business District

a. It is the policy of the Town of Kure Beach that commercial development, consistent with local land use ordinances, is desired by Town officials. The Town will work with investors and will encourage commercial activity which is consistent with current regulations and which will provide jobs, make retail type amenities available to residents and visitors, and provide for convenient shopping opportunities.

b. It is the policy of the Town to encourage clean and quiet, appropriately sited, commercial type development.

c. The Town does not desire to attract shoppers from the region who will make special trips to Kure Beach. The Town wants to serve residents and visitors within the commercial center.

d. It is Kure Beach town policy to protect the commercial/business district so as to provide continuing opportunities for “downtown” commercial development. The Town of Kure Beach policy is to allow mixed use development in the commercial district. Any residential use in the commercial center will be subordinate to a commercial use.

e. Kure Beach policy is to encourage small business development in the business district.

f. It is the policy of Kure Beach that business and/or mixed use development height will not exceed 35 feet.

g. Kure Beach policy is to restrict the encroachment of residential-only site use into pre-existing established commercial areas.

(78) Residential Development is Desired

a. It is the policy of the Town of Kure Beach to encourage residential growth.

b. It is the policy of Kure Beach that residential development height will not exceed 35 feet.

c. Kure Beach policy is to restrict commercial encroachment into pre-existing established residential areas.

(79) Preserve the “Family Beach” and “Small Town” Feel

a. It is the policy of Kure Beach to maintain the “family” and “small town ” feel to the community by encouraging and supporting festivals and events.

b. It is Kure Beach policy to keep the community affordable and to encourage building

diversity, low-rise structures¹¹⁰, and a reduced scale of buildings.

(80) Beautification

a. It is the policy of Kure Beach to encourage beautification and design which enhances the quality of life and sense of pride and place that are the cornerstones for a strong, healthy and viable community.

b. It is the policy of the Town of Kure Beach to:

- target the clean-up of junk, litter, and nuisance conditions throughout the town, through courteous requests and through, where necessary code enforcement actions.
- beautify the entrances to the community with new welcome and informational signs and appropriate landscaping.
- continue a program of purchasing and providing more holiday decorations for placement along public streets.
- acquire landscaping easements to allow beautification of thoroughfare areas and to screen less attractive conditions from public view.

(81) Bury Utility Lines

It is the policy of the Town of Kure Beach to require the burial of all utility lines (except the main feeder lines) for new development projects.

(82) Kure Beach Will Abate Nuisances

It is the policy of Kure Beach to exercise its authority, through its police powers, to abate nuisances, whether it is noise or junk and rubbish. Additionally, the destruction of any vegetation, especially dune vegetation, or other vegetation which may be protecting or which may help to protect residential, government, or commercial properties and which may contain threatened or endangered species is prohibited.

(83) Protect Quality of Life and Natural Resources

a. Kure Beach policy will support efforts by other governmental and private agencies to wisely manage the natural resources of the local area and region.

b. The Town of Kure Beach wishes to keep the small town atmosphere which long-term residents have come to love.

¹¹⁰ The height limit at Kure Beach is 35 feet.

(84) Kure Beach Will Protect Property Rights

Kure Beach policy is that development and redevelopment activity should always happen in a way which will avoid creating problems to neighboring property owners and future owners of the property being developed.

(85) Development Will Be Consistent with Land Use Plan

a. It is Kure Beach policy that development activity which would be harmful to property values or the quality of life of those residents already established is discouraged. Compatibility of proposed development with the Future Land Use Map (located in the Map Appendix) is required.

b. It is the policy of Kure Beach that any proposed projects which may be considered should be consistent with the existing municipal plan for growth and should benefit the long-term goals of the Town.

c. It is the policy of the Town of Kure Beach to manage land use policy and local regulations such that they complement, enhance, and are consistent with each other.

(86) Cooperation with Carolina Beach

The Town of Kure Beach will work together with the Town of Carolina Beach to foster an island-wide family friendly environment and to mutually enhance living conditions (for residents and visitors) and successfully accomplish common goals.

(87) Public Participation in Planning

a. It is Town policy that the regular meetings of the Kure Beach Planning and Zoning Commission will be open to the public and will be the opportunity for citizens to participate in decisions on land use.

b. Kure Beach policy is to provide continuing public participation opportunities through citizen surveys, public hearings and public meetings, issuance of press releases, and interagency coordination on development projects planned or under construction.

c. Kure Beach policy is that its Planning and Zoning Commission, which has regularly scheduled meetings, all of which are open to the public, provides opportunities for citizens to air their views and concerns about planning matters. The Planning and Zoning Commission will continue to be the primary vehicle for citizen input on land use.

d. Kure Beach policy is to appoint citizen committees (both ad hoc and continuing) to deal with issues concerning the Town's continued growth and development. Special purpose committees have been found to be a successful mechanism for outreach to the community and for utilizing the special skills and expertise of citizens. Kure Beach will continue to expand (as

necessary) this successful public outreach program.

(88) Periodic Review of Planning Regulations and Fee Structure

It is the policy of Kure Beach to periodically review the planning regulations and the enforcement of the fee structure.

(89) Kure Beach Community Services Will Exceed Expectations

It is the policy of the Town of Kure Beach to supply community services for the resident public and visitors through a professional, well thought out, rational process and to exceed the common expectations, whatever those expectations may be, of the individual persons or corporations to be served.

Section 3: Future Land Use Map & Map Classification Categories

(A) The Future Land Use System

With the growth in coastal populations in the last decade, the Town of Kure Beach is approaching complete build-out of its remaining vacant lots. All of the remaining vacant lots are subdivided and platted and no large tracts remain. The Town has water and sewer infrastructure available to all lots/parcels within the Town limits, and connection to those services are and will be mandatory for new development. The development that will occur in the future planning period (next five to ten years) will be infill of the few remaining vacant lots and demolition and redevelopment of older structures. There will likely also be development pressure to allow the recombination of lots to allow for larger residential, commercial or mixed-use structures. The Town has described clearly in its policies that their preference for future development and redevelopment is for it to be small-scale and conform with a 35 foot maximum building height limit and with be consistent with the predominate housing types of single-family and duplex. The Town will further control the scale of future development and redevelopment by establishing and enforcing floor area ratios in its zoning dimensional regulations that will in some cases decrease both current allowable building densities and the allowable amount of impervious lot coverage.

The future land use system herein described provides a framework which will guide the Town of Kure Beach in identifying the future use of all lands within the Town's planning jurisdiction. Some of the land areas in Town are obviously more suitable than others for development activity. The description of the future land use classes will allow Kure Beach officials to illustrate graphically their policy statements on where and at what density and intensity they wish future growth to occur. This land use plan section, and the accompanying Future Land Use Map (located in the Map Appendix), illustrates where and how the Town wants to guide growth.

As means of assisting local governments in coastal North Carolina with this responsibility, the Coastal Resources Commission has suggested a system¹¹¹ or a structure which will allow the community to depict its desired future patterns of land development and which will also give consideration to the natural systems within the planning area.

The Town of Kure Beach will use 6 future land use categories¹¹² to describe future development patterns. These 6 categories are: Government Use; Commercial/Business District/Town Center; Kure Beach Residential; Federal Residential; Federal Conservation; and Conservation.

¹¹¹ The Coastal Resources Commission's suggested future land use system for local governments in the coastal area is described in the NC Administrative Code at Subchapter 7B of Chapter 15A (15A NCAC 7B).

¹¹² Please review the Future Land Use Map (located in the Map Appendix) for a graphic depiction of where each of the areas described is located.

(1) Government Use

Lands classified as government use in Kure Beach are those areas which are, and will be, in government and public use for the five to ten year planning horizon described by this document. These areas are too small in size, in some cases, and too widely dispersed to be accurately depicted on the Future Land Use Map. Areas reserved for government use in Kure Beach include the following: public access areas, public parks, utility easements, roads and road rights-of-way, public parking areas, public infrastructure, public infrastructure storage areas, well sites, water tower sites, and other public facility type uses. Undeveloped land owned by the municipality would also fall within this land use classification category.

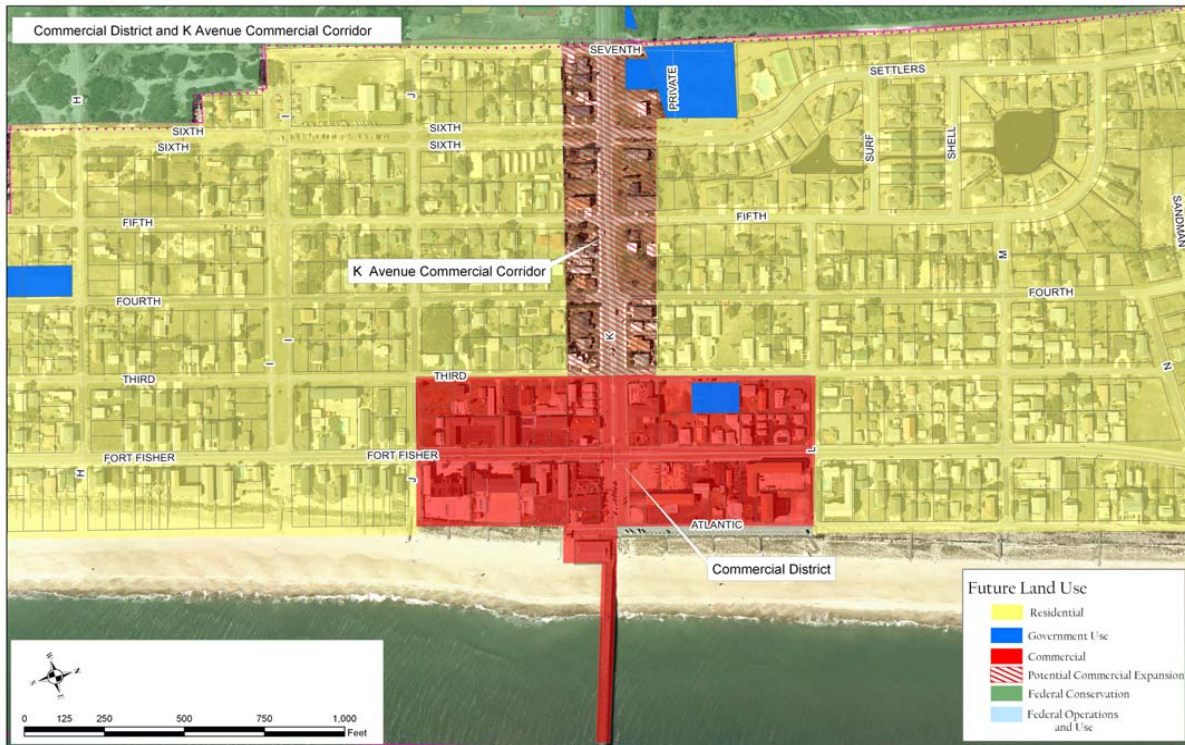
Land use requirements within the “government use” classification are that any development proposals made for projects located therein will be consistent with local, state and federal rules.

In Kure Beach, the land areas classified as “Government Use” are to be considered distinctly different from those areas classified as “Federal Conservation” or as “Federal Residential Land.”

Government Use = 5 acres in Town & 5 acres in ETJ = 10 acres in planning jurisdiction

(2) Commercial District and K Avenue Commercial Corridor

There are two areas in Town that make up the desired future commercial center for Kure Beach. Those areas are the “Commercial District” and the “K Avenue Commercial Corridor”. The primary difference between the two areas is that the Commercial District has been the traditional core area for commercial activity in Town and is primarily built-out. The K Avenue Commercial Corridor has not traditionally been used for commercial activity, but there is a desire by the Town to allow commercial and mixed use on parcels abutting K Avenue. The “Corridor” will also provide a link between the Commercial District on the oceanfront and a commercial area in the interior of the Town that is zoned as neighborhood business (B-2) and is in close proximity with key buildings such as the Town Hall and Fire and Police Stations.



Commercial District

The Commercial District is the traditional downtown area for Kure Beach. The Commercial District is shown on the Future Land Use Map as the four blocks bounded by Third Avenue to the west, L Avenue to the north, and J Avenue to the south. K Avenue and the Kure Beach Pier are at the center of the Commercial District. The pier is the traditional centerpiece of the Town’s commercial center, and the Town desires to keep it as a functioning public pier. The Commercial District is primarily built-out with a mix of structures built more recently and structures that are thirty to fifty years or more old. The primary commercial activities currently in this area are small-scale (under 35’ in height on 5,000 to 30,000ft² lots) hotel/motel, food service and retail. The Town desires that these types of activities continue, and any redevelopment in this area will conform to the small-scale commercial characteristic that currently exists. Mixed-use structures, with commercial on the ground floor and as the dominant use, may be allowed in the future planning period provided the 35’ building height limit is not exceeded. The Commercial District will continue to be the center of all Town resident and tourism associated business for Kure Beach. This area provides restaurants and shopping opportunities for both island residents and visitors. Kure Beach wishes to conserve the commercial district and not allow residential uses to become the dominant use in the district. The Town may consider expanding the commercial district in the future to include the area along K Avenue west of Third Avenue to Seventh Avenue.

The Town will pursue through grants or through development regulations the creation of pedestrian and bicycle interconnectivity (sidewalks and/or bike lanes) between the Commercial District and adjacent residential neighborhoods. The Town will also ensure that adequate parking is provided in the Commercial District through its required parking standards as stated in the Town zoning ordinance.

The Town will take steps to resolve parking problems and to decrease traffic congestion in and around the Commercial District. Road improvements, lane reconfiguration and other traffic calming devices in the Commercial District are consistent with this land classification category. To help ease the traffic flow the traffic headed south or north will be able to bypass the Town Center on Fort Fisher Boulevard. Kure Beach will ensure the maintenance of the attractive, active, and viable Commercial District through cooperation with the local business community, the Department of Transportation and through its continued membership in the Wilmington Metropolitan Planning Organization¹¹³.

Commercial District/K Avenue Commercial Corridor = 22 acres in the Planning Jurisdiction

(3) Kure Beach Residential

The Town of Kure Beach has been and will continue to be developed as primarily small-scale residential in nature. The majority of the residential areas in the Town have the similar characteristics of 5,000 square foot lot minimums, 35 foot building height limitations and allowing primarily only single-family and duplex. The Town desires that this trend continue in the future planning period. Current zoning dimensional standards in the majority of the residential areas allows a density of 8-17 units per acre. The range of 8-17 units per acre is based on currently allowable housing types, building height and allowable lot coverage. The Town desires that the allowable density decrease in the future planning period. The Town will establish new Floor Area Ratios (FAR) which will help to manage and/or limit the densities that are currently allowed.

The lands classified as residential (shown on the Future Land Use Map and the graphic below) constitute nearly all of the land in Town. In fact, except for the land area classified as Commercial District and K Avenue Commercial Corridor, or those parcels owned by the government, nearly all the rest of this small land area Town is residential. The Town does not desire nor has any feasible land space for any industrial, agricultural or other similar type land intense use. The availability of vacant land for future residential development in Kure Beach is limited. Kure Beach is currently, in 2005, approaching full development. The major trend in the coming years for the residential areas of Kure Beach will be in-fill on undeveloped lots which are already subdivided. There will also be some redevelopment of currently existing lots.

¹¹³ The Town of Kure Beach is a member of this transportation planning organization.

All lands classified as appropriate for residential development in Kure Beach already receive the full complement of available municipal services including water and sewer. The major development concerns are to ensure the existing community character is kept, to preserve green space, to protect water quality, and to comply with the existing body of local, state, and federal rules and regulations governing development. An important local concern, which will help to define the future character of the Town is the nature of future development activity in residential areas. The current trend in Kure Beach is the building of houses to temporarily serve the resident tourist. The houses built for this purpose are of the largest size permitted by the local ordinances. The Town wishes to manage and discourage the trend towards large residential accommodations designed only to serve the tourist trade. This issue will be worked out locally by Town leaders through local ordinances including the state legislatively mandated 35 foot building height limitation and the Town's establishment of a FAR to manage development intensity.

Kure Beach Residential = 435 acres in the Planning Jurisdiction

(4) Federal Operations & Use

The lands classified Federal Operations and Use within the Town of Kure Beach are adjacent the southern part of Town and are within the Town of Kure Beach extraterritorial area. The Federal Operations and Use classification includes the Kure Beach Air Force Base, the Air Force Base recreational area, the National Guard Training Center, and the Federal Aviation Administration (FAA) property along Davis Road¹¹⁴. These areas are owned by the federal government. Permits for development from the Town of Kure Beach, or state and federal development regulatory authorities, are not required for development within this area. The Town of Kure Beach will review and comment on the consistency with this Land Use Plan of all development projects proposed for this area. It is the desire of the Town of Kure Beach that all development be consistent with the policies in this Land Use Plan. For Land Use Plan consistency considerations, any projects proposed for this area shall not significantly increase traffic flow or volume, and, any projects should be consistent with the small town, low-rise (35 foot limit), residential family-oriented nature of the surrounding Town of Kure Beach.

Federal Residential = 60 acres = Kure Beach Air Force Base/Recreational Area/Nat'l Guard

(5) Federal Conservation

The lands classified Federal Conservation within the Town of Kure Beach's planning jurisdiction are west of Town and are located between the Town and the Cape Fear River. This property is owned by the federal government and is kept in a (generally) unused state to serve as a buffer for

¹¹⁴This tract is located within the Kure Beach ETJ. On site development consists of a small building and an FAA tower which provides guidance to airplane traffic.

the federal port facility across the river, the Military Ocean Terminal at Sunny Point (MOTSU). Permits for development from the Town of Kure Beach, or state and federal development regulatory authorities, are not required for development within this area. Any development which may be proposed here will be reviewed and commented upon by the Town of Kure Beach. All development shall be consistent with the policies of this Land Use Plan. The Town of Kure Beach leases a portion of the land in this area for use as municipal public works. This is a desired continued use for this portion of the Federal Conservation area. For Land Use Plan consistency considerations, any projects proposed for this area shall not significantly increase traffic flow or volume. Projects should be consistent with the small town, low-rise (35 foot limit), residential family-oriented nature of the surrounding Town of Kure Beach.

It is not anticipated the MOTSU property will change from its current use within the planning period of this Land Use Plan. Should this property change hands it will be appropriately zoned by the Town of Kure Beach according to the requirements of NC law.

Federal Conservation = 915 acres = MOTSU minus Air Force Base & parcels in Gov't Use
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(6) Conservation

The Conservation classification within the Town of Kure Beach applies to all Areas of Environmental Concern, or AECs, and all federal protected wetlands areas. The wetlands areas and AECs are too small in scale and too widely dispersed within the Town's planning jurisdiction to be accurately depicted on the Future Land Use Map. For federal wetlands, a site survey will continue to be required to determine if freshwater wetlands exist on a given site. These areas must be identified by a qualified wetlands consultant, approved by the U.S. Army Corps of Engineers, or by a representative of the Corps. Kure Beach's local code of ordinances does not expressly prohibit wetlands development. If the requested development action may be permitted by State or federal agencies, the action may be allowed within the Town of Kure Beach. All development activity in Kure Beach must be consistent with local ordinances. The subdivision regulations requirements for approval of a new subdivision allow for a negotiated agreement on development activity. The Town will work with future subdividers to avoid stripping, cutting, or contouring those areas which may have physical attributes which will make them less than entirely suitable for development.

Community infrastructure improvements are consistent with the Conservation classification in Kure Beach. New community infrastructure (including roads, bridges, water lines, sewer lines, water towers, etc.) is also consistent with the conservation areas classification in Kure Beach.

Development activity in AECs is regulated by the State of North Carolina. If these AECs are also within the Town of Kure Beach, all local planning rules and regulations must be adhered to as well. All AECs are defined as conservation areas in Kure Beach. Commercial, residential, and public utility type development is permitted within the conservation areas classification in Kure Beach.

The overriding policy consideration for the Conservation areas in Kure Beach is to manage land use and development so as to protect the natural, scenic, and recreational value of these areas. Such development as may occur in conservation areas should encourage uses which are better able to withstand the storm effects (flooding, wind, erosion, etc.) that typically occur in these hazard areas. The basic guidelines for determining acceptable uses within the conservation areas are the general use standards codified in the Coastal Resource Commission's development regulations at 15A NCAC 7H. Local ordinances and the policies contained in this plan will also guide development activity in conservation areas.

(B) The Future Land Use Map

The Town of Kure Beach's Future Land Use Map is located in the Map Appendix of this land use plan. The map is designed to graphically depict the Town's future growth and development. The Kure Beach Future Land Use Map uses a land classification system to show future desired land use and development patterns. The map has 6 categories of land classified. These are:

**Government Use
Commercial/Business District/Town Center
Kure Beach Residential
Federal Residential
Federal Conservation
Conservation**

The future land use classification categories are described in the preceding section.

(C) Tools for Managing Development

The Town of Kure Beach has a full-time Inspections Department staff and land use regulatory instruments in place by which to manage land development activity. The Zoning Ordinance, Stormwater Ordinance and the Subdivision Regulations are the principle mechanisms by which land use is regulated. It is largely through the use of these planning tools that the policies within this Land Use Plan will be implemented.

This Land Use Plan will also be used for consistency review by federal and state permitting agencies. If, for example, a builder wishes to construct a house within an area of environmental concern (AEC), the builder will be advised by the Inspections Department that before construction activity may commence the owner must apply for and receive what is known as a CAMA permit. If the builder wishes to build something rather small, as is usually the case with a single family dwelling, it is likely the requirement will be for a minor CAMA permit. Minor CAMA permits are issued by the local government. The time requirement for issuance of a CAMA minor permit is minimal. If the project is large, or complicated, or otherwise meets state established criteria, a major CAMA permit will be required. The time requirement for issuance of a CAMA major permit is more extensive and may require as long as six months of agency review before issuance though this is not the current standard. At any rate, whether the permit to

be issued is considered “major” or “minor” the project proposed must be consistent with the Land Use Plan. A review for Land Use Plan consistency will be made either by local officials or by state agency staff. Permit requests which are found to be inconsistent with this Land Use Plan will not be issued.

Federal projects proposed for land areas within the Town of Kure Beach’s planning jurisdiction must also be reviewed for consistency with the Land Use Plan¹¹⁵. Federal agency review is required for large projects (in excess of 1/3 of an acre) to be constructed within federally protected freshwater wetlands areas. Permits for construction activity in these areas are issued by the U.S. Army Corps of Engineers. Consistency review must also take place in any instances where federal dollars will be spent on proposed projects. The state managed review process for federal facilities or uses, or federally funded activities is known as the “A-95 review process.” The NC Clearinghouse within the NC Department of Administration collects comments on these projects and manages this review.

It is the intent of this Land Use Plan that all development in Kure Beach must be consistent with the policies herein described.

(D) Land Use Plan Amendments

This Land Use Plan may be amended at any time following the procedures outlined in the North Carolina Administrative Code at 15A NCAC 7B.

¹¹⁵ This is a requirement whether the project is located within the state area of regulation, and AEC (or area of environmental concern), or not.

Part 3 — Management Tools

Section 1: Introduction

The NC Coastal Resources Commission and their staff, the Division of Coastal Management, have issued guidance on the preparation of Land Use Plans in the coastal area. This guidance, titled *Technical Manual for Land Use Planning*, requires local governments to analyze their Land Use Plan's policies and recommended actions and the future land use map. The requirements are as follows:

- ~Examine the consistency of the plan with the management topics;
- ~Examine the consistency between the Future Land Use Map and the Land Use Plan's requirements; and,
- ~Analyze the impact of the policies and recommended actions on the management topics specified in the guidance manual.

Section 2: Consistency of Land Use Plan Policy with Community Goals

This analysis is done to ensure the Land Use Plan's community goals and policies are consistent with the Coastal Resources Commission's required management topics. The management topics are the categories of local land use and development policies suggested to local governments by the Coastal Resources Commission (CRC). The CRC deems these management goals to be extremely important for the proper use, development, and protection of natural and manmade resources in coastal areas. There are six management topics:

- **Public Access:** The public access policies give municipalities guidance on maximizing access opportunities to the shore and on the careful management, and care of these areas;
- **Land Use Compatibility:** Policy considerations here include the preservation of environmental attributes and decisions which will produce the harmonic adaptation of built uses in close proximity to one another. The management of development to minimize impacts on both man-made and natural resources in inherently important in land use compatibility considerations;
- **Infrastructure Carrying Capacity:** The goal of this policy section for Kure Beach is to ensure that infrastructure is available to support planned development and that if infrastructure is not available or necessary that the land will support development in such a way that human health, safety, and welfare will be protected and so will environmentally fragile areas;
- **Natural Hazard Areas:** Policies here are designed to reduce the vulnerability of the Town of Kure Beach to natural hazards;
- **Water Quality:** Land Use policies in this section are designed to protect the quality of local waters; and
- **Local Areas of Concern:** This policy section identifies policies and strategies to address local planning and development goals.

A. Public Access

The Kure Beach Land Use Plan's goal for public access is to *optimize public access opportunities to the ocean beach and the public trust areas of Kure Beach*. In order to meet this goal the Land Use Plan describes policies which:

- 1) ensure adequate and open public access opportunities to residents and visitors;
- 2) reduce conflicts by access area users (residents and visitors) and fully integrate the facilities into Town neighborhoods in a way such as to not disrupt, interfere, or create problems within any neighborhoods; and
- 3) provide a high quality recreational experience for all.

To accomplish the stated goal the plan contains a series of policies which, when acted upon individually or when considered as a whole, provide guidance for ensuring that there is access to all segments of the community, these access areas fit in with their surroundings, and provide a wonderful recreational experience for all users.

Each of the policies in the public access policies section of the Land Use Plan has been reviewed and is consistent with both state and local goals.

B. Land Use Compatibility

The Town of Kure Beach's Land Use Plan goal on land use compatibility is as follows: *Kure Beach desires to ensure that future development will be consistent with the historic small town nature of the community and that big box residential and high rise development will be avoided. Kure Beach also desires to preserve commercial uses in the downtown commercial district and will work to preserve natural resources and to ensure that any uses of the land and water minimize negative environmental impact and avoid risks to public health, safety and welfare, and will not exceed the capability of the land or man-made features to support such use.*

The Land Use Plan contains a body of policy, which, in multiple statements, give guidance on how the Town will proceed to affect their desire to maintain the "historic small town, nature of the community" and to "preserve commercial uses in the downtown commercial district." The concepts embodied in the local policy guidance in the plan will help to mitigate the impacts of land development on neighboring properties, natural resources, and fragile areas.

The Kure Beach Land Use Plan gives policy guidance to the zoning ordinance and subdivision regulations. Future amendments to these ordinances should take Land Use Plan policies into consideration. Both of the subdivision regulations and the zoning ordinance restrict and guide development in such a way that density is limited and the impacts of new development on existing development are mitigated. This is done by the local ordinances provisions for minimum lot size, setbacks, and a Town wide height restriction. The Flood Damage Prevention Ordinance also mitigates the negative impact of storms.

The Land Use Plan's policies have been reviewed and are consistent with this management goal.

C. Infrastructure Carrying Capacity

The Town of Kure Beach's Land Use Plan goal for infrastructure carrying capacity is *to ensure that public infrastructure systems are properly sized, located and managed such that excellent quality and productivity of such systems are perpetually available and the systems are in top working order, so as to provide exceptional service to systems users and to protect fragile natural areas.*

All residential and commercial structures are required to connect to the public water system and to the sewage collection and treatment system. Sewerage treatment and disposal is partially through an agreement with the Town of Carolina Beach.

The Town of Kure Beach supports federal and state cooperative assistance on beach nourishment and re-nourishment. The protective buffering features of a fully nourished beach are recognized as an important part of the local infrastructure connected to storm hazard mitigation.

The Land Use Plan's policies have been reviewed and are consistent with this management goal.

D. Natural Hazards Area

The Town of Kure Beach's Land Use Plan goal for the natural hazards management is *to conserve and maintain barrier dunes, beaches, flood plains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.*

The Town recognizes the following needs:

- 1) protection of the beach;
- 2) the need for systematic regular nourishment and re-nourishment of the ocean beach;
- 3) protection of the dune system; and
- 4) participation in the National Flood Insurance Program.

Policies within the Land Use Plan address each of these significant items. Other policies deal with hazard mitigation intergovernmental cooperation, acquisition of properties deemed hazardous, and others. The Land Use Plan's policies have been reviewed and are consistent with this management goal.

E. Water Quality

The Town of Kure Beach's Land Use Plan's goal for water quality is *to maintain, protect, and where possible enhance water quality in the Atlantic Ocean, the Cape Fear River, all coastal wetlands, creeks, streams, and estuaries.*

Policies which will guide the Town towards this goal include:

- 1) intergovernmental cooperation;
- 2) removal of ocean front storm drains;
- 3) eliminating the flooding of roadways; and
- 4) the continuing clean-up of unsightly and unsafe structures.

Policies in the Land Use Plan are designed to guide the local government to this effect. The policies in the water quality section of the Land Use Plan have been reviewed and are consistent with the management goal.

F. Local Areas of Concern

The Town of Kure Beach's Land Use Plan's goal for local areas of concern is *to integrate local concerns with the overall goals of the North Carolina coastal program and to provide for the protection of economic and environmental resources within the boundaries provided by law through thoughtful and proactive land use planning.*

There are multiple policies which have been placed within this Land Use Plan section as a guide to the local government. Some of these policies deal with issues which are also pertinent to other management goals. The Land Use Plan user should review this policy section carefully to be sure important local policy guidance is seen.

Section 3: Consistency Between Land Use Plan Policy & Future Land Use Map

The Coastal Resources Commission's guidance, titled *Technical Manual for Land Use Planning*, requires local governments creating a coastal Land Use Plan to analyze their Land Use Plan's policies and to have consistency between Land Use Plan policy guidance for growth and the Future Land Use Map (located in the Map Appendix).

The specific requirements are as follows;

- ~Summarize the residential density and development intensity encouraged by each of the land classifications or designations on the map. (This requirement was met within Part 2, Section 3, in the description of the Future Land Use Map classification categories.)
- ~Identify any material differences between the development patterns shown on the Future Land Use Map and the development constraints shown on the Environmental Composite Map and the Land Suitability Map. (There are no material differences.)
- ~Describe any material differences between the spatial patterns of land classifications that depend on water and sewer and planned development. (There are no differences.)
- ~Describe development planned for natural hazard areas, how uses are consistent with associated risks, and the capacity of the evacuation infrastructure. (Development will continue to occur in the pattern established.)
- ~Describe how land classifications and spatial patterns on the map will protect open shellfish waters and restore closed or conditionally closed shellfish waters. The Town of Kure Beach has extremely limited impact on the waters of the Cape Fear River. Other factors, aside from Kure Beach development, will impact whether these waters are open or closed to the taking of shellfish.

This Land Use Plan recommends some zoning changes to achieve desired dimensional standards and land uses in different areas of the Town. The desired changes are specified in the Future Land Use section in Part 2: Section 3 of this Plan. The Town of Kure Beach is an established small town with spatial patterns of development already established. The Future Land Use Map (located in the Map Appendix) shows development patterns which are not greatly different from the Existing Land Use Map and the current Town of Kure Beach Zoning Map.

A. Residential & Commercial Density

Since the Town's growth pattern is effectively established the Land Use Plan's development densities depicted on the Future Land Use Map are similar to those contained on the Existing Land Use and Zoning Maps. The density requirements within each of the future land use classification categories can be found in Part 2, Section 3, of the Land Use Plan. Minimum lot sizes for residential lots in the Town of Kure Beach are 5,000 square feet. Minimum lot sizes for commercial properties are as currently enforced by the zoning ordinance. Commercial uses are encouraged within the 15 acre (+-) business district or Town center. The resulting densities have been and are anticipated to be consistent with historical development patterns of the Town. The availability of a public sewage collection and treatment system has given Kure Beach the ability to develop, historically, with 5,000 square foot residential lots.

B. Comparing the Environmental Composite & Land Suitability Maps with the Future Land Use Map

A comparison of the Environmental Composite Map and the Land Suitability Map (both found in the Map Appendix) shows no appreciable difference between the two maps. When each of these maps is compared to the Future Land Use Map we can see that future residential development within the Town of Kure Beach will occur primarily within areas which are classified by the Environmental Composite Map as Class II or III. The entire Town, with a few minor exceptions is classified in this way. When we compare the Future Land Use Map to the Land Suitability Map, we see development will occur in areas shown to be of medium or low suitability for development. The development of those areas shown as of low suitability is made possible by the availability of the sewage collection and treatment system.

Lands shown as suitable for development must, in each case, be consistent with the current zoning requirements and the natural features and properties of each tract (pertaining to wetlands, maritime forest, flood hazard, etc.) must be examined for each piece on a case by case basis.

C. Availability of Water and Sewers to Future Development

The entire Town of Kure Beach is served by public water and a wastewater collection and treatment system. These amenities will be available to future development. The spatial patterns of development within the Town of Kure Beach will not be significantly altered by the availability of this infrastructure.

D. Natural Hazards

The Town of Kure Beach is located on an island and is therefore subject to development limitations due to natural hazards. Because of the Town's geographic location and linear configuration, nearly the entire community is located in a natural hazard area as indicated graphically by the Flood Zones Map and the Storm Surge Map (both located in the Map Appendix).

The projected future use of currently vacant properties is consistent with risks faced by current residents and business owners. Current risks are believed to be mitigated by existing ordinances and state and federal building regulations. Natural hazards will not affect development activity in the Town. Development will continue to occur in the established pattern.

E. Protecting Shellfish Waters

Since the Future Land Use Map and the Existing Land Use Map show a continuation of the current, established, development patterns it seems unlikely that future development will have negative impacts on the waters adjacent the Town of Kure Beach. There are no open shellfishing waters within the planning jurisdiction of the Town of Kure Beach. Land Use Plan policy guidance calls for the following actions to help ensure clean water:

- Careful adherence to state regulations;
- Intergovernmental cooperation (state/local/regional); and
- Clean-up and removal of storm drains to the ocean beach.

F. Implementation Schedule & Policy Impact Analysis

As previously noted, the Coastal Resources Commission gives guidance on the preparation of Land Use Plans in the coastal area. This guidance, titled *Technical Manual for Land Use Planning*, requires a policy implementation schedule and a policy impact analysis.

Activity Implementation Schedule

The Activity Implementation Schedule is a listing of the priority actions the Town has set to accomplish in the near-term planning period of this Land Use Plan (typically 5-6 years). The ‘activities’ to implement are derived from the goals and policy statements of the Land Use Plan. Activities may be added to the list in the future if situations change or new needs arise. The Activity Implementation Schedule will be used as the benchmark to prepare a CAMA required implementation status report every two years for the life of the plan starting after the Coastal Resources Commission certifies the Town land use plan (see North Carolina Administrative Code 15A 7L .0511). The top priority activities the Town will implement to achieve goals and carry-out policies in this land use plan are listed in the table below.

Implementation Schedule

Action	Management Topic Goal	Responsible Entity	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Continued Public Participation in Land Use Planning			→				
Conduct a revision of its Zoning Ordinance to address and establish Floor Area Ratio standards to manage and limit the density and intensity of development	Land Use Compatibility, Local Concerns & Infrastructure Carrying Capacity	Administration and Inspection Departments. Planning and Zoning Board. Town Council.	→				
Establish and adopt a Stormwater Management Plan and Ordinance in accordance with NPDES Phase II rules.	Water Quality & Land Use Compatibility	Administration, Public Works and Inspection Departments. Town Council.	→				
Establish a Local Bill in state legislation to limit building height to 35 feet town-wide.	Local Concern & Land Use Compatibility	Administration and Inspection Departments. Planning and Zoning Board. Town Council.	→ (Completed 7/16/06)				
Develop and adopt a mixed-use ordinance for the Town business district.	Land Use Compatibility & Local Concern	Administration and Inspection Departments. Planning and Zoning Board. Town Council.	→				
Revise current parking standards in zoning ordinance to be associated with occupancy intensity rather than square footage of associated building.	Local Concern & Land Use Compatibility	Administration and Inspection Departments. Planning and Zoning Board. Town Council.	→				
Revise and make more stringent the Town “checklist procedure” for ensuring land use and development decisions are consistent with the Land Use Plan.	Local Concern, Infrastructure Capacity, Water Quality, Natural Hazards, Public Access & Land Use Compatibility	Administration, Public Works and Inspection Departments. Planning and Zoning Board. Town Council.	→				

Policy Impact Analysis

The policy impact analysis requirement charges each local government with the responsibility for examining all policies and determining the impact of policies on each local management goal. In this document management topics are listed, followed by the policy statements sections, and each section gives the effect in the table/matrix as either positive (>), negative (-), or neutral (~). The reasons for the rating, in each instance, are self-explanatory.

Public Access — Goal #1

“To optimize public access opportunities to the ocean beach and the public trust areas of Kure Beach.”

(1) Kure Beach Supports Public Access

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(2) Policy on Funding for Public Beach Access

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(3) Private/Individual Dune Walkover Structures

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(4) Cooperation with Other Agencies

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(5) Development & Maintenance of Access/Recreation Areas

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(6) Support for Tourism

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(7) Kure Beach Is Supportive of Local Business

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(8) Available Parking

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(9) Beach Restoration & Renourishment is a Major Priority

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(10) Planning for Public Access

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(11) Landscaping, Cleanliness, & Beautification of Access Areas

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(12) Nuisance Issues, Vandalism Will Not Be Tolerated

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(13) Kure Beach Policy Support for Federal Public Access Standards

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(14) Legal Identification of Access Sites & Signage

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(15) Handicapped Access

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

Land Use Compatibility — Goal #2

“Kure Beach desires to ensure that future development will be consistent with the historic small town nature of the community and that big box residential and high rise development will be avoided. Kure Beach also desires to preserve commercial uses in the downtown commercial district and will work to preserve natural resources and to ensure that any uses of the land and water minimize negative environmental impact and avoid risks to public health, safety and welfare, and will not exceed the capability of the land or man-made features to support such use.”

(16) Low Intensity Uses Are Appropriate for Hazardous Areas

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(17) Existing Development Will Be Protected from New Development

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(18) Military Ocean Terminal Sunny Point (MOTSU)/Buffer Zone & NC State Ports Authority Related Policy

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(19) Industrial Type Uses at Kure Beach

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(20) All Development Must Be Consistent with Regulations

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(21) Local Regulations May Limit the Size of Residential Structures

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(22) Building Height Restrictions

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(23) Business Activity

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(24) Improvement of Housing Conditions

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(25) Manufactured & Modular Homes

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(26) Growth Management

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(27) Natural Resources Management

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(28) Historic or Archaeological Resources Protection

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(29) Low Intensity Land Uses

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(30) Development Consistency with Flood Damage Protection Ordinance

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(31) Developers Will Pay for the Provision of Infrastructure

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(32) Transportation Improvements

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(33) Purchase or Acceptance of land for Public Use

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(34) Cooperation with the Chamber of Commerce

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(35) Beautification

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

Infrastructure & Carrying Capacity — Goal #3

“To ensure that public infrastructure systems are properly sized, located and managed such that excellent quality and productivity of such systems are perpetually available and the systems are in top working order, so as to provide exceptional service to systems users and to protect fragile natural areas.”

(36) Protection of Potable Water

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(37) Stormwater Policies

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(38) Road Improvements – Bike Paths & Sidewalks in Kure Beach

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(39) Public Water & Sewer Policies

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(40) Public Information on Infrastructure

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(41) Public Access Facilities as Infrastructure

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(42) Transportation Improvements

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(43) Subdivision Regulations Concerning Infrastructure

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(44) Impact Fees

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(45) Intergovernmental Cooperation on Infrastructure Needs

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(46) Financing of Infrastructure Improvements

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(47) Recycling

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(48) Support for Channel Maintenance

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

Natural Hazards Areas — Goal #4

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

(49) Participation in the National Flood Insurance Program

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(50) Protection and Nourishment of the Public Beach

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(51) A Few Generalized Hazard Mitigation Policies

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(52) Development Moratorium

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(53) Development After a Storm — Consistent with Current Ordinances

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	>	~	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(54) Protection of the Dune System

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(55) Stormwater Impacts

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(56) Public Participation in Planning

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

Water Quality — Goal #5

“To maintain, protect, and where possible enhance water quality in the Atlantic Ocean, the Cape Fear River, all coastal wetlands, creeks, streams, and estuaries.”

(57) Pervious Surfaces Requirement for Residential Uses

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(58) Ocean Stormwater Outfalls

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(59) Preservation and Enhancement of Water Quality

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(60) Kure Beach Will Plan for Water Quality Improvements

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(61) Pollution from Wastewater Sources

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(62) Protection of Water Quality & Public Trust Rights

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(63) Protection of Wetlands

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	~	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(64) Joint Efforts to Protect Water Quality

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(65) Density Controls

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(66) Purchase of Buffers

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(67) Water Quality & Transportation Projects

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(68) Investment in Technology or Infrastructure

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	~	>	~

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

Local Areas of Concern — Goal #6

“To integrate local concerns with the overall goals of the North Carolina coastal program and to provide for the protection of economic and environmental resources within the boundaries provided by law through thoughtful and proactive land use planning.”

(70) Policy on Federal Projects in Kure Beach’s Planning Jurisdiction

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(71) Kure Beach Comment on Progress Energy Area Proposals

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(72) Pet Waste & Location Regulation

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	~	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(73) Kure Beach Will Accept a Donation of Land

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(74) Cooperation to Enhance Tourism

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(75) Driving on the Beach & Off Road

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	~	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(76) Future Growth Will Be According to Land Use Regulations

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(77) Commercial Development Desired for Business District

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(78) Residential Development is Desired

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(79) Preserve the "Family Beach" and "Small town" Feel

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(80) Beautification

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(81) Bury Utility Lines

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	~	>	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(82) Kure Beach Will Abate Nuisances

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(83) Protect Quality of Life and Natural Resources

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	>	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(84) Kure Beach Will Protect the Property Rights

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
~	>	~	~	~	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5 **Status = ***

(85) Development Will Be Consistent with Land Use Plan

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(86) Cooperation with Carolina Beach

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	~	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(87) Public Participation in Planning

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(88) Periodic Review of Planning Regulations and Fee Structure

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

(89) Kure Beach Community Services Will Exceed Expectations

Effect of policy on management topics: Positive = > / Negative = - / Neutral = ~

Access	Land Use	Infrastructure	Natural Haz	WQ	Other/Local
>	>	>	>	>	>

Implementation Schedule: ongoing or current = * / Year = 1, 2, 3, 4, 5

Status = *

Section 4: Conclusion

This Land Use Plan contains the adopted courses of action and policies for the Town of Kure Beach for the next five to ten year planning period, and beyond if an update is not conducted within 10 years. The polices and actions in this plan are to be followed by current and future elected officials, appointed boards, the Planning and Zoning Commission, and Town staff. Any public decisions regarding growth and development (e.g. re-zonings, land use related ordinance revisions, conditional use permits, capital improvement projects, public grants, etc.) by Town officials shall be consistent with the policies, goals and objectives in this Plan. To allow flexibility if circumstances or community preferences change, the Land Use Plan can be updated or amended. Current Land Use Plan updates are conducted through a grant from the Division of Coastal Management and are on a seven to ten year cycle, which is primarily determined by funding availability. The Town may undertake an amendment of the Land Use Plan at any time, but must follow the regulations found in North Carolina Administrative Code Title 15A, Chapter 7, Subchapter 7B, Section .0900-.0901.

Appendix

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ATTACHMENT G: LIST OF SURVEY VOLUNTEERS

**ATTACHMENT H: ROLE OF THE PLANNING AND ZONING COMMISSION IN
LAND USE PLAN PREP**

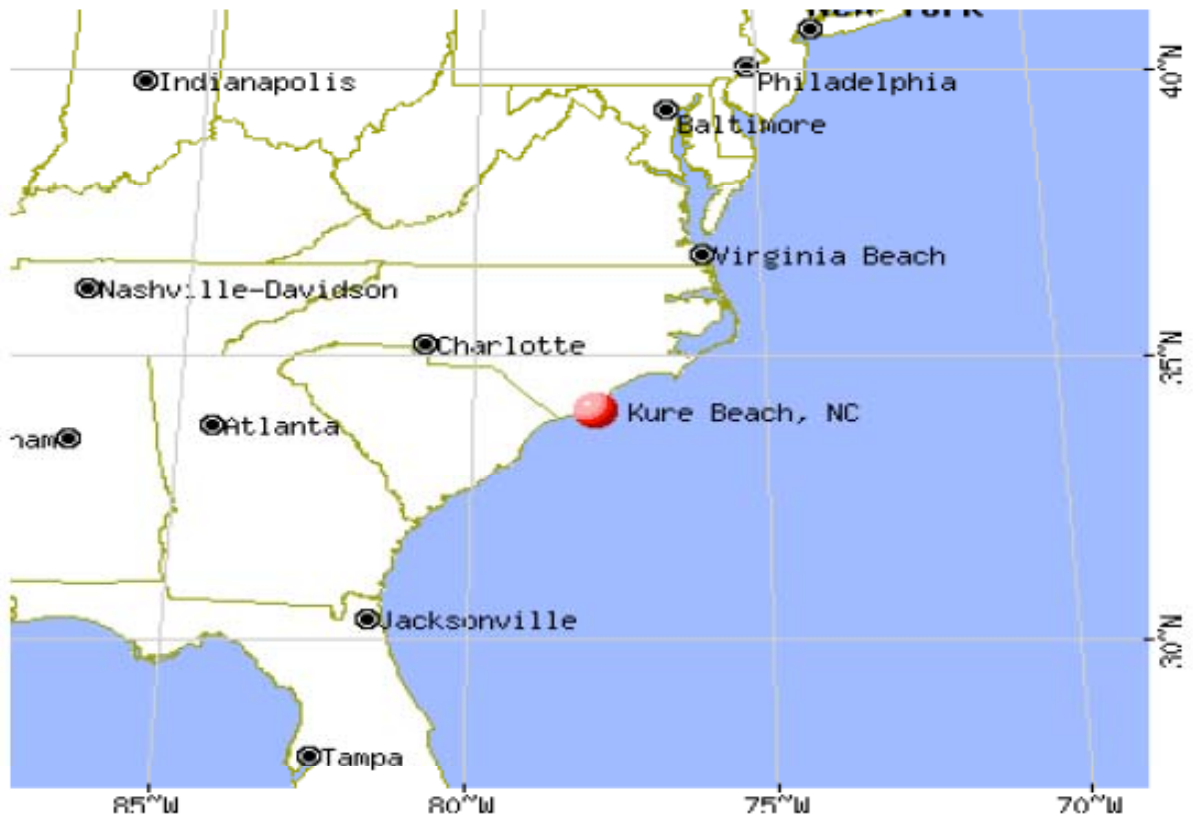
ATTACHMENT I: DOLAN-DAVIS NORTHEASTER INTENSITY SCALE

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Attachment A

Location Map for Kure Beach, North Carolina



Attachment B

Why do we produce a comprehensive Land Use Plan?

- To ensure that we make daily decisions that are in keeping with our long-term vision.
- To ensure that we have carefully, extensively, and rationally examined all aspects of growth and development.
- To inculcate an optimistic outlook for the future.
- To raise the aspirations of residents and visitors concerning the future of our Town.
- To give people an opportunity to participate in the long-range planning process and to be a part of long-range decisions made by the Town.
- To hear new ideas and to learn from the experiences of others.

What are the planning principles which represent the culture and physical environment of Kure Beach?

- We are a small town, growing rapidly, and we wish to preserve the small town atmosphere.
- This Town has a profoundly unique sense of place and a historic importance.
- The Town of Kure Beach is people oriented.

What are the goals of the Land Use Plan?

- To maximize public enjoyment and use of the beach and the public areas of Kure Beach.
- To ensure the development and use of land minimizes direct and secondary environmental impacts, avoids risks to public health, safety and welfare, and is consistent with the capability of the land to withstand the development based on considerations of interactions of natural and man-made features.
- To ensure that public infrastructure systems are properly sized, located and managed to provide excellent service to the public and so the quality and productivity of environmentally fragile areas are protected or restored.
- To conserve and maintain barrier dunes, beaches, flood plains, and other coastal features for their natural storm protection functions and for their natural resources attributes giving recognition to public health, safety, and welfare issues.
- To maintain, protect, and where possible, to enhance water quality in the Atlantic Ocean and in all coastal wetlands, rivers, streams, and estuaries.
- To integrate local concerns with the overall goals of the North Carolina coastal management program in the context of land use planning.

Attachment C

CITIZEN PARTICIPATION PLAN TOWN OF KURE BEACH LAND USE PLAN (Phase 1)

This Citizen Participation Plan has been prepared for the Town of Kure Beach to provide residents and property owners of the Town with a range of opportunities to participate in the process of developing the Town's Land Use Plan (LUP). The Citizen Participation Plan has the following objectives:

- ◆ To share information about the CAMA planning process and its requirements;
- ◆ To increase the community's understanding of the impact that land use and development issues have on quality of life;
- ◆ To provide opportunities for the residents and property owners to participate in the identification of land use and development policies and to assess the impact of the policies on the community; and
- ◆ To provide a forum where all economic, social, ethnic and cultural viewpoints will be considered throughout land use plan production.

The design of the Citizen Participation Plan meets the requirements associated with the CAMA planning grant awarded to the Town. Key elements are described below:

Principal Responsible Local Board

By designation of the Mayor and Town Council the principle local Board responsible for supervision of the planning process will be the Town of Kure Beach Planning and Zoning Commission (P&Z). The Kure Beach P&Z is appointed by the Town Council and is composed of residents of the Town. A member of the Town Council serves as a liaison to the Council for Planning and Zoning Commission issues.

The P&Z is responsible for providing overall leadership and guidance for preparation of the land use plan. The members of the P&Z have the following specific duties and responsibilities:

- Faithfully attend Planning and Zoning Commission meetings and provide overall direction for development of the draft land use plan;
- Serve as a public contact to make it easier for citizens to get information and to make comments on the plan;
- Review technical planning materials to help ensure that they accurately represent the current situation and recent trends in Kure Beach;
- Assist the Town's planning advisors with preparation of major plan elements, which includes identifying concerns and key plan issues, developing community vision, developing goals, and preparing draft policies and the future land use map;
- Assist with organization, management, and facilitation of public participation events;
- Help publicize public participation events in the community and recruit residents and property owners to attend; and
- Recommend and present a land use plan to the Town Council.

Attachment 1 includes the names, addresses, and phone numbers of the members of the Planning and Zoning Commission. The principal points of contact for land use plan preparation shall be the Chairman of the Planning and Zoning Commission, Mr. Perry Barwick, and the Town of Kure Beach staff.

Planning and Zoning Commission Meetings

The Planning and Zoning Commission's regular meetings are on the first Tuesday of the month. The meetings are held at Town Hall at 7:30 pm. Special meetings may be called as necessary. In order to comply with the North Carolina General Statutes 143-318.9 to 143-318.18, a schedule of the Planning and Zoning Commission's meetings is available from the Town staff. This schedule is also provided to the Town Clerk for posting and distribution of the required notices. The Planning and Zoning Commission Chairman will notify Town staff of any changes to the schedule and of any special meetings so that proper notice may be given.

All Planning and Zoning Commission agendas will allocate time to hear comments on the land use plan from the public. The Town will keep a record of all residents, property owners, and others who speak at any of the Planning and Zoning Commission meetings and other events and will retain any land use plan comments that it receives. The names of the speakers and the written comments will be kept in a file and will be provided to the NC Division of Coastal Management District Planner for draft plan review.

Attachment 2 provides a general outline of the meeting schedule and gives a purpose for the meetings.

Initial Public Information Meeting

The initial public information meeting, which is a required portion of the CAMA planning process, is scheduled for January 6, 2004, at the regular meeting of the Planning and Zoning Commission. The Town must give 2 public notices of the initial public information meeting. The first notice must appear not less than 30 days before the meeting (on or before December 8, 2003) and the second must appear not less than 10 days before the meeting (on or before December 28, 2003). Affidavits of publication will be kept as evidence that this requirement has been met. In addition to the public notices, CAMA grant requires the Town to notify the Coastal Resources Advisory Council area representative(s) and the NC Division of Coastal Management District Planner of the date, time, and place of the public information meeting.

The planning team will periodically issue press releases and make efforts to notify the local media of available information on the Town's land use planning program.

Participation Methods

The Town will use 2 methods of public participation in the preparation of the land use plan:

- (1) Hold a community meeting that will allow residents and property owners to express concerns about land use and development and to set priorities for development of the land use plan; and
- (2) Hold a community open house where the community can review draft information available as a part of (phase 1) land use plan preparation.

Community Meeting

The Planning and Zoning Commission will conduct a facilitated community meeting to assist in identifying a broad range of land use issues, concerns, and opportunities. At this meeting residents and property owners will create a single list of issues and opportunities about which there is a high level of agreement among those attending.

The community meeting will be conducted in 2 parts. **Part One** will include a brief introduction to the CAMA planning process and background planning materials. **Part Two** will involve group discussions of land use planning concerns, issues, and opportunities. After the small group discussions, the large group will generate a single list of the most important issues and opportunities.

A member of the Planning and Zoning Commission will chair the meeting. The planner in charge of the land use plan project will provide background information and will assist with the overall group process. Planning and Zoning Commission members will work as facilitators for the smaller group discussions.

The community meeting will be publicized through the local media, information flyers, and through recruiting by members of the Planning and Zoning Commission and other interested citizens.

The intended audience for this public participation opportunity includes residents, resident and nonresident property owners of Kure Beach, business owners and operators, members of Town committees and associations, and other parties with a stake in the Town's land use plan.

Community Open House

The Town of Kure Beach will hold a community open house near the end of the land use plan (phase 1) planning process. The open house is expected to be held in late April 2003. The open house will be held on Saturday to allow non-resident property owners a convenient opportunity to attend.

The open house will provide residents with an easy opportunity to review the information prepared as a part of the planning process. By review of the material presented, residents will be able to assess trends, find out about their community, and to express support or recommend adjustments. The attendees will be able to interact informally with lay and professional members of the planning team.

The intended audience for the community open house includes resident and non-resident property owners, business owners and operators, members of town committees and associations, and all parties with a stake in the town's land use plan.

Citizen Participation Plan Evaluation

The Planning and Zoning Commission will conduct an on-going evaluation of the citizen participation plan and will make adjustments to this plan as it becomes necessary. It is expected that phase 2 of the Kure Beach land use planning program will begin at the end of fiscal year 2003-04. A major review of the process and a reevaluation will be conducted at that time. Any needed changes will be reviewed by the Planning and Zoning Commission and recommended to the Town Council.

This Citizen Participation Plan is adopted the ____ day of _____, 2003, at the Town of Kure Beach, North Carolina.

ATTEST: By _____
Betty Medlin
Mayor, Town of Kure Beach

By _____
Frances S. Jones
Town Clerk

Attachment 1

Planning and Zoning Commission — Kure Beach
(At the Time of Citizen Participation Plan Phase I Adoption)

Perry Barwick, Chairman
302 Kure Village Way
Kure Beach, NC 28449
458-3468

Ken Buchert, Vice Chairman
142 Settlers Lane
Kure Beach, NC 28449
458-3374

Charles Allo
PO Box 55
Kure Beach, NC 28449
458-5238

Janet Foster
PO Box 411
Kure Beach, NC 28449
458-9755

Tim Bullard
433 Fifth Avenue South
Kure Beach, NC 28449
458-4822

Town Staff:

Imogean Jones
Town of Kure Beach
117 Settlers Lane
Kure Beach, NC 28449
458-8216

Attachment 2

MEETING SCHEDULE

<u>Date</u>	<u>Purpose</u>
October, 2003	~Initial orientation meeting.
November, 2003	~Discussion of key issues ~Adoption of Citizen Participation Plan
December, 2003	~Initial public information meeting ~Create vision statement ~Discussion of existing and emerging conditions
January, 2004	~Discussion/presentation of existing and emerging conditions. ~Community meeting
February, 2004	~Presentation of natural systems analysis to Planning and Zoning Commission. ~Presentation of land use and development (including existing land use map).
March, 2004	~Discuss/analysis of community facilities needs w/ Planning Bd.
April, 2003	~Joint meeting/Public Hearing of Town Council and Planning Board to discuss plan elements. ~Community Open House
May, 2004	~Public Hearing on plan elements produced. ~LUPUP (Phase 1) completed and presented to NC DCM and Council.

¹ Actual dates are subject to change as needs and circumstances dictate.

Attachment D

**Citizen Participation Plan Town of Kure Beach Land Use
Plan (Phase II)**

This Citizen Participation Plan has been prepared for the Town of Kure Beach to provide residents and property owners of the Town with a range of opportunities to participate in the process of developing the Town's Land Use Plan (LUP). The Citizen Participation Plan has the following objectives:

- ◆ To share information about the CAMA planning process and its requirements; ,
- ◆ To increase the community's understanding of the impact that land use and development issues have on quality of life;
- ◆ To provide opportunities for the residents and property owners to participate in the identification of land use and development policies and to assess the impact of the policies on the community; and
- ◆ To provide a forum where all economic, social, ethnic and cultural viewpoints will be considered throughout land use plan production.

This Citizen Participation Plan has been designed to meet the requirements of the CAMA planning grant awarded to the Town. Key elements are described below:

Principal Responsible Local Board

By designation of the Mayor and Town Council the principle local Board responsible for supervision of the Phase II planning process will be the Town of Kure Beach Planning and Zoning Commission (P&Z). The Kure Beach P&Z, which is appointed by the Town Council, is composed entirely residents of the Town. Town staff attends all meetings. The meetings are also attended by a member of the Town Council who serves as a liaison between the Council and the Planning and Zoning Commission.

The P&Z is responsible for providing overall leadership and guidance for preparation of the land use plan. The members of the P&Z have the following specific duties and responsibilities:

- Faithfully attend Planning and Zoning Commission meetings and provide overall direction for development of the draft land use plan; #Serve as a public contact to make it easier for citizens to get information and to make comments on the plan;
- Review technical planning materials to help ensure that they accurately represent the current situation and recent trends in Kure Beach;
- Assist the Town's planning advisors with preparation of major plan elements, which includes identifying concerns and key plan issues, developing community vision, developing goals, and preparing draft policies and the future land use map;
- Assist with organization, management, and facilitation of public participation events;
- Help publicize public participation events in the community and recruit residents and property owners to attend; and #Recommend and present a land use plan to the Town Council.

Attachment 1 includes the names, addresses, and phone numbers of the members of the P&Z. The principal points of contact for land use plan preparation shall be the Chairman of the Planning and Zoning Commission, Mr. Charles Allo, and Town of Kure Beach staff, Ms. Imogean Jones.

Planning and Zoning Commission Meetings

The Planning and Zoning Commission's regular meetings are on the first Tuesday of the month. The meetings are held at Town Hall and begin at 7:00 pm. Special meetings may be called as necessary. In order to comply with North Carolina General Statutes 143-318.9 to 143-318.18, a schedule of the Planning and Zoning Commission's meetings is available from the Town Clerk, Ms. Frances Jones. The meeting schedule is posted at Town Hall and is always distributed with the required notices. The Planning and Zoning Commission Chairman will notify Town staff of any changes to the Planning and Zoning Commission schedule and of any special meetings so that proper notice of these special meetings may be given.

All Planning and Zoning Commission agendas will allocate time to hear comments on the land use plan from the public. The Town will keep a record of all residents, property owners, and others who speak at any of the Planning and Zoning Commission meetings and other events and will retain any land use plan comments that it receives. The names of the speakers and the written comments will be kept in a file and will be provided to the NC Division of Coastal Management District Planner (if requested) for draft plan review.

Attachment 2 provides a monthly outline of the land use plan (Phase II) schedule and gives a purpose for the meetings.

Participation Methods

The Town will use 4 methods of public participation in the preparation of Phase II of the land use plan:

- (1) Hold a formal community meeting and invite the public to express concerns about land use and development and to set priorities for development of the land use plan;
- (2) Use of Citizen Survey information received during 2004;
- (3) Hold a community open house where the community can review draft information available as a part of (Phase II) land use plan preparation; and
- (4) Regular meetings of the Planning and Zoning Commission will be the primary vehicle for community interaction on policy and other elements of the land use plan.

In addition to the required public notices, the Town will notify the area Coastal Resources Advisory Council area representative(s) and the NC Division of Coastal Management District Planner of the date, time, and place of the public meetings.

The planning team will periodically issue press releases and make efforts to notify the local media of available information on the Town's land use planning program.

Community Meeting

The Planning and Zoning Commission will conduct a facilitated community meeting on December 7, 2004, to assist in identifying land use plan policy. At this meeting residents and property owners will work to create policy statements in each of the following areas: -policies that provide beach and public trust waters access opportunities on the shoreline; -policies to balance protection of natural resources with economic development; -policies on level of service and criteria for infrastructure;

Actual dates are subject to change as needs and circumstances dictate.

-policies which minimize threats to life, property, and natural resources resulting from development located in or adjacent hazards areas; -policies to ensure coastal water quality is maintained; -participants will identify and address local policy concerns.

The community meeting will be conducted in 2 parts. **Part One** will include a brief introduction to the land use planning process and policy issue areas. **Part Two** will involve discussions of land use planning policy. The expected outcome of this meeting will be a list of policy statements generated by participants which may be used in the land use plan.

The Planning and Zoning Commission will hold the meeting. Town staff and the planner in charge of the land use plan project will provide background information and will assist with the overall group process. Planning and Zoning Commission members will work as facilitators for the group discussion.

The community meeting will be publicized through the local media, information flyers, and through recruiting by members of the Planning and Zoning Commission and other interested citizens.

The intended audience for this public participation opportunity includes residents, resident and nonresident property owners of Kure Beach, business owners and operators, members of Town committees and associations, and other parties with a stake in the Town's land use plan.

Community Open House

The Town of Kure Beach will hold a community open house near the end of the land use plan (Phase II) planning process. The open house is expected to be held in late February 2005. The open house will be held at a time which is convenient for all interested parties to attend.

The open house will provide residents with an easy opportunity to review the information prepared as a part of the planning process. By review of the material presented, residents will be able to assess trends, find out about their community, and to express support or recommend adjustments. The attendees will be able to interact informally with lay and professional members of the planning team. The intended audience for the community open house includes resident and non-resident property owners, business owners and operators, members of town committees and associations, and all parties with a stake in the town's land use plan.

Citizen Participation Plan Evaluation

The Planning and Zoning Commission will conduct an on-going evaluation of the citizen participation plan and will make adjustments to this plan as it becomes necessary. Any needed changes will be reviewed by the Planning and Zoning Commission and recommended to the Town Council.

This Citizen Participation Plan is adopted the ____ day of _____, 2003, at the Town of Kure Beach, North Carolina.

ATTEST: By _____
Betty Medlin
Mayor, Town of Kure Beach

By _____
Frances S. Jones
Town Clerk

Attachment 1

Planning and Zoning Commission — Kure Beach
(At the Time of Citizen Participation Plan Phase II Adoption)

Charles Allo, Chairman
PO Box 55
Kure Beach, NC 28449
458-5238

Janet Foster, Vice Chairman
PO Box 411
Kure Beach, NC 28449
458-9755

Ken Buchert
142 Settlers Lane
Kure Beach, NC 28449
458-3374

Tim Bullard
433 Fifth Avenue South
Kure Beach, NC 28449
458-4822

Mr. Jim LeMehaute
209 Settlers Lane
Kure Beach, NC 28449
458-3037

Imogean Jones
Town of Kure Beach
117 Settlers Lane
Kure Beach, NC 28449
458-8216

Mr. Bill Ufferman
Town of Kure Beach
117 Settlers Lane
Kure Beach, NC 28449
458-9705

Attachment 2

MEETING SCHEDULE

Monthly Action/Purpose

September

Planning and Zoning Commission meeting to discuss and give comments on Phase I land use plan.
Planning and Zoning Commission approves Phase II schedule for land use plan.

October

Discussion of strategy for Phase II land use plan completion. Discussion of management topics, review and discussion of previous land use plan policy.

November

Continuing review and discussion of land use plan policy. Future land use map preparation.

December

Town Board invited to Planning and Zoning Commission meeting for comments and suggestions on draft land use plan.
Community Meeting.

January

Review and revision of draft plan (Planning and Zoning Commission & Town Board), citizen participation opportunity.

February

Review and revision of draft plan(Planning and Zoning Commission & Town Board), citizen participation opportunity.
Community Open House.

March

Submit LUP for DCM/DENR review.

April

Revise plan as needed based on review, public participation continues.

May

Public hearing on LUP, Town Board adoption.

June

Draft land use plan submitted to DCM/DENR for CRC certification.

Attachment E

2004 LUP Transportation Info 7/26/04

NC Dept of Transportation
Statewide Planning
Traffic Survey Unit
1547 Mail Service Center
Raleigh, NC 27699-1547

Phone # = 919-212-4593

Traffic VPD 2001 = last count
K Avenue = 2,400
US HWY 421 (just south of K) = 5,800
US HWY 421 (just north of K) = 5,700
US HWY 421 (just inside south town limit) = 4,600

From 1997 LUP

The most recent traffic counts from the NC Department of Transportation (DOT) are from 1995¹. These counts give vehicles per day (VPD) and are the average annual daily traffic (AADT). The VPD and AADT count traffic in both directions. Seasonal fluctuations are not given by DOT. The locations where the counts are taken are chosen by the DOT. Dow road traffic has not recently been counted, though Kure Beach officials believe it should be counted, and the locations along U.S. Highway 421 which were chosen do not in all cases seem like the best locations. Town officials should be consulted on this decision. In any event, on U.S. Highway 421 north of K Avenue in Town the AADT in 1995 was 3,800 VPD. On U.S. Highway 421 immediately south of K Avenue the AADT in 1995 was 4,100 VPD. On U.S. Highway 421 at Fort Fisher the AADT in 1995 was 1,200 VPD. To the north entering onto the island at the Snows Cut Bridge the AADT was, in 1991 (this was the last count), 11,500 VPD.

From 2004-2006 LUP

The most recent traffic counts from the NC Department of Transportation (DOT) are from 2001². These counts give vehicles per day (VPD) and are the average annual daily traffic (AADT). The VPD and AADT count traffic in both directions. Seasonal fluctuations are not given by DOT. The locations where the counts are taken are chosen by the DOT. Dow road traffic has not recently been counted, though Kure Beach officials believe it should be counted, and the locations along U.S. Highway 421 which were chosen do not in all cases seem like the best locations. Town officials should be consulted on this decision. In any event, on U.S. Highway 421 north of K Avenue in Town the AADT in 2001 was 5,700 VPD. This is an increase of 1,900 vehicles per day since this information was reported in the last land use plan in 1995³. The AADT in 1995 was 3,800 VPD. On U.S. Highway 421 immediately south of K Avenue the AADT in 2001 was 5,800 VPD. This is an increase of 1,700 VPD. In 1995 the AADT was 4,100 VPD. The 2001 AADT for K Avenue, west of U.S. Highway 421 (Ft. Fisher Blvd) was 2,400 VPD. The AADT along U.S. Highway 421 just inside the southern Town limits was 4,600 VPD.

¹ New Hanover County will receive traffic counts again in 1997.

² The 2001 ADT figures were given by the NC Department of Transportation, Statewide Planning, Traffic Survey Unit, 1547 Mail Service Center, Raleigh, NC 2769-1547. The phone number is (919) 212-4593.

³ Count information was 1995. The last land use plan was approved in by the Town of Kure Beach in 1997.

Attachment F

TOWN OF KURE BEACH SURVEY

February, 2004

Dear Fellow Residents:

The Town of Kure Beach is in the process of creating a Land Use Plan which will identify and discuss issues and policies regarding land development over the next 5 to 10 years. Your involvement in this process by completing the following questionnaire is considered vital. All responses are confidential. Please return the questionnaire in the enclosed pre-addressed and stamped envelope by February 26, 2004. Questionnaires are to be returned to the Kure Beach Town Hall in the envelope provided and will be forwarded, unopened, to Cape Fear Council of Governments, the planning firm preparing the Land Use Plan, in order to facilitate processing and to insure confidentiality. Thank you for your participation and your continuing interest in our Town.

Sincerely,

Betty Medlin
Mayor, Town of Kure Beach

1) How long have you lived in Kure Beach?

- Before 1947 1980 - 1989
- 1947 - 1959 1990 - 2000
- 1960 - 1969 2000 - 2003
- 1970 - 1979

2) Which of the following best describes your relationship to Kure Beach?

- Permanent resident of the Town (Check all that apply.)
- Non-resident property owner
- Owner/operator of a business in the Town of Kure Beach

3) What, in your opinion, is the most important problem facing the Town of Kure Beach that the Town can do something about? _____

4) If you are a permanent resident, what was the major reason you chose Kure Beach as your home? (Check all that apply)

- To enjoy the quiet family atmosphere
- Proximity of other amenities or relatives
- Low taxes
- Climate/beach
- Employment/Business opportunity

5) If you are a non-resident property owner, what was the major reason why you acquired your property? (Check one)

- For rental purposes/investment property
- Proximity of amenities or relatives
- Low taxes

- For future use as a retirement home
- Employment/Business opportunity
- Other _____

6) In future years, how would you like to see the Town of Kure Beach develop?

- Residential oriented community
- Business oriented community
- Tourist oriented community
- All of the above

7) Do you feel Kure Beach is growing

- Too fast
- Too slow
- Just about right
- Kure Beach has had enough growth

8) What type of development should be encouraged or discouraged?

TYPES OF DEVELOPMENT ENCOURAGED DISCOURAGED

- Single Family Residential _____
- Multi-Family Residential _____
- Manufactured Homes _____
- Shopping Facilities _____
- Commercial _____
- Recreational Use _____

9) What do you think are the most important issues now facing the Town of Kure Beach?

1= Major Issue 2= Minor Issue 0= Not an Issue

- Extension of Dow Road to Fort Fisher
- Preserve and enhance small town character
- Improve street lighting
- Upgrade all housing to minimum building code standards
- Limit commercial re-zoning
- Hire Town Manager or Administrator
- Provide sidewalks and curbs
- Provide stoplight (please specify where) _____
- Improve enforcement of existing ordinances and land use regulations
- Better traffic flow
- Improve street maintenance
- Do more beautification work
- Improve stormwater management
- Protect groundwater

10) Are the following emergency services adequate in Kure Beach?

Fire Yes No Not sure/No opinion

Police Yes No Not sure/No opinion

Medical Yes No Not sure/No opinion

11) If no (to question 10), how should the Town provide additional emergency services type protection?

- Hire more police
- Expand fire and rescue operations/personnel/resources

12) Do you think the existing land use ordinances are sufficiently protecting your property interests?

- Yes
- No (If no, why not?) _____

13) Are you satisfied with the following public services available in Kure Beach?

YES NO YES NO

- Administration Trash Collection
- Planning Street Lighting
- Water Street Maintenance
- Sewer Street Paving
- Building Inspection Traffic Control
- Police Protection Storm Drainage
- Fire Protection Cleanliness
- Rescue Services Mosquito Control
- Animal Control Emergency Management

14) I would be willing to pay more taxes or fees for the following:

YES NO NO OPINION

- Recreational Facilities _____
- Fire Department _____
- Rescue Services _____
- Police Department _____
- Water System Improvements _____
- Sewer System Improvements _____
- Street Improvements _____
- Drainage Improvements _____
- Public Garbage Collection _____

Thank you for your participation. In closing, the following information will be helpful in evaluating the results of the survey. Your responses will be kept confidential and will not be used for any other purposes.

15) What is your age group?

- Under 30
- 30 - 49
- 50 - 64
- Over 65

16) What is the size of your household?

- 1 person
- 2 persons
- 3 persons or more

17) Which best describes your type of residence?

- Conventional home (single family site built) Mobile Home
 Modular Home Townhouse or Condominium
 Duplex

18) Do you own or rent the house in which you live?

- Own Home
 Rent
 Own Undeveloped Lot(s)

19) How many months a year do you live in Kure Beach?

- Year-round resident
 6 - 11 months
 3 - 5 months
 Less than three months

20) What is the employment status of the head of household?

- Retired
 Unemployed seeking employment
 Employed full time
 Employed part time
 Not working

21) My family income is approximately:

- Under \$10,000
 \$10,000 - \$29,999
 \$30,000 - \$49,999
 \$50,000 - \$74,999
 \$75,000 and above

After completing the survey, please mail the questionnaire in the enclosed pre-stamped and preaddressed envelope. The questionnaires are being mailed to Town Hall where they will be forwarded, unopened, to Cape Fear Council of Governments in order to facilitate processing and to insure confidentiality.

PLEASE RETURN THE QUESTIONNAIRES TO THE KURE BEACH TOWN HALL NO LATER THAN FEBRUARY 26, 2004.

THANK YOU!

TOWN OF KURE BEACH
117 Settlers Lane
Kure Beach, NC 28449

Attachment G

Kure Beach Survey Volunteer List – 3/12/04

Fred Tesh458-3711

Jennifer LeQuire 458-3465
(Member of Town Council) JenatKure@aol.com

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jwt413@bellsouth.net.

Mary Beth Whitton 458-5360

Jackie & Bob Phillips 458-8092
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Sandy Cox 458-6286

Lea Ann Bullard 458-4822
sandfiddler1@aol.com

Lynne Camelletti 458-8776

Richard Himmelstein 458-4797

Peter Russo 458-4160

Chuck Keener264-8260
keenest@att.net

Bill & Carol Ufferman458-9705
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Tim Fuller 458-5122
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Attachment H

Role of the Kure Beach Planning and Zoning Commission in Land Use Plan Creation ¹

UNIQUE PERSPECTIVE

You represent a unique local viewpoint from within the community. Planning and Zoning Commission members know the area well, both its people and its resources. You have a feeling for what may work and what may not.

PLAN DEVELOPMENT

You should provide community perspective and insight on information gathered as well as feedback on policies and implementation actions as they are developed. In so doing, you will play a critical role in shaping the specific policies and actions that will lead Kure Beach into the future. At the same time, you are not being asked to be a planner, designer, or writer, you are to be a sounding board for citizens, businesses, and property owners.

NETWORKING, RECRUITMENT, & PUBLIC PARTICIPATION

You know others in the community who have strong interest in the future of the Town of Kure Beach. These others may include friends, neighbors, business associates, or others in positions of interest and influence. By inviting these individuals to participate in the planning process, you can help to make sure all viewpoints within the community are embodied within the plan.

PUBLIC MEETING SUPPORT

During the course of the project, you may be asked to help out during public meetings. Specific roles will be discussed and agreed upon before each meeting and may include: greeting/signing people in, facilitating small group discussions, summarizing meeting results, etc.

PLAN PRESENTATION & RECOMMENDATION

At the conclusion of the planning process, you will be asked to participate in the recommendation of the plan to the Town Council for their preliminary approval and final adoption.

¹ The material presented here was adapted from the NC Dept of Environment & Natural Resources, Division of Coastal Management, "Technical Manual for Coastal Land Use Planning."

Attachment I

Dolan-Davis Northeaster Intensity Scale¹

Storm Class	Beach Erosion	Dunes Erosion	Overwash	Property Damage
1 = weak	minor changes	none	no	no
2 = moderate	modest; mostly to lower beach	minor	no	modest
3 = significant	erosion extends across beach	can be significant	no	loss of structures at local level
4 = severe	severe beach erosion and recession	severe dune erosion or destruction	on low beaches	loss of structures at community scale
5 = extreme	extreme beach erosion	dunes destroyed over extensive area	massive in sheets and channel	extensive at regional scale, millions of dollars

¹Received from the NC Division of Emergency Management.

Attachment J

Persons Per Square Mile & Per Acre¹ – New Hanover County & Municipalities – 2003

Jurisdiction/Area	Population ²	Ttl Sqr Mi (land area)	Ttl Acres (land area) ³	Persons Per Sqr Mi	Persons Per Acre
Carolina Beach	5,316	1.84	1,178	2,889	4.51
Kure Beach	1,755	1.09	700	1,610	2.5
Wilmington	92,668	50.38	32,243	1,839	2.87
Wrightsville Beach	2,584	1.7	1,088	1,520	2.37
New Hanover Co (total)	169,050	199	127,360	849	1.33
New Hanover Co (unincorporated)	66,727	144	92,160	463	.72

Kure Beach Population

1990 = 619
 2000 = 1,542
 2003 = 1,755

Kure Beach Persons Per Acre

1990 = 0.88
 2000 = 2.20
 2003 = 2.50

Kure Beach Persons Per Square Mile

1990 = 567
 2000 = 1,414
 2003 = 1,610

¹ The land area (sqr mi/acre) for the City of Wilmington was received from John Fullerton, City of Wilmington Zoning Administrator (910-341-3247). Land area totals for Carolina, Kure, and Wrightsville Beach were received from Scott Logel, Cape Fear Council of Governments (910-395-4553). The land area information for New Hanover County was received from Chris O'Keefe, New Hanover County Senior Long Range Planner (910-798-7444). Calculations, format, and presentation by Haskell S. Rhett, III.

² The 2003 population figure (which is the most recent official number at this writing -- March, 2005) was received from the NC State Data Center. The population numbers shown are for permanent residents. Analysis of the permanent resident population density in a resort area does not necessarily give an accurate depiction of development density. Seasonal fluctuations of population and the number of residences vacant during the months of lower visitation must also be considered for a true picture. The numbers presented above are valuable as a start for an analysis of development density. (The percentage of impervious surface coverage would also be an interesting number for analysis.) The numbers as presented above are designed to give a comparison of only the permanent population density (per square mile and per acre) of the jurisdictional areas shown.

³ The size of each jurisdictional area presented above is based (in each instance) on the size in 2003.

Attachment K

Key Characteristics of NC Municipal Beaches, 2000¹

Municipality	Median Age	% Housing Units Occupied All Year	% in Labor Force – 16 & over	Median Household Income	Median Family Income	Per Capita Income	% of Total Housing in 1-unit detached	Median Value of Owner Occupied Housing
Southern Shores	51.4	49.2%	51.3%	\$61,676	\$68,250	\$35,933	97.4%	\$221,500
Kitty Hawk	40.6	48.3%	69.9%	\$42,813	\$48,656	\$22,960	67.8%	\$144,600
Kill Devil Hills	36.7	48.8%	76.6%	\$39,712	\$44,681	\$20,679	82.9%	\$104,500
Nags Head	42.7	27.4%	67.0%	\$53,095	\$61,302	\$30,157	83.3%	\$143,900
Atlantic Beach	48.7	20.5%	63.3%	\$38,312	\$52,411	\$31,339	30.8%	\$207,800
Pine Knoll Shores	61.8	37.9%	36.8%	\$53,800	\$60,662	\$34,618	47.7%	\$220,500
Indian Beach	58.8	4.1%	52.7%	\$47,250	\$45,250	\$25,826	2.7%	\$625,000
Emerald Isle	50.1	27.3%	54.3%	\$53,274	\$60,257	\$31,316	58.7%	\$200,000
North Topsail Beach	45.1	21.6%	64.4%	\$45,982	\$53,125	\$33,972	25.7%	\$137,500
Surf City	48.1	26.7%	61.7%	\$40,521	\$48,654	\$25,242	55.6%	\$177,100
Topsail Beach	55.6	21.9%	53.7%	\$55,750	\$64,167	\$35,838	81.1%	\$281,300
Wrightsville Beach	37.1	41.8%	65.6%	\$55,903	\$71,641	\$36,575	31.3%	\$480,600
Carolina Beach	43.6	56.2%	68.0%	\$37,662	\$44,882	\$24,128	42.8%	\$156,000
Kure Beach	50.5	46.3%	60.8%	\$47,143	\$55,875	\$26,759	61.2%	\$188,300
Bald Head Island	56.3	14.7%	56.7%	\$62,083	\$56,964	\$45,585	87.5%	\$525,000
Caswell Beach	59.9	32.7%	39.9%	\$57,083	\$63,750	\$41,731	43.7%	\$242,300
Oak Island	49.2	46.2%	56.1%	\$40,496	\$48,775	\$23,964	83.5%	\$119,400
Holden Beach	55.4	18.4%	48.8%	\$59,583	\$70,000	\$36,113	84.7%	\$247,300
Ocean Isle Beach	53.4	8.3%	49.6%	\$67,639	\$65,625	\$42,605	69.3%	\$340,700
Sunset Beach	60.2	30.5%	37.8%	\$47,356	\$57,019	\$36,181	51.8%	\$219,600
New Hanover County	36.3	85.6%	66.5%	\$40,172	\$50,861	\$23,123	60.7%	\$135,600
North Carolina	35.3	88.9%	65.7%	\$39,184	\$46,335	\$20,307	64.4%	\$108,300
NC Mun Beach Ave	50.26	31.44	56.75%	\$50,356.65	\$57,065.30	\$32,118.65	59.47%	\$249,145

¹ Figures were gathered from the U.S. Department of Commerce, Bureau of the Census, 2000, and the NC State Data Center, 2001. There were 20 municipal beach communities in the year scheduled for the census. The recently incorporated municipality of Duck was created after the 2000 Census. U.S. Bureau of the Census figures are not yet available for this municipality. Consequently, Duck is not listed here. New Hanover County and North Carolina are included for the purpose of comparison.

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Map Appendix

Land Use Plan Maps:

Storm Surge Inundation Areas Map
FEMA Special Flood Hazard Areas Map
Environmental Composite Map
Exceptional Substantial & Beneficial Wetlands Areas Map
Coastal Wetlands & Estuary Waters Map
Significant Natural Heritage Areas & Protected Lands Map
Community Facilities Map
Transportation System Map
Existing Land Use Map
Land Suitability Analysis Map
Future Land Use Map

End Page