



# **TOWN OF OCEAN ISLE BEACH**

## **CAMA AND COMPREHENSIVE PLAN**

*Adopted by the Town of Ocean Isle Beach: 08/12/2025*

*Certified by NC Coastal Resources Commission: TBD*

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# ACKNOWLEDGEMENTS

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*This plan created for:*



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*08/12/2025*

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# COMMUNITY CONCERNS & ASPIRATIONS

# 1

## Community Background

Ocean Isle Beach, like many coastal towns in southeastern North Carolina and northeastern South Carolina, is experiencing growth pressures from the large influx of new residents to the state and region. Much of this growth is due to increased tourism and more retirees choosing to live near the coast. While coastal living is appealing, the resulting development can sometimes harm the very qualities that make these places attractive. Strategic land use planning helps manage this growth by identifying challenges early and setting goals and policies to guide development in a thoughtful way.

The U.S. Congress created the first nationwide coastal planning program with the Coastal Zone Management Act (CZMA) in 1972. This law encouraged states to protect their coastal resources. North Carolina followed with its own Coastal Area Management Act (CAMA) in 1974, which created the Coastal Resources Commission (CRC) to oversee growth in the state's 20 coastal counties. CAMA also set up rules for regulating development and required each coastal county (and embedded municipalities) to create a land use plan.

## Significant and Emerging Trends

The drastic increase in residential development in Brunswick County, particularly in areas near Ocean Isle Beach, presents challenges for the future of the Town. There are over 6,000 homes approved and/or permitted in the county within a mile of the Town and its extra territorial jurisdiction—more than double the number of existing homes in the

Ocean Isle Beach planning area. These new residents, both permanent and seasonal, will contribute to vehicular congestion issues like lack of available parking, difficulty traveling across the Odel Williamson Bridge, and overall level of service for roadways in Town. Prioritizing connectivity between developments and multi-modal transportation is essential to promoting convenient, safe trips around the island as these growth pressures present themselves and new homes are completed.

Ocean Isle Beach remains vulnerable to natural hazards and rising seas. Potential impacts from flooding (from rainstorms and storm surges), shoreline erosion, and hurricanes will play a major role in the future development, management, and safety of the Town. Protecting areas of natural concern, particularly those that operate as a natural buffer to hazardous conditions, is a priority for Ocean Isle Beach and its residents. Maintaining the island's inlets and beach conditions through renourishment projects and close partnerships with state and federal partners goes a long way in preserving the people, property, and environment of the community.

## **A Community Vision**

The vision statement of Ocean Isle Beach is intended to be a general and brief statement about the Town's main preferences for future growth. The vision statement should be based on a consensus of the views of citizens and community representatives. To maximize the utility and scope of the vision statement of Ocean Isle Beach, community priority issues, local citizen input, and the preferences of the local government were all considered during the statement creation process.

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*We, the residents, businesses, and property owners of the Town of Ocean Isle Beach, shall maintain and enhance our community as the finest family-oriented beach community in the United States. This requires working to retain our small town, family friendly character while preserving, and where possible, enhancing the quality of the natural and man-made environment. It is essential that we maintain the quality of life that makes Ocean Isle Beach a community that is desirable for visitors and residents alike.*

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## Guiding Principles

The guiding principles, combined with the Community Vision, serve as the foundation for recommendations made in this plan, representing the vision and priorities of residents and staff for the future of Ocean Isle Beach. The following principles are not ranked by priority.



1. Protect the beach and encourage continued storm damage reduction to ensure future enjoyment of the Town's natural resources and protection of critical infrastructure.



2. Prioritize the installation of bicycle and pedestrian facilities to improve the safety and efficiency of trips for residents.



3. Relieve congestion from vehicular traffic by improving connectivity between current and future developments.



4. Encourage walkable commercial centers that promote the small-town, family friendly character of Ocean Isle Beach while limiting the construction of strip malls and box stores.

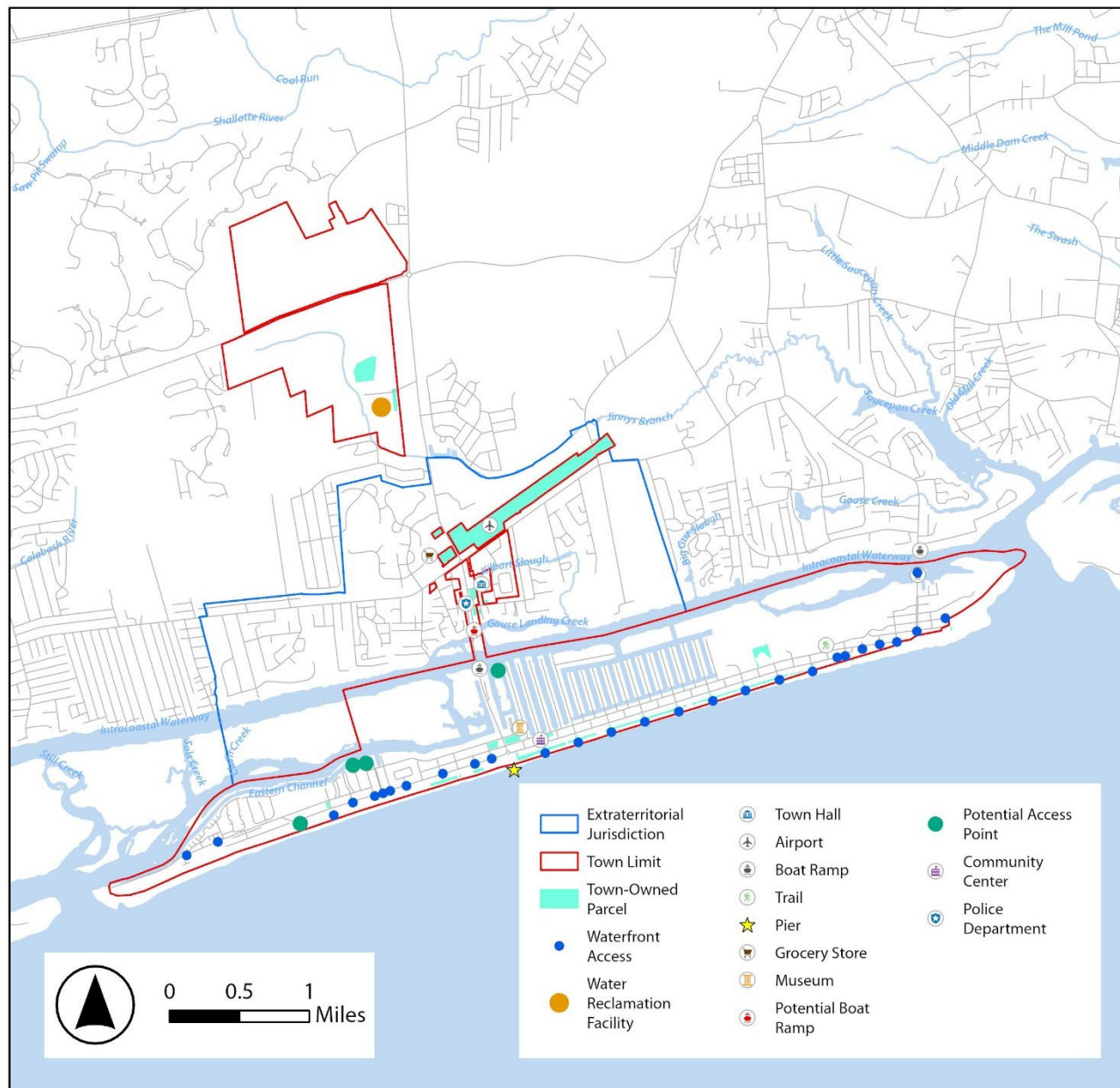


5. Manage development density in both residential and commercial areas in response to increasing regional growth.



6. Manage parking and public access to amenities through facility enhancement and land acquisition to support year-round coastal lifestyle activities.





**Map 11. Community Facilities.**

A map of publicly owned facilities in the Town of Ocean Isle Beach.

# PUBLIC ENGAGEMENT SUMMARY

# 2

## Public Engagement

Public engagement is a vital component of developing a CAMA land use plan or comprehensive plan. It is essential that the plan reflects the values, priorities, and lived experiences of the community it is meant to serve. Involving residents, business owners, and other stakeholders helps identify local needs, build consensus around future growth, and strengthen trust in local government. Meaningful engagement also leads to more informed, equitable, and effective policies by incorporating diverse perspectives and fostering a shared vision for the town's future. The following chapter outlines the engagement efforts performed throughout the development of this plan and the feedback shared by residents.

## Events and Activities

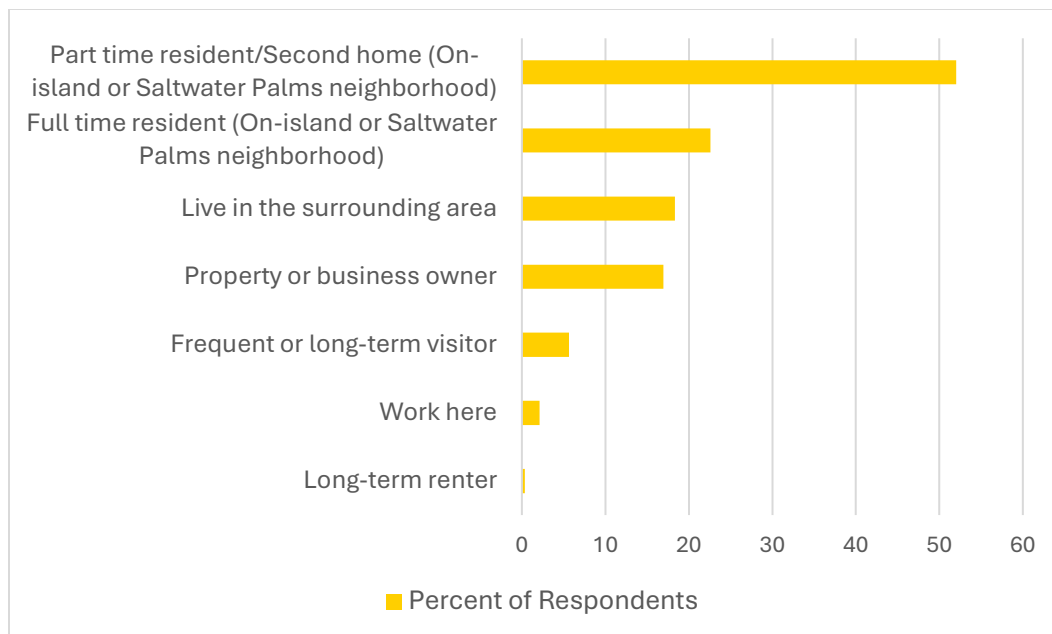
### Interactive Boards and Town Survey

Interactive boards were presented in a Town Council workshop on January 14, 2025, to kick off the project and solicit initial feedback about the plan. The boards were available for approximately six weeks. These boards were hosted in the Town Hall lobby for residents to share their thoughts. An online feedback option was also hosted on the Town of Ocean Isle Beach website. The activities center around the statutorily required elements of a CAMA land use plan: public access, land use compatibility, infrastructure carrying capacity, natural hazard areas, water quality, and local areas of concern.

## Online Survey Results Summary

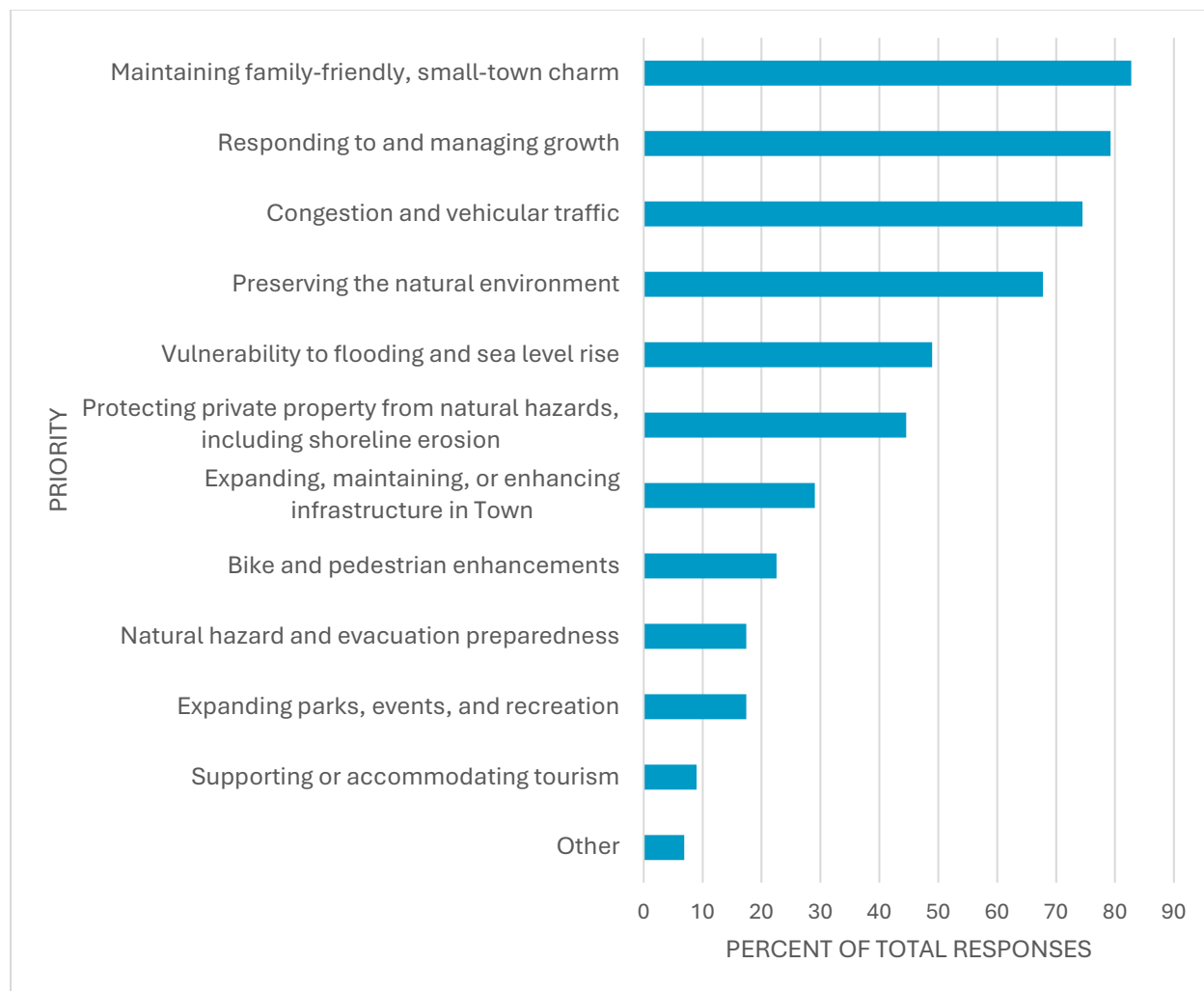
An online survey ran for the month of March 2025 and received 568 responses. The survey asked respondents to consider how successfully the previous land use plan achieved its goals, what the Town should prioritize for the future of the community, and included an interactive map for residents to pinpoint specific areas of concern.

**Figure 1. Respondents Relationship to Ocean Isle Beach**



Respondents clearly identified four top priorities for the Town, relating to character, growth, traffic, and the natural environment. Secondary to those were concerns about environmental and coastal hazards.

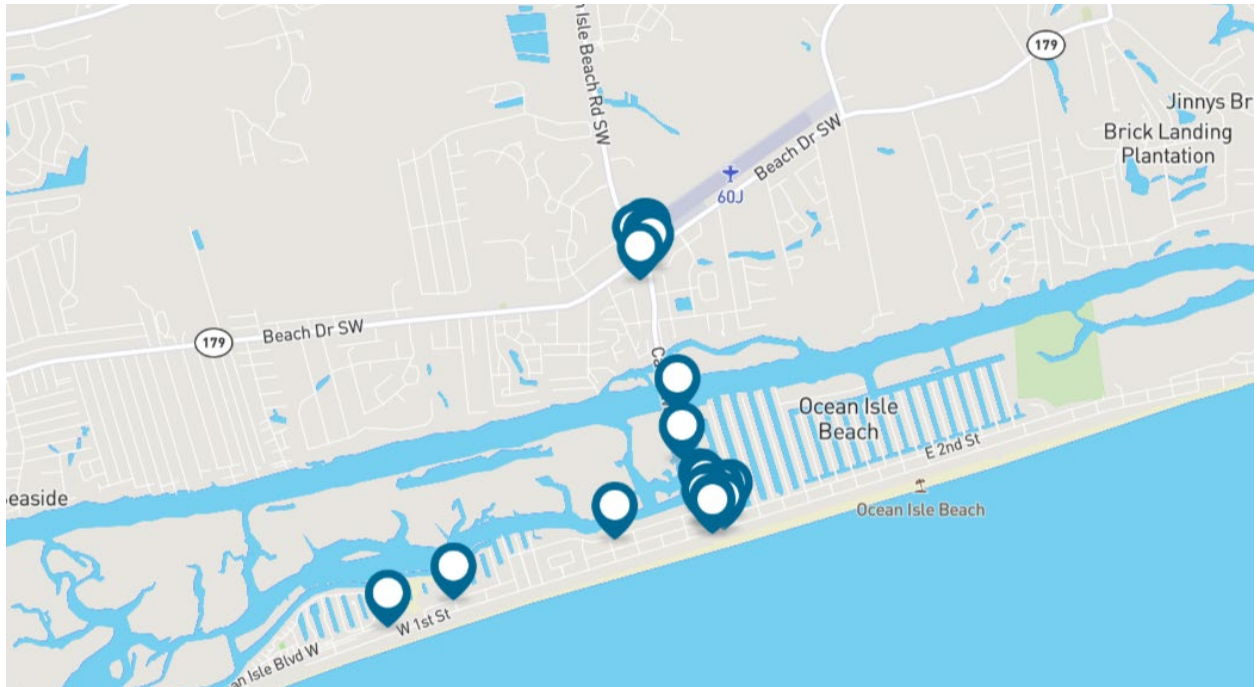
**Figure 2. Top Priorities for Ocean Isle Beach**





### ***Figure 3. Location-based Open-ended Input***

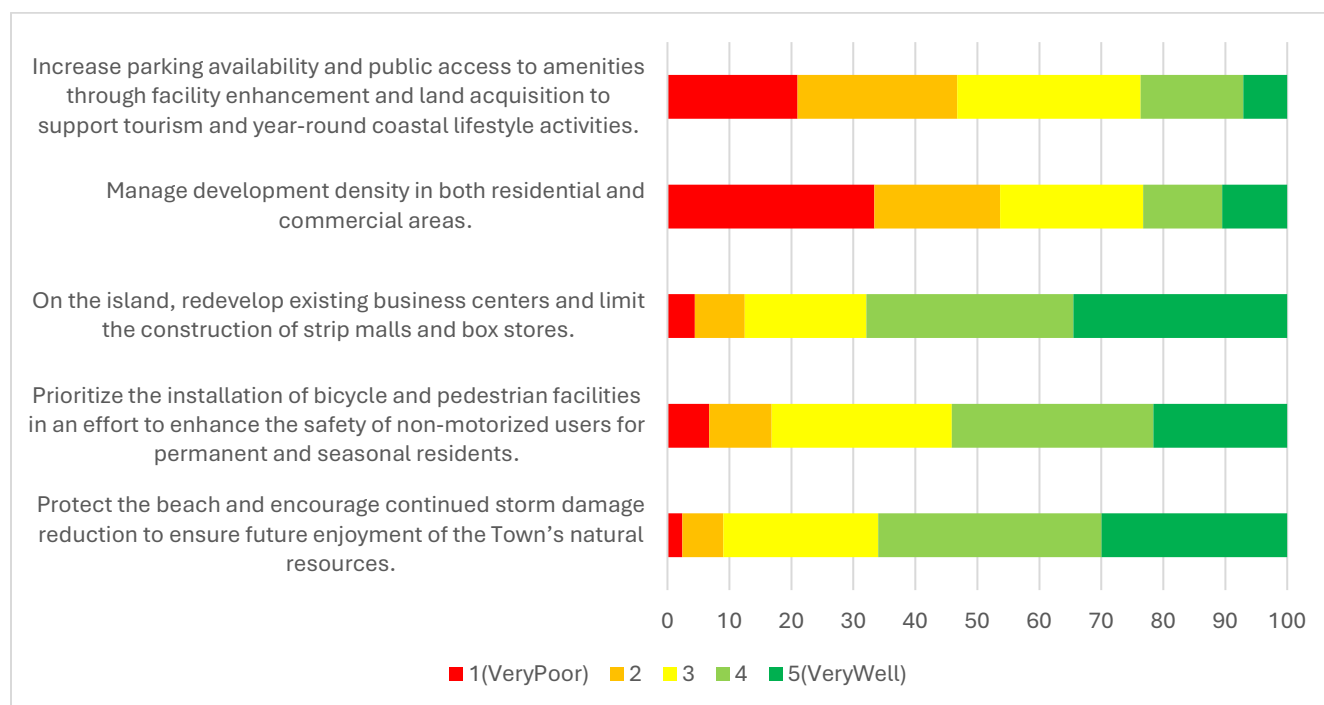
Even though residents could share their thoughts on a variety of topics and areas of Town, most responses pointed to Causeway Drive and 1<sup>st</sup> and 2<sup>nd</sup> Streets, expressing concern over prolonged delays and points of conflict between cars and pedestrians during peak times of the day or week. Residents also used the markers to identify gaps in pedestrian infrastructure, presenting safety concerns over their ability to navigate their stay on the island without their car.



Respondents were asked to evaluate how successful the goals of the previous CAMA Land Use Plan were implemented in Ocean Isle Beach, resulting in the following:

More respondents rated the Town’s achievement of public access management and development regulation more negatively than positively. Since the Town has only added 90 housing units in the years between 2010 (3,200 housing units) and 2020 (3,290 housing units), it is possible that development in the County, outside of Town limits, has also contributed to this perception. The other three goals from the 2017 CAMA land use plan are viewed as being well achieved or executed.

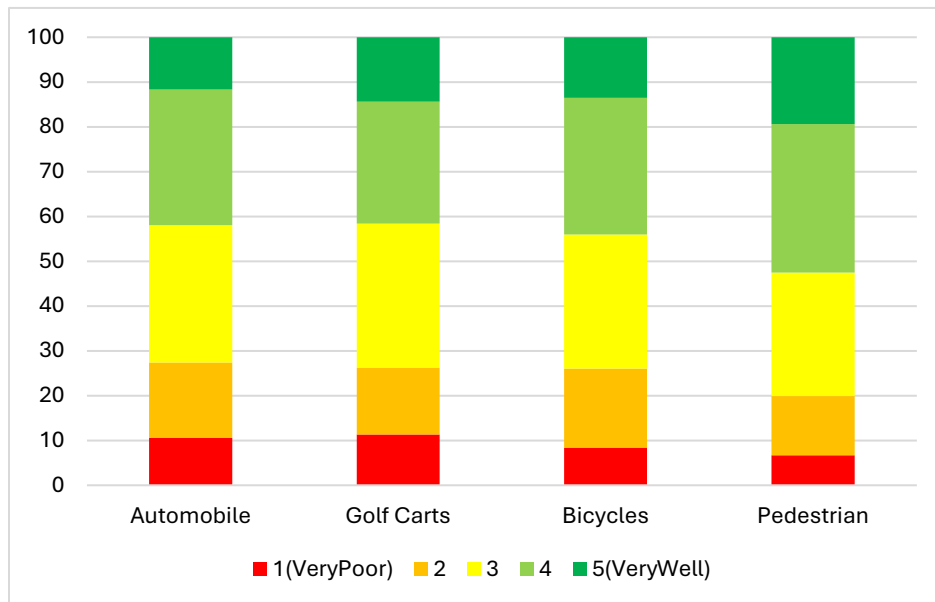
**Figure 4. How Well Did the Previous Land Use Plan Achieve its Goals?**



## Transportation Support

Respondents were asked to share how well various means of transportation meet the needs of residents in Ocean Isle Beach on a scale of 1 to 5, with 1 being the lowest level of support and 5 being the highest level of support. The similarities between the modes remain consistent.

**Figure 5.     *How well do various means of transportation meet the needs of Ocean Isle Beach residents***



## Key Issues

The following ideas and issues were identified during the initial public engagement and existing conditions analysis as they relate to the CAMA Land Use Management Topics and other areas of local concern. These open-ended responses are summarized below, including a section at the end for issues of local concern that are outside the scope of the state-mandated CAMA requirements.

### Public Access to Public Trust Waters and Recreation

#### Issues Identified Through Existing Conditions Analysis

- Opportunities to improve recreational access through canoe, paddleboard, and kayak launch sites.
- Improving access points for small boats and non-motorized watercraft on the mainland to prevent each user from having to cross the bridge for access.
- Beach access points on the western end of the island dissipate quickly and contain fewer parking facilities than more central access points.

#### Issues Identified by Residents and Stakeholders

- Residents feel boat traffic speeds are too high. Better education and enforcement of no-wake zones on the Intracoastal Waterway (ICW) can enhance safety and protect the shoreline.
- Improve user experience through better signage, availability of beach amenities (e.g., borrow stations for toys, trash bags), and digital tools for checking parking availability.
- Proposals included adding additional boat launches to relieve pressure on existing access points.
- Residents mentioned the need to incorporate ramps at beach access points to improve accessibility for all users.

### Land Use Compatibility

#### Issues Identified Through Existing Conditions Analysis

- Given the Town's location as a barrier island, much of the residential property is vulnerable to storm surge, heavy participation events, sea level rise, tidal flooding,



and erosion. Careful attention to shifting shores and recurring flooding should influence future development and land use decisions.

#### Issues Identified by Residents and Stakeholders

- Several respondents opposed new neighborhoods, particularly near the Intracoastal Waterway and the east/west edges of the island due to concerns about preserving natural beauty and reducing impervious surfaces that contribute to additional stormwater runoff and flood risks.
- Recommendations included requiring green space in new developments and avoiding clear-cutting practices whenever possible.
- Some respondents proposed partnerships with environmental groups to work towards better development habits and improve resident stewardship of the beach.

### Infrastructure Carrying Capacity

#### Issues Identified Through Existing Conditions Analysis

- Water and wastewater infrastructure elements are vulnerable to natural hazards, risking failure of utility systems and loss of capital projects.
- Several roadways, particularly the bridge, those around the canals, and the eastern and westernmost ends of the island are vulnerable to natural hazards. These roadways serve as critical components of Ocean Isle Beach's evacuation route.

#### Issues Identified by Residents and Stakeholders

- Concerns were raised about inadequate drainage systems, especially along Moore Street where repeated home flooding was reported.
- Suggestions included adopting a "see it, report it" system to identify and address problems related to infrastructure in a timely manner.

### Natural Hazard Areas

#### Issues Identified Through Existing Conditions Analysis

- Dunes are critical resources impacted severely by natural hazards in Ocean Isle Beach. Dune building and infiltration projects can help buffer damage and mitigate runoff issues caused by storm events.

### Issues Identified by Residents and Stakeholders

- Residents expressed mixed support for beach renourishment projects. Some residents feel it's an effective way to protect private property and beaches from threats posed by natural hazards while others feel it is merely staving off inevitable changes to shorelines given Ocean Isle Beach's existence as a barrier island through high, recurring costs.
- Residents feel positive about projects that protect existing wetlands and reinforce dunes.
- Strong emphasis on resident education, including emergency preparedness guidance and signage.

## Water Quality (Environmental)

### Issues Identified Through Existing Conditions Analysis

- Water quality in surrounding natural areas can also be impacted by compromised stormwater and sewer infrastructure due to flooding and/or power outages in the event of storm surge or other natural hazard.

### Issues Identified by Residents and Stakeholders

- Suggestions include reducing pollution in stormwater runoff through regional or state partnerships.

## Local Areas of Concern

### Issues Identified Through Existing Conditions Analysis

- There are high social vulnerabilities associated with the high average age of Ocean Isle Beach permanent residents (57% of the population is 65 years or older).

### Issues Identified by Residents and Stakeholders

- Respondents called for more consistent enforcement at the NC Wildlife Resources Commission boat launch and expanded environmental cleanup efforts such as quarterly trash pick-up contests.
- Some respondents suggested a second bridge across the intracoastal at Ferry Landing Park to alleviate traffic congestion on the Odell Williamson bridge and provide an additional evacuation route.
- Suggestions for EV chargers, public restrooms at beach access points, and better visitor management systems.

- Residents raised alarm over water contamination in the region, particularly PFAS, and called for strict water quality standards and monitoring.
- Explore the introduction of a shuttle service from the mainland with a public parking lot for more efficient trips for beachgoers.
- Work to remove invasive plant species when possible.
- Resident suggestion for bike rack installation on the west end of the island.
- Suggestions to incorporate a flag system to warn of rough surf, winds, both at the traffic circle and beach accesses.
- Several respondents feel the island needs a senior or community center to better serve the recreation and gathering needs of the community.
- Some residents feel redevelopment of existing commercial properties would make the island more attractive. Making room for things like boutiques, coffee shops, and friendly, laidback beach front bar/restaurant options (similar to those found in peer communities like Southport).

# POPULATION, DEMOGRAPHICS, HOUSING, & ECONOMY

# 3

## Population

### Population Trends

Ocean Isle Beach has historically maintained a low permanent population, with the population measuring 867 by the 2020 decennial census. However, the town has experienced significant growth in the past several years, with a 58% population increase between 2010 and 2020. The permanent population is expected to continue growing, especially in light of recent subdivision approvals.

The Coastal Area Management Act requires that population projections are generated for a 30-year horizon. Permanent population projections were developed using the change in population between 2010 and 2020 and extrapolating this rate until 2055. This natural growth rate assumes that roughly 32 people move to Ocean Isle Beach each year.

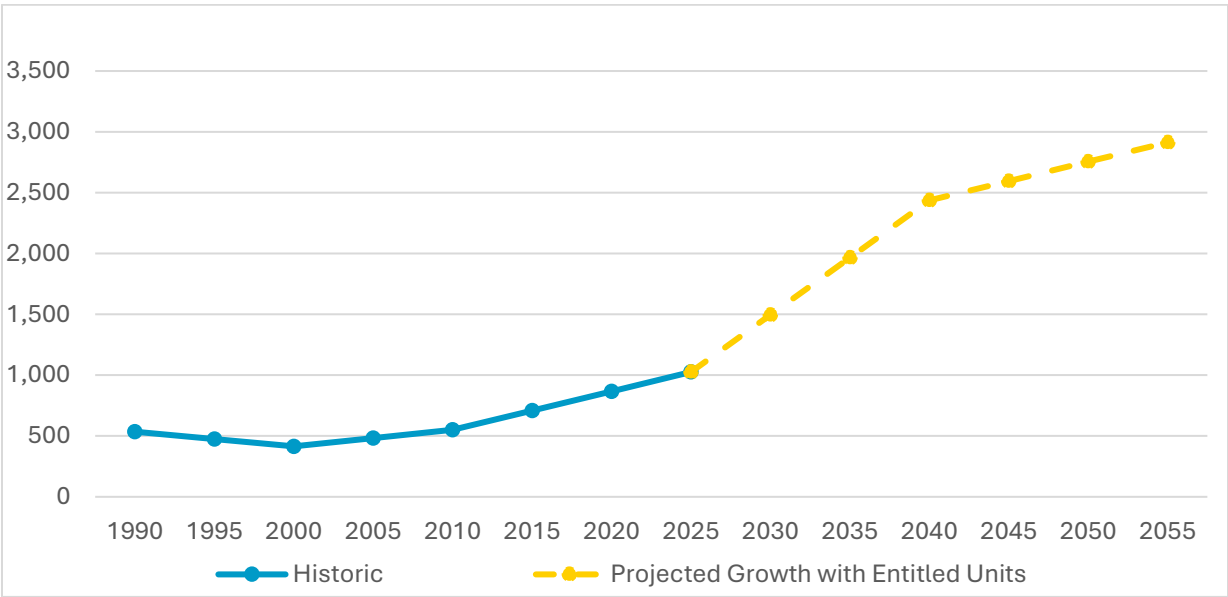
These projections also incorporate 650 housing units that were recently approved by the Town and are currently under construction. Assuming that 80% of these units will be occupied by full-time residents, a total of 520 new occupied units are currently under construction. This population projection also assumes that these occupied units will be built between the years 2025 and 2040, at a rate of 35 units per year. Each unit is expected to bring an average of 1.8 people per household (based on Ocean Isle Beach's current estimate from the 2023 American Community Survey 5-Year Estimates) resulting in an additional 62.4 new permanent residents each year between 2025 and 2040. Because of these additional housing units, the town's permanent population is expected



to rise quickly in the next 15 years and is assumed to return to its 2010-to-2020 growth rate by 2040 through the remainder of this 30-year horizon.

Based on the projected build-out analysis in Build-Out Analysis and Pending Development, the mainland should expect to see 75% of new housing development and the island should expect to see 25% of new housing development. Therefore, it is assumed that the mainland will accommodate the bulk of new population growth.

**Figure 6. Permanent Population Projections**



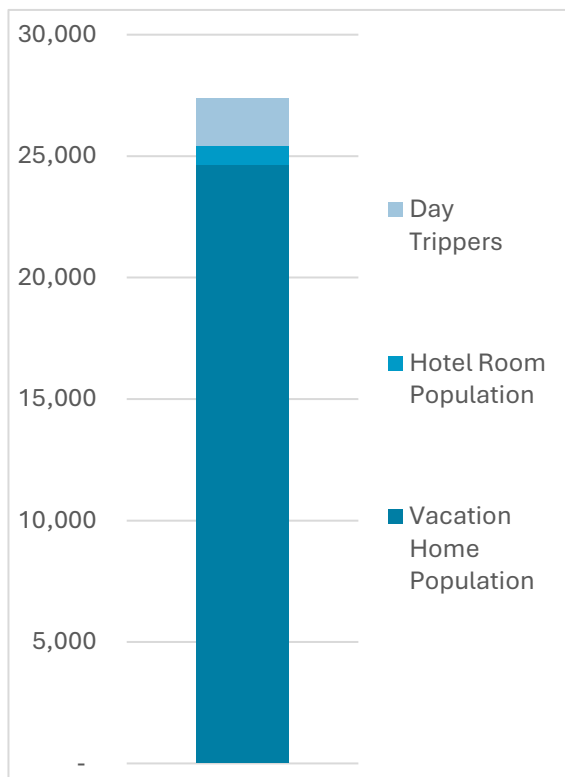
**Table 1. Permanent Population Projections**

	2010	2020	2025	2030	2035	2040	2045	2050	2055
Population from 2010-2025	561	867	1,026						
Projected Growth with Entitled Units (currently under construction)				1,496	1,967	2,437	2,596	2,754	2,913

Source: American Community Survey 5-Year Estimates, 2023; 2010 and 2020 US Census; Data provided by Ocean Isle Beach; 2017 CAMA Land Use Plan

## Seasonal Population Projections

**Figure 7. 2025 Seasonal Population Snapshot**



In 2025, the town's seasonal population of any one day is expected to be just above 27,000. Seasonal population can be measured using three categories:

- The population occupying vacant housing units, likely including vacation or short-term home renters and second homeowners,
- The population occupying hotel rooms in Ocean Isle Beach, and
- Day trippers who visit Ocean Isle Beach for the day, but do not spend the night.

The number of vacant housing unit occupants was determined by first extrapolating the estimated total housing units until 2055, based on projected population growth and the addition of 650 currently entitled housing units. Next, the percentage of these homes which are occupied was determined by assuming that 15% of units built each year to accommodate the projected growth will be occupied (*based on 2023 American Community Survey estimates*) and 80% of the 650 entitled units will be occupied year-round. The number of vacant homes was then calculated based on the percentage of occupied homes each 5-year period, and the number of vacant units used seasonally was calculated by assuming that 70% of vacant housing units are for seasonal, recreational, or occasional use. Finally, the vacant housing unit occupants were calculated by assuming that each seasonally vacant home houses 12 people on average.

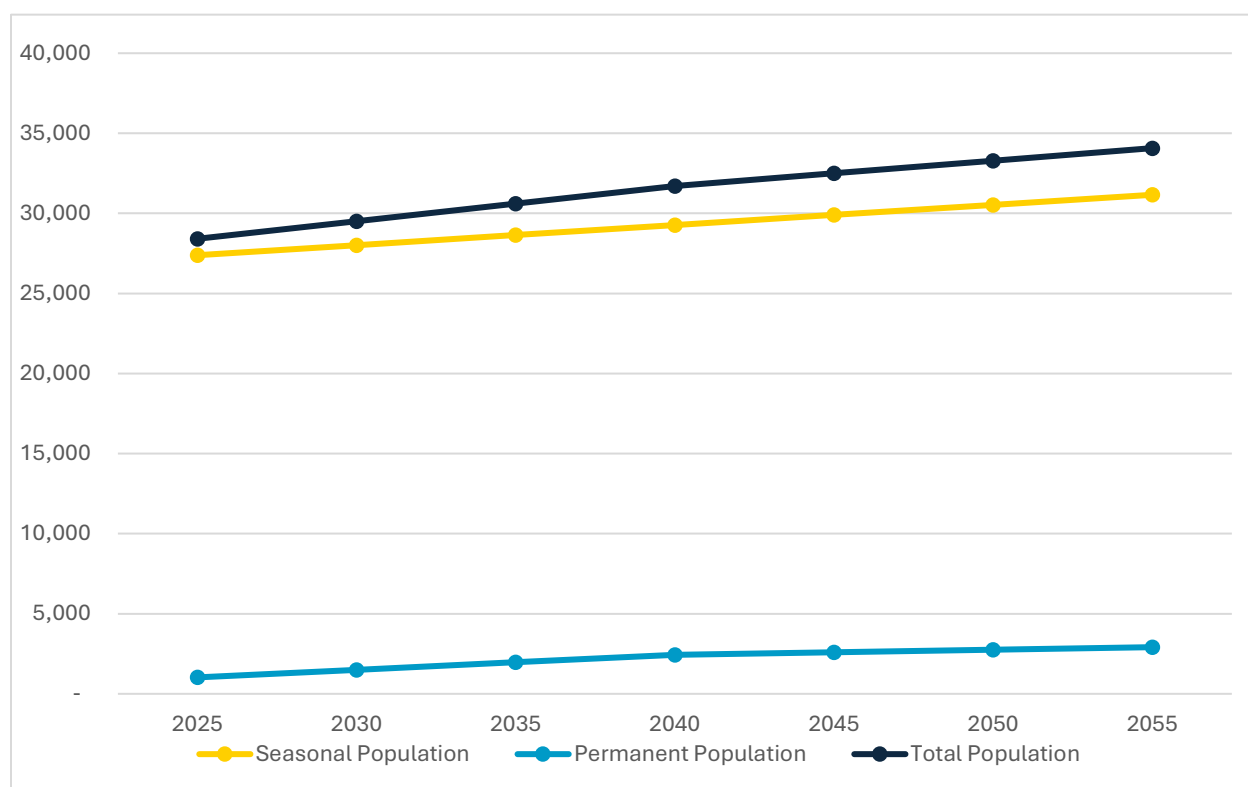


The number of hotel occupants was determined by assuming that 3.5 people stay the night in a hotel room with a total of 226 hotel rooms in the town (from the town's 2017 Land Use Plan), resulting in a total of 791 hotel occupants per day.

The number of day trippers was determined by using the number of parking spaces available for visitors (per the Town's website), estimating that a car brings 2.5 people to the Town on average, and that each parking spot will hold an estimated 1.5 cars for the day on average. In turn, the estimated number of day trippers to Ocean Isle Beach is roughly 1,943.

Together, all these added up to be our estimate of seasonal visitors to Ocean Isle Beach on any given day.

**Figure 8. Permanent, Seasonal, and Total Population Growth Projections**

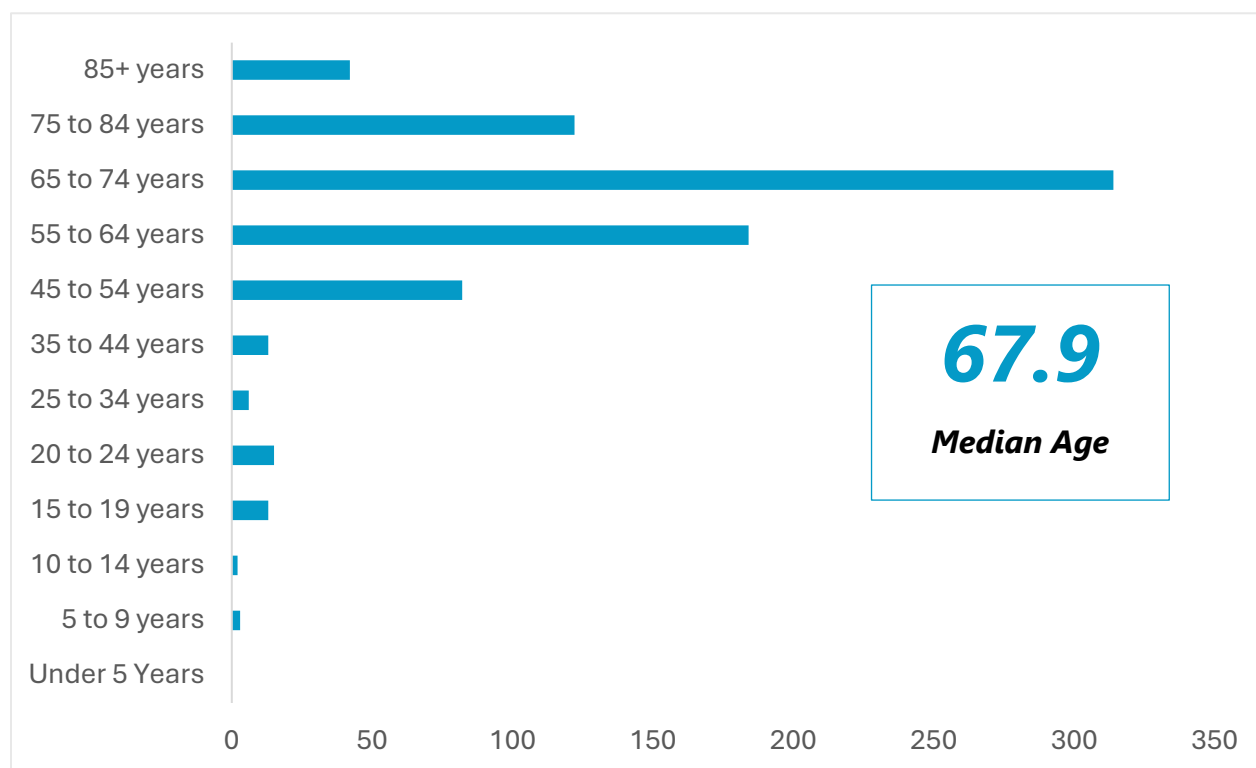


## Demographics

### Age

The largest age cohort in Ocean Isle Beach is the 65 to 74 years old group, representing 39% of the population. However, residents aged 55 and over account for over 83% of the population, highlighting the town's prominent retirement-aged community. Ocean Isle Beach is predominantly white with 98% of residents identifying as such.

**Figure 9. Age Cohorts**

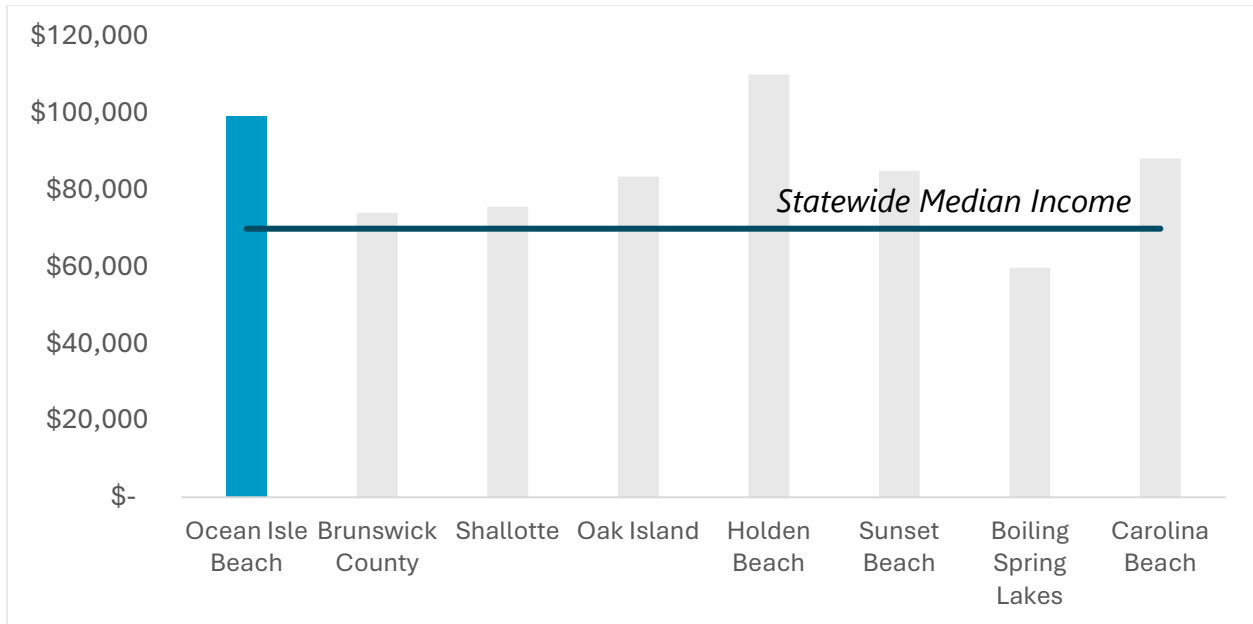


Source: American Community Survey 5-Year Estimates, 2023

## Household Income

The town has a median household income just below \$100,000, which is roughly \$30,000 higher than the statewide level. Furthermore, Ocean Isle Beach has a higher median household income compared to nearby jurisdictions, with the exception of Holden Beach.

**Figure 10. Median Household Income Levels**



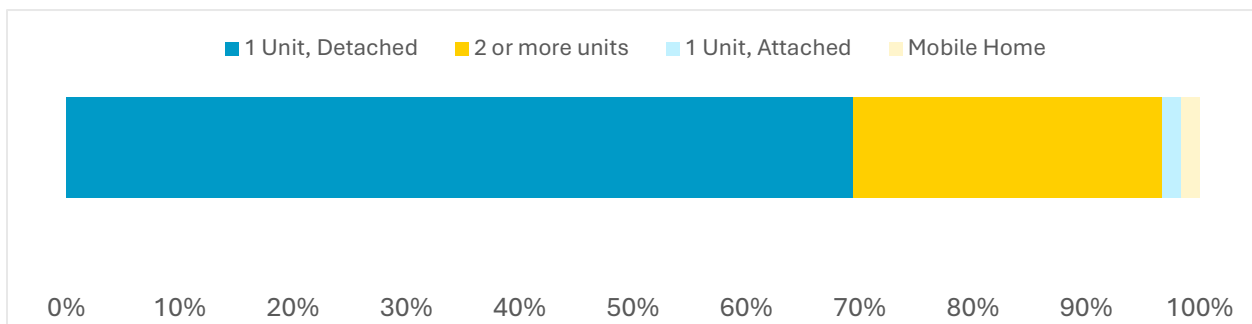
Source: American Community Survey 5-Year Estimates, 2023

## Housing



Ocean Isle Beach currently contains 3,290 housing units, most of which (2,285) are single-family detached homes. The Town, however, has recently approved a subdivision development of approximately 650 single-family homes which will increase the town's current housing stock by almost 20%.

**Figure 11. Housing Units by Type**



Source: American Community Survey 5-Year Estimates, 2023

### Vacant Housing Definition

*Vacant housing is defined by the U.S. Census Bureau as a housing unit that no one is living in at the time and can include units for rent or sale, for migrant workers, and for seasonal, recreational, or occasional use.*

Most of the town's housing stock, almost 87%, is considered vacant. Of this vacant housing stock, 2,030 units are used for seasonal, recreational, or occasional use — likely meaning that these units are being used as vacation homes or as short-term rentals.



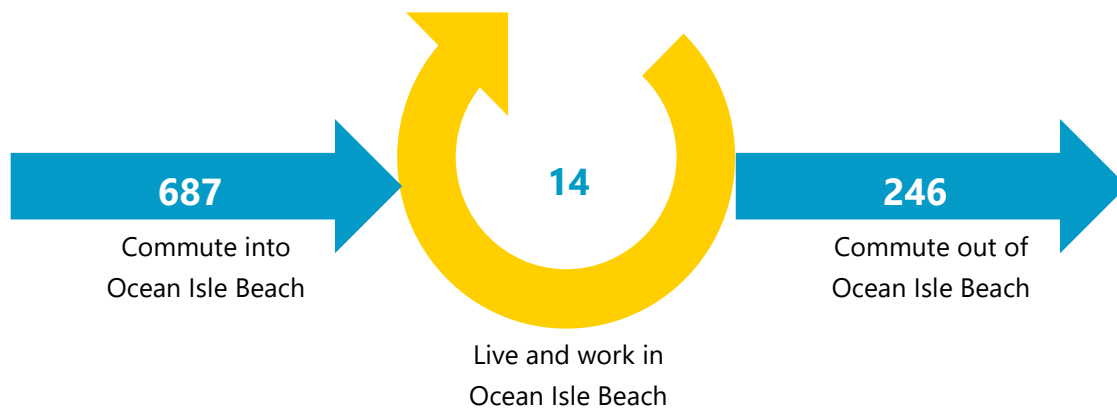
*87% of housing units in the town are vacant per the American Community Survey 5-Year Estimates.*

## Economy



Ocean Isle Beach is predominantly a retirement community with almost 70% of the population aged 16 years and older not in the labor force (*American Community Survey 5-Year Estimates, 2023*). The community's economy is primarily sustained by the tourism industry, which heavily depends on the beach, ocean, and estuarine waters. Industries such as retail trade, real estate, rental and leasing, arts, entertainment, recreation, accommodation and food services account for roughly 72% of employees in Ocean Isle Beach. Most employees who work in Ocean Isle Beach commute from homes outside of the town (*US Census on the Map, 2022*).

**Figure 12. Commuters To and From Ocean Isle Beach**





**Table 2. Number of Employees in Each Industry**

Industry	Number of Employees
Agriculture, Forestry, Fishing & Hunting	0
Mining	0
Utilities	0
Construction	20
Manufacturing	3
Wholesale Trade	0
Retail Trade	137
Transportation & Warehousing	11
Information	0
Finance & Insurance	17
Real Estate, Rental & Leasing	124
Professional, Scientific & Tech Services	19
Management of Companies & Enterprises	0
Administrative, Support & Waste Management Services	15
Educational Services	0
Health Care & Social Assistance	16
Arts, Entertainment & Recreation	24
Accommodation & Food Services	293
Other Services (except Public Administration)	20
Public Administration	101
Unclassified Establishments	3
<b>Total</b>	<b>803</b>

*Source: ESRI Business Analyst Online Business Summary, 2024*

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# NATURAL SYSTEMS & CULTURAL CONDITIONS

# 4

## Areas of Environmental Concern

*Areas of Environmental Concern (AEC) are natural areas that are susceptible to environmental degradation and that offer environmental and cultural benefits to a community. The State of North Carolina deems that these areas of environmental concern (AEC) must be protected during the development process. There are four categories of AECs as defined by the state:*

- *Estuarine and Ocean Systems (including public trust areas, coastal shorelines and wetlands, and estuarine waters like oceans)*
- *Ocean Hazard Systems (oceanfront lands and beaches)*
- *Public Water Supplies (fresh water supplies)*
- *Natural and Cultural Resources Areas (environmental and cultural resources important to the state)*

## Estuarine Water and Ocean System

### ***Estuarine Water***

Estuarine waters are the confluence of saltwater oceans and freshwater rivers, and in North Carolina, include all waters of the Atlantic Ocean and bays, sounds, rivers and tributaries. Ocean Isle Beach's estuarine waters include the Intracoastal Waterway

(ICWW), Shallotte River, and various creeks. Estuaries are extremely productive natural systems that provide important habitats for a diverse range of shellfish, birds and other forms of marine wildlife and vegetation. Estuarine waters not only provide environmental benefits to the Ocean Isle Beach community, but they also provide low-intensity recreational opportunities for residents and visitors, like fishing and boating.

### ***Estuarine Shoreline***

Estuarine shorelines are non-ocean shorelines along waters like estuaries, sounds, bays, fresh and brackish waters, and other non-ocean public trust areas as measured from the normal high-water level or normal water level. For waters not classified as Outstanding Resource Waters (ORW)—which includes all surface waters in Ocean Isle Beach—the estuarine shoreline is measured at 75-feet landward from mean high water line.

### ***Coastal Wetlands***

Within its town limits, Ocean Isle Beach has roughly 754 acres of coastal wetlands, characterized by its marshes and occasional flooding. These coastal wetlands are largely located on the island in the southernmost portion of the Town, with some coastal wetlands just outside of town limits to the east.

Wetlands have significant values that support the unique lifestyle and quality of life enjoyed by Ocean Isle Beach residents and visitors. These values include:

- **Water Storage:** wetlands are able to store heavy rain, surface runoff, and flood waters, thereby reducing downstream flooding.
- **Shoreline Stabilization:** ground cover and roots of wetland plants help hold soil in place and prevent sedimentation and nutrient transport.
- **Water Quality:** wetlands plants can enhance water quality by removing pollutants from surface water runoff.
- **Wildlife and Aquatic Habitat:** the variety of plants, hydrologic and soil conditions associated with wetlands provide abundant food and cover for animal

populations and support a number of endangered species and other rare plants and animals

- **Recreation and Education:** the rich array of plants and animals supported by wetlands provide significant consumptive and non-consumptive use values such as hunting, fishing, bird watching, kayaking, and more.

### ***Public Trust Areas***

Public trust waters are those waters which are available for public use, and in Ocean Isle Beach, these include the Atlantic Ocean and estuarine waters and their tributaries. All development, structures, and land uses should not interfere with the public's right to the access and use of these waters; rather, any development should enhance the public's enjoyment of these areas for navigation and recreation.

### **Ocean Hazard Areas**

#### ***Ocean Erovable Area***

With its position along the Atlantic Ocean, Ocean Isle Beach is acutely susceptible to beach erosion—particularly along the eastern edge of its ocean shoreline.

#### ***Inlet Hazard Areas***

The areas surrounding inlets are particularly threatened by hazards such as erosion, flooding, and impacts from sand, wind, and water. The eastern and western edges of Ocean Isle Beach's island are considered to be inlet hazard areas.

#### ***Unvegetated Beach Area***

Unvegetated beach areas are defined as areas where no stable natural vegetation is located, often due to wind and wave actions or major storms. Ocean Isle Beach does not currently have any unvegetated beach areas within its Town limits.

## Primary and Secondary Nursery Areas

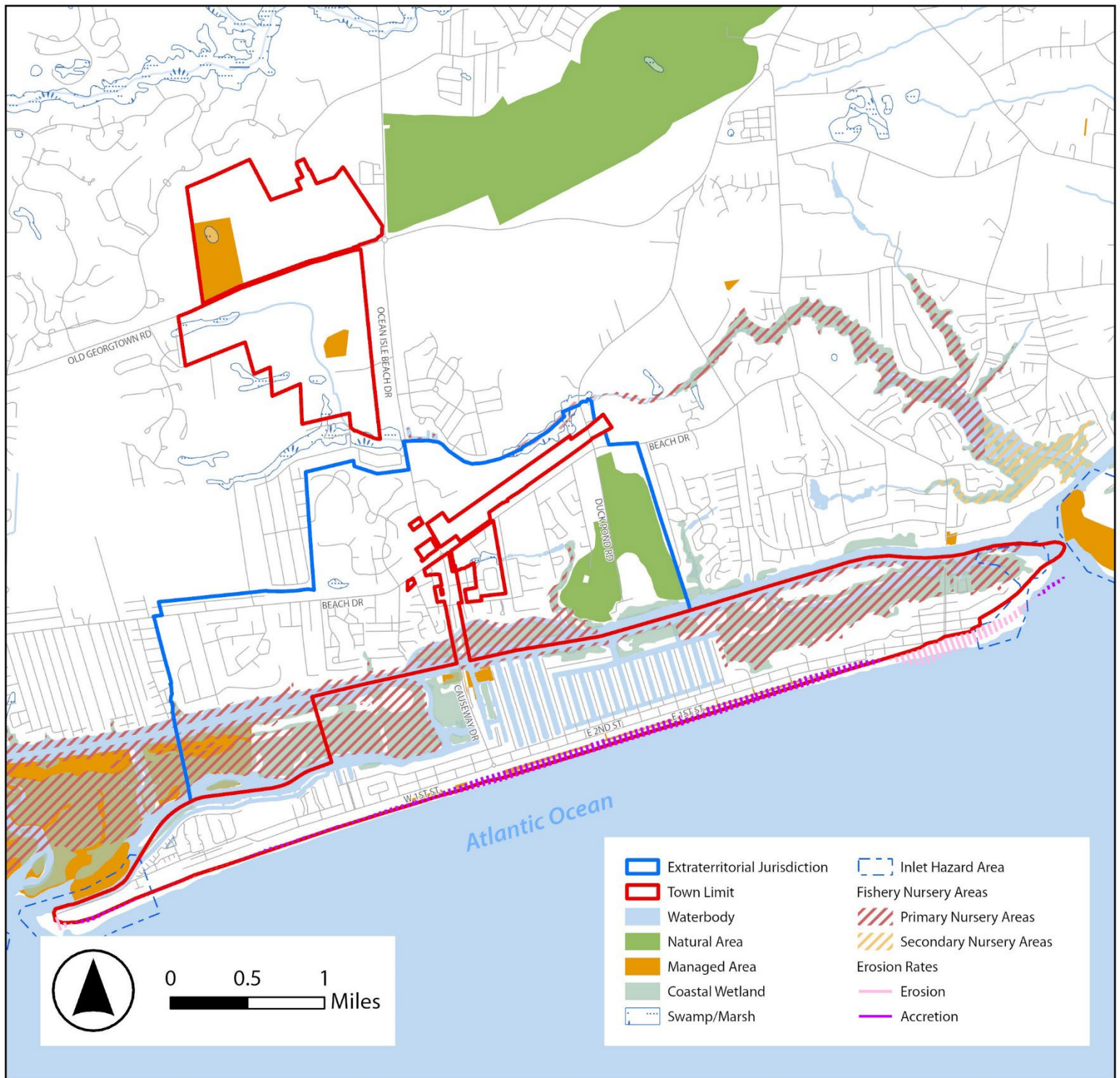
### **Primary Nursery Areas**

*Primary nurseries are areas where fish and crustaceans spend their early development stages*

### **Secondary Nursery Areas**

*Secondary nurseries are areas where fish and crustaceans spend their later development stages*

Ocean Isle Beach has over 1,000 acres of primary nursery areas, which largely overlap with the Town's coastal wetlands. There is a small swath of secondary nursery areas, just outside of Town limits to the east. These nursery areas provide rearing grounds for the underwater and marshland wildlife that contribute to the high-quality environment and ecotourism of the area.



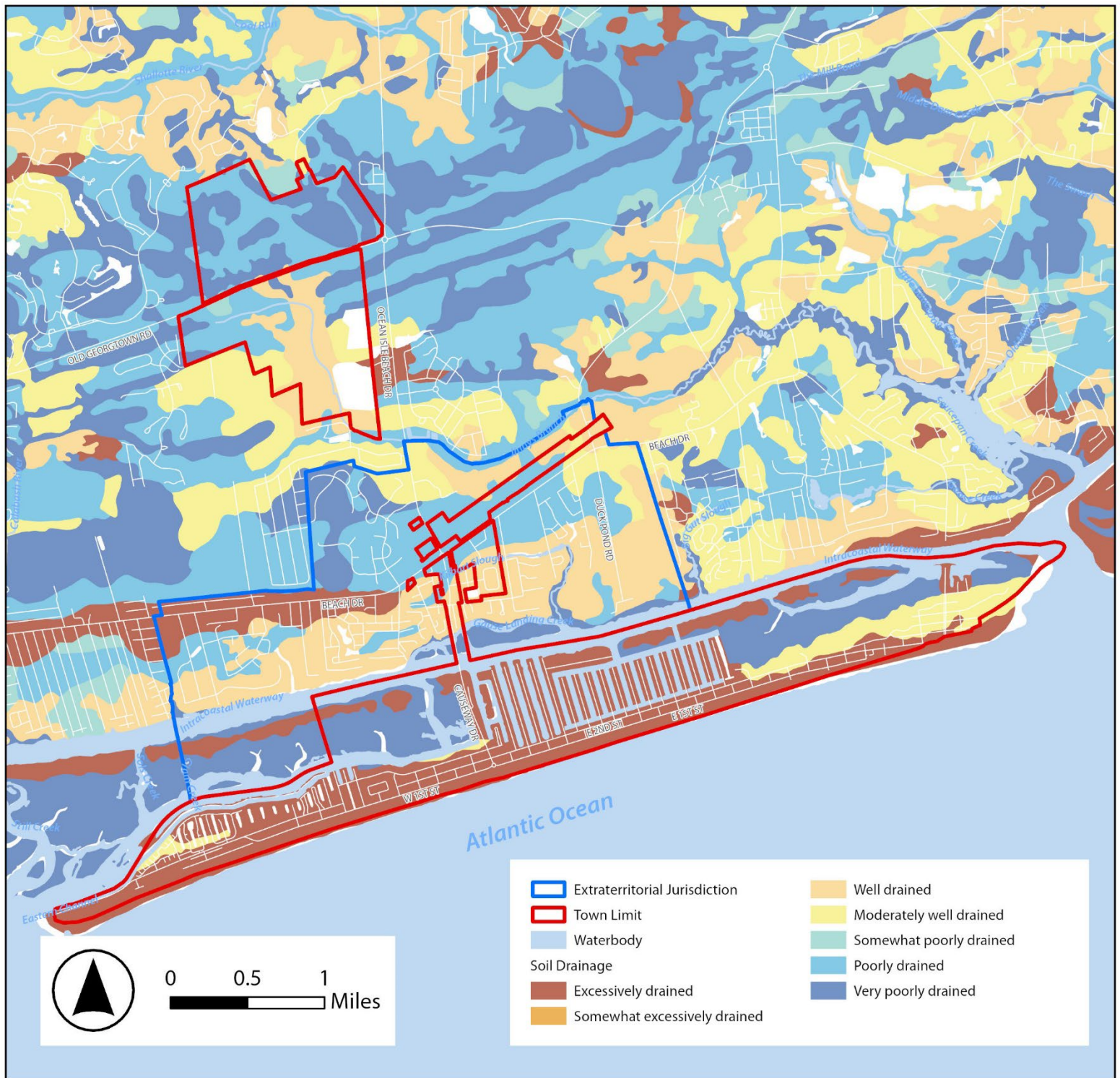
**Map 12. Areas of Environmental Concern and Nursery Areas**

The Town has several nursery areas that should be protected and preserved.



## Soil Characteristics

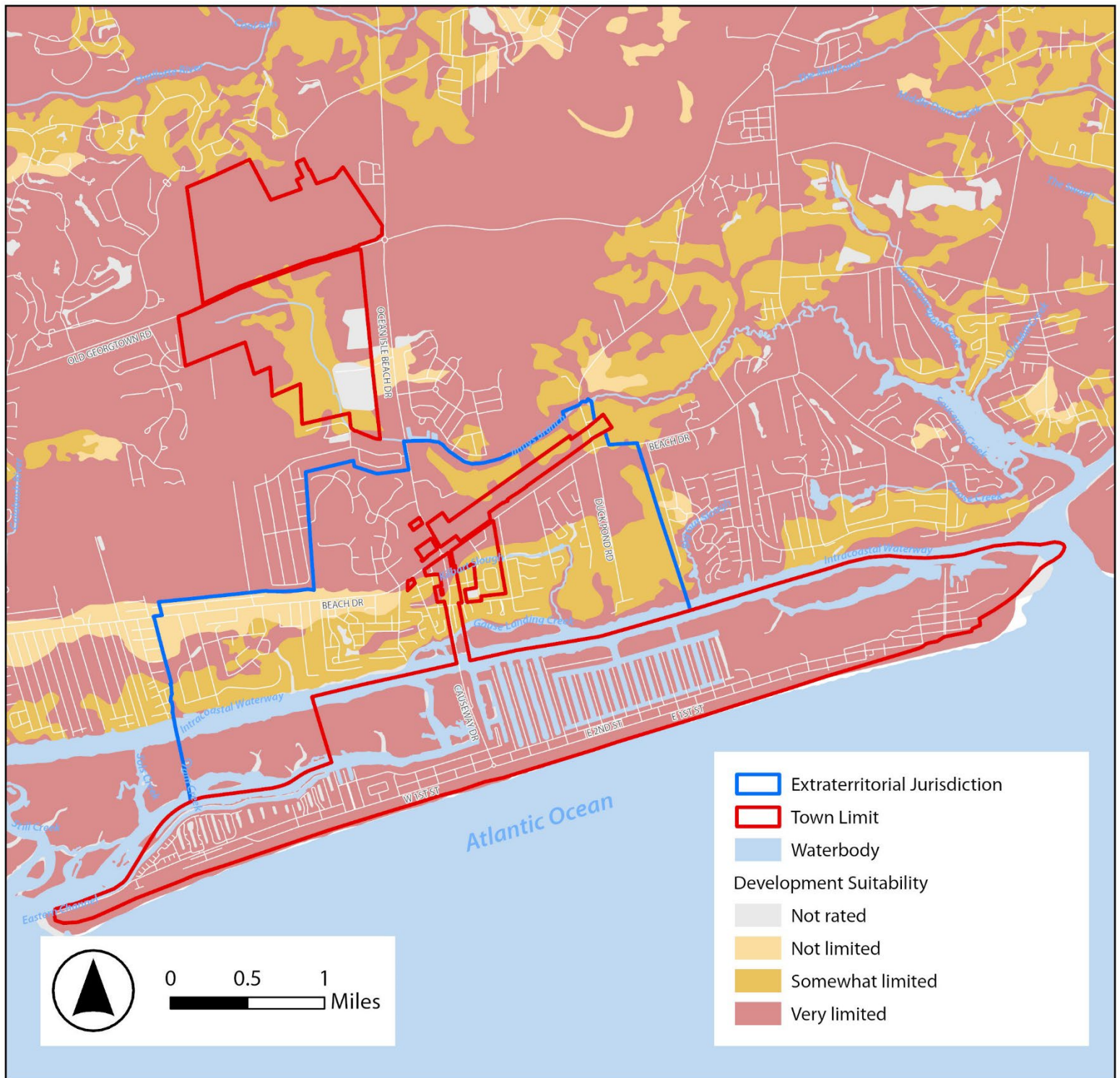
Generally, soils in Ocean Isle Beach, both within Town limits and the ETJ, pose limitations to development, with most soils having somewhat limited or very limited development suitability. Soils in the Town and the ETJ have a range of drainage abilities. Most soils along the shoreline are excessively drained while soils on the mainland and within the ETJ range from very poorly drained to excessively drained. Furthermore, all soils within Town limits and the ETJ have very limited capacity for septic tank absorption fields; however, Ocean Isle Beach utilizes a central sewer system and does not need septic tank infrastructure.



**Map 13. Soil Drainage**

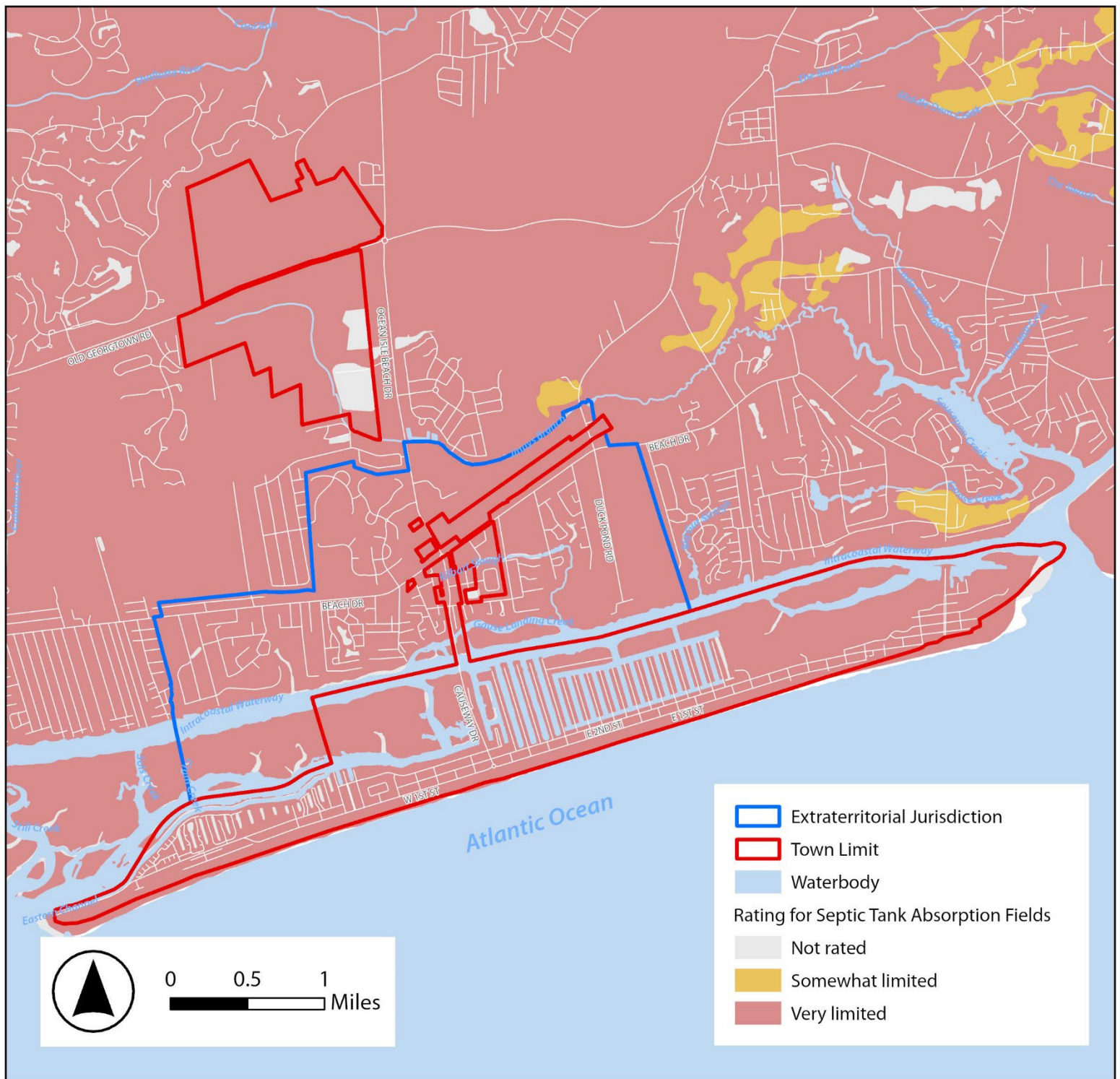
Soils across Ocean Isle Beach have various drainage capabilities.





**Map 14. Development Suitability of Soil**

Most soils in Ocean Isle Beach are not suitable for development.



**Map 15. Septic Tank Absorption**

Soils in Ocean Isle Beach provide very limited absorption for septic tanks.



## Water Quality Classifications

Surface waters, like streams, rivers, and lakes, are categorized based on their quality and purposes. In the Town and ETJ, surface water classifications are as follows:

**Table 3.      Surface Water Classifications and Characteristics in Ocean Isle Beach**

Classification	Characteristics and Purposes
<b>Primary Classification</b>	
C	Protection of wildlife and recreation with no human contact with water like wading and boating
SB	Tidal salt waters used for the protection of wildlife, recreation like wading and boating, and recreation which may include human contact with water like swimming
SA	Tidal salt water used for shell fishing, the protection of wildlife, recreation like wading and boating, and recreation which may include human contact with water like swimming
<b>Secondary Classification</b>	
HQW (High Quality Waters)	Excellent biological, physical, and chemical water quality
SW (Swamp Waters)	Waters different from other streams based on speed of water flow, oxygen levels, or pH

*Source: North Carolina Department of Environmental Quality*

**Table 4. Surface Water Classifications and Location in Ocean Isle Beach**

Water Body Name	Location	Classification	Impaired Stream Conditions
Jinnys Branch	From source to a point 0.5 miles upstream of Brunswick County SR 1154	C;Sw	N/A
Jinnys Branch	From a point 0.5 miles upstream of Brunswick County SR 1154 to N.C. Hwy. 179	C;Sw,HQW	N/A
Intracoastal Waterway	From Cape Fear River Basin at Buoy FI R ev. 4 sec 22 to North Carolina-South Carolina State Line, including all sloughs, sounds, inlets and connecting channels	SA;HQW	Prohibited Shellfish Growing Areas
Eastern Channel	Entire Channel	SA;HQW	Conditionally Approved Closed Shellfish Growing Area
Atlantic Ocean	The waters of the Atlantic Ocean contiguous to that portion of the Waccamaw River Drainage Area of the Lumber River Basin extending from the Cape Fear River Basin to the North Carolina-South Carolina State Line	SB	N/A
Clam Creek	From source to Easter Channel	SA;HQW	Conditionally Approved Closed Shellfish Growing Area
Gause Landing Creek	From Kilbart Slough to Intracoastal Waterway	SA;HQW	Restricted Shellfish Growing Area

Water Body Name	Location	Classification	Impaired Stream Conditions
Kilbart Slough	From source to Intracoastal Waterway	SA;HQW	Restricted Shellfish Growing Area
Jinks Creek	From Eastern Channel to Intracoastal Waterway	SA;HQW	Conditionally Approved Closed Shellfish Growing Area

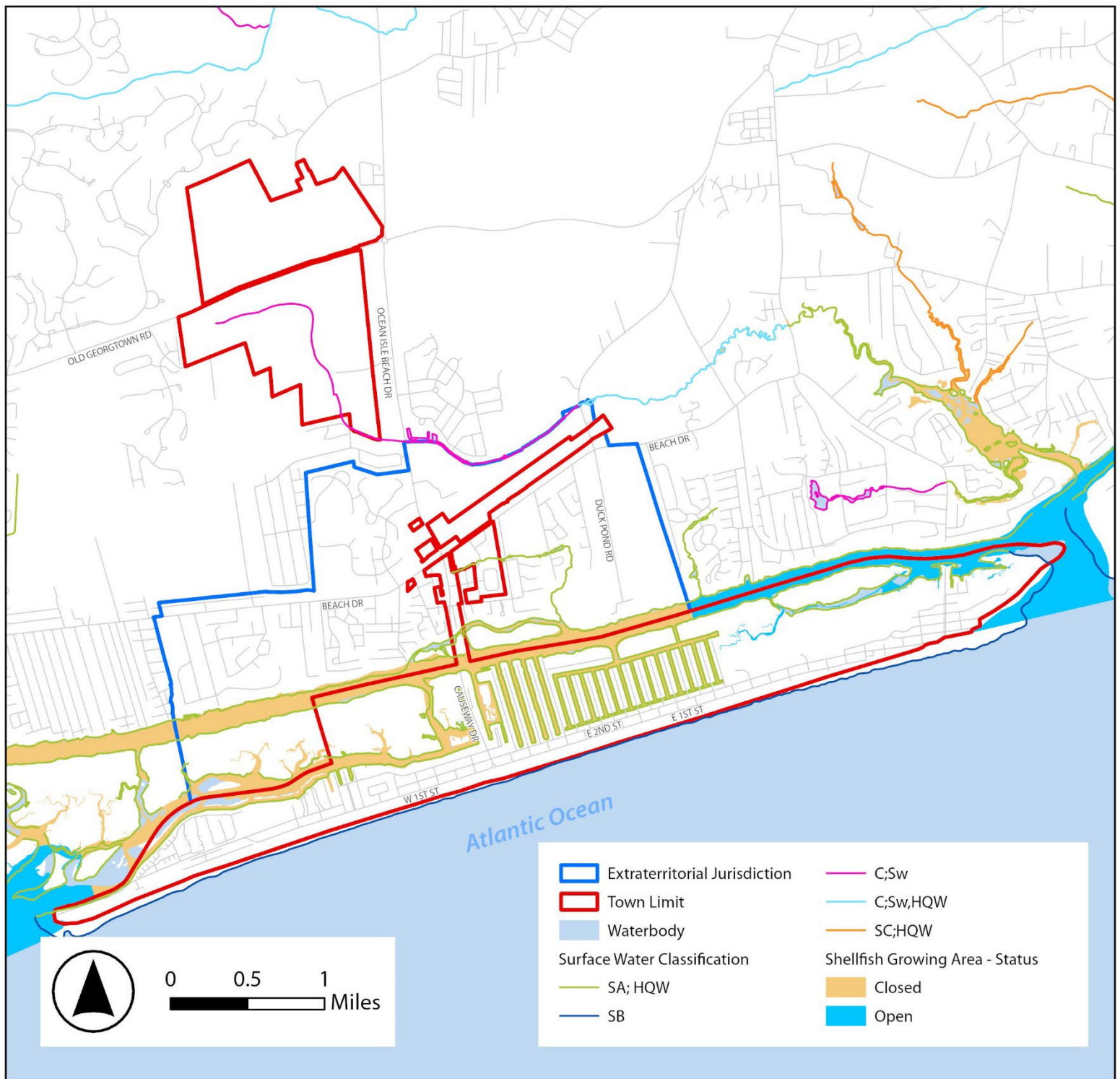
*Source: North Carolina Department of Environmental Quality, 2022 303(d) List*

Compared to Map 3.4 Surface Water Classifications from the 2017 CAMA Land Use Plan, the Intracoastal Waterway, including its tributaries and creeks, and Atlantic Ocean waters have maintained their classification of SA;HQW, and SB, respectively. However, current data classifies Jinnys Branch, in the northernmost portion of the Town, as having water quality C;Sw, whereas the 2017 Plan does not provide a classification for this waterway.

### Shellfish Growing Areas

Largely, growing areas on the western half of the Intracoastal Waterway are permanently closed to shellfish harvest due to unsafe levels of pollution. A small portion to the west of the island, and the eastern half of the Intracoastal Waterway are open to harvest. The 2017 CAMA Land Use Plan notes several waterways along the Shallotte River, Intracoastal Waterway, and Eastern channel that, at that time, were impaired for shellfishing. This trend remains as most of these same waterways have restrictions or conditions on shellfishing, as listed in Table 4.





**Map 16. Surface Water Classifications and Shellfish Growing Areas**

Surface waters in the Town have various water quality classifications and much of the water in the Intracoastal Waterway is closed to shell fishing due to pollution.

## Natural Hazard Areas

### Flood prone areas

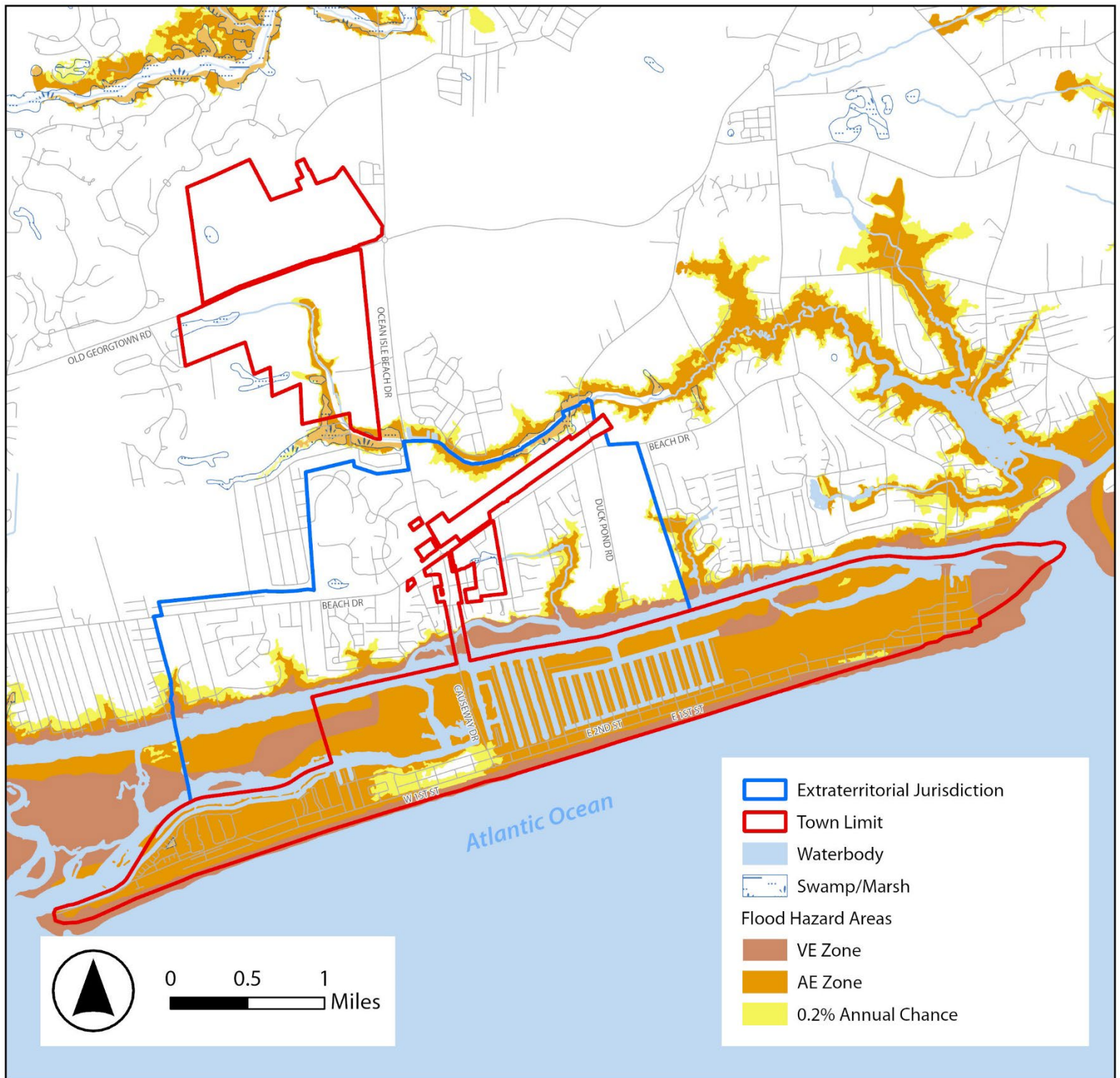
Much of Ocean Isle Beach—including the island and mainland areas along the Intracoastal Waterway and tributaries to the Shallotte River—is located within Special Flood Hazard Areas as designated by the Federal Emergency Management Agency (FEMA).

FEMA defines a Special Flood Hazard Area as an area which has 1% chance of flooding in any given year and a 26% chance of flooding during a 30-year mortgage. In Ocean Isle Beach, these flood hazard areas are designated into two categories:

- **AE zones** are areas with a high risk of flooding due to their location near rivers and other waterways. Most of the flood zones in the Town are categorized as AE zones.
- **VE zones** are coastal areas with a high risk of flooding, particularly due to storm waves. In the Town, mostly shoreline areas directly adjacent to the Atlantic Ocean and Intracoastal Waterway are designated as VE zones.

FEMA also describes lower-risk flood zone areas as having a 0.2% chance of flooding in any given year. Most of these lower-risk flood areas in Ocean Isle Beach are along waterways on the mainland.

Lands in these areas of Ocean Isle Beach therefore have an increased risk of flooding, which poses significant threats to property located in these flood zones.



**Map 17. Flood Hazard Areas**

Most developed parcels in the Town are located within regulatory flood zones.

## Storm Surge Areas

Coastal communities are particularly susceptible to hurricanes and the storm surges—rising seawater during a storm above the normal tide level—they impart. Hurricanes and storm surges can bring severe wind and flooding damage to properties in Ocean Isle Beach.

Hurricanes are divided into 5 categories based on wind speed and potential damage, and each hurricane category brings storm surge effects. Map 7 and the following table illustrate how properties in the Town would be affected by hurricanes of various categories.

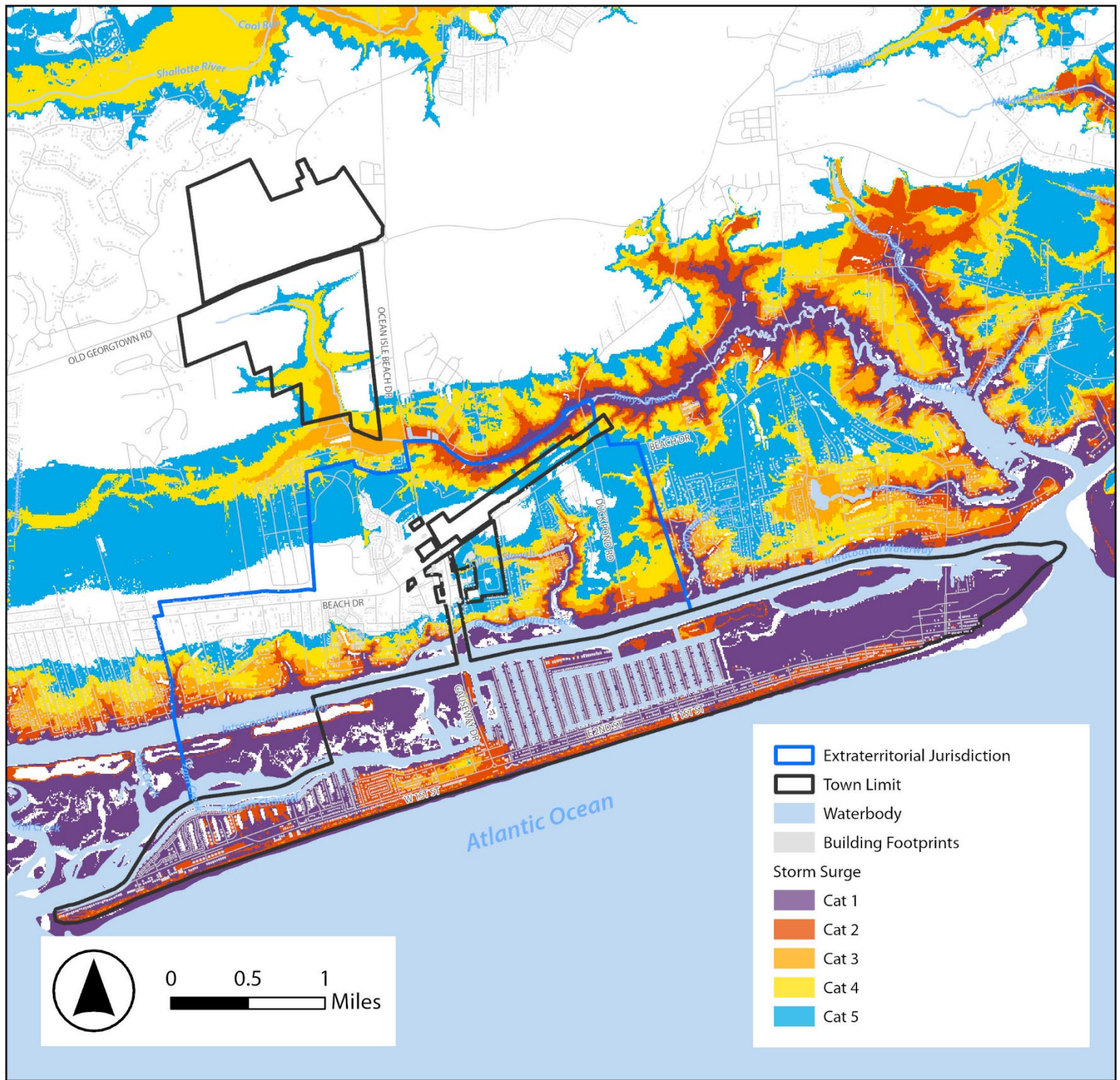
In the event of a Category 1 hurricane, 2,326 properties within Town or ETJ limits, mostly on the island in the southern portion of the Town, would be subject to its storm surge effects. However, as the hurricane category increases, more properties are at risk of storm surge effects due to increasingly high water levels above normal tide. In the event of a Category 5 Hurricane, almost 3,500 properties in Ocean Isle Beach would be at risk of its storm surge effects.



**Table 5. Storm Surge Levels and Properties Affected**

Saffir-Simpson Storm Category	Characteristics	Storm Surge level above normal tide	Number of Properties Affected in Ocean Isle Beach (cumulative)
1	Winds between 74 and 95 mph. Damage may include minor or moderate roof and siding damage, snapped tree branches, and downed power lines.	3-5 feet	2,326
2	Winds between 96 and 110 mph. Damage may include major roof and siding damage, uprooted trees, and long-lasting power outages.	5-8 feet	2,818
3	Winds between 111 and 129 mph. Damage may include major property damage, uprooted trees, and long-lasting water and power outages.	8-12 feet	2,998
4	Winds between 130 and 156 mph. Damage may include severe property damage to roofs and walls, uprooted trees, downed power lines, and power outages lasting weeks to months.	12-18 feet	3,197
5	Winds greater than 157 mph. Damage may include destroyed properties, downed trees and power lines, and power outages lasting weeks to months.	Over 18 feet	3,466

*Source: National Hurricane Center; 2017 CAMA Land Use Plan*



**Map 18. Storm Surge Areas**

The majority of developed parcels are within areas modeled to be highly susceptible to storm surge.

## Sea Level Rise

As a coastal town, Ocean Isle Beach is especially vulnerable to sea level rise. The National Oceanic and Atmospheric Administration (NOAA) models various scenarios of sea level rise and determines areas that are susceptible to water inundation. Map 8 models a scenario for the year 2080 at an intermediate sea level rise of 2.5 feet. Areas colored in light blue indicate land inundated with water. In this scenario, several properties on the island would experience increased water levels which largely renders these areas unnavigable by automobile. Furthermore, the Town's shoreline would experience increased erosion under this model. The threat of sea level rise will likely influence the manner in which infrastructure and structures are constructed in the Town.





**Map 19. Sea Level Rise Projections for 2080** (Source: National Oceanic Atmospheric Administration, NOAA)

Over the next 55 years, which is easily within the expected lifespan of a single family home, a number of properties will experience permanent inundation due to sea level rise unless proactive steps are taken. This includes long-standing neighborhoods along the canals and also recently approved development on the east end.

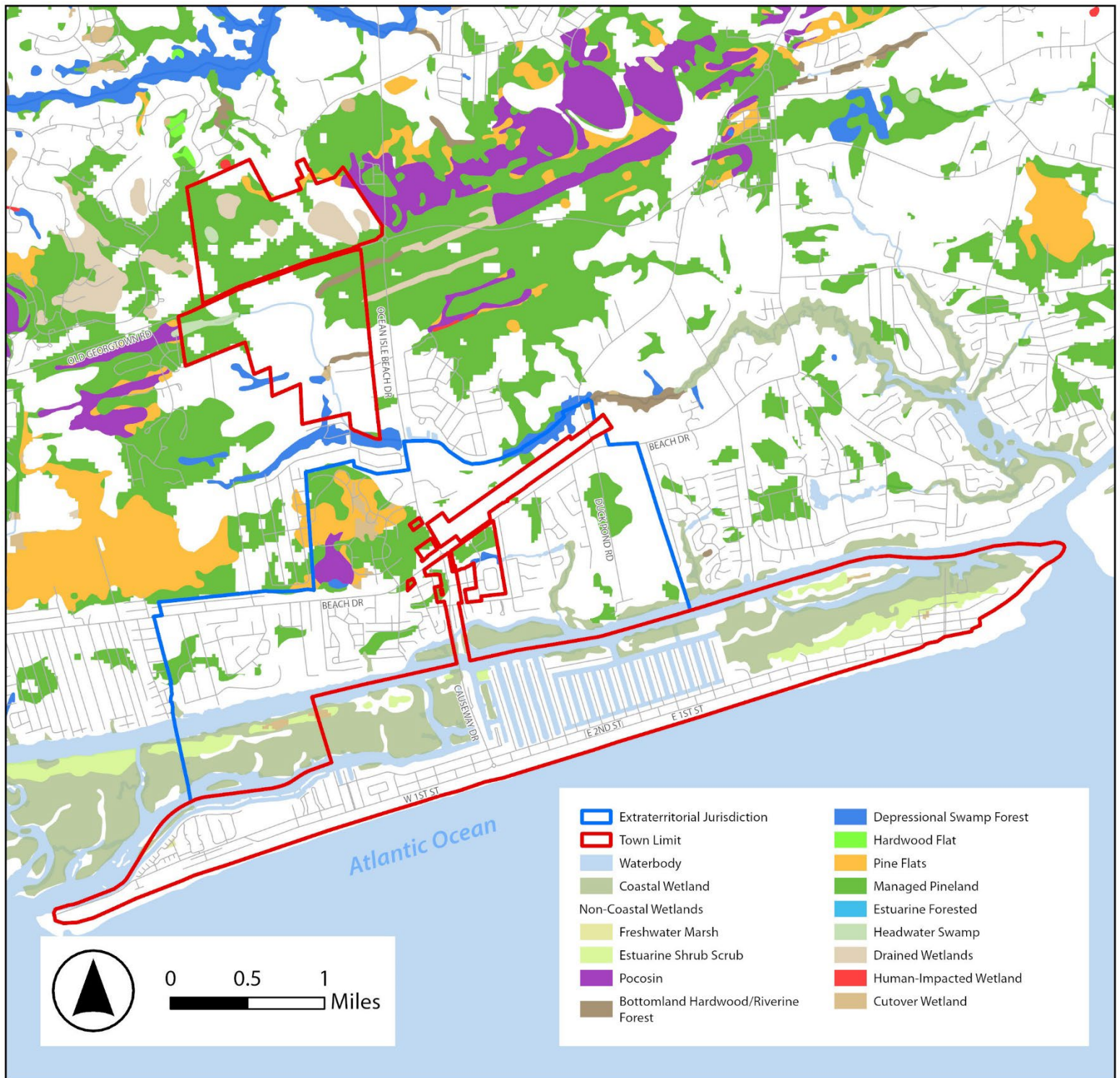
## Non-Coastal Wetlands

Ocean Isle Beach has almost 800 acres of non-coastal wetlands, which unlike coastal wetlands, are characterized by their trees and tall brushes. Furthermore, non-coastal wetlands are not generally flooded with salt water. Wetlands provide numerous community benefits, such as supporting wildlife, slowing the spread of flood waters, cleaning and supplementing the water supply, controlling erosion, and providing areas for recreation. The Town and its ETJ have the following non-coastal wetland types:

**Table 6. Wetland Types and Characteristics**

Wetland Type	Characteristics	Acres
Freshwater Marsh	Support small plants like cattails and flowering plants	1.0
Estuarine Shrub Scrub	Support shrub vegetation	90.0
Pocosin	Acidic waters that are low in nutrients and can support evergreen shrubs	25.2
Bottomland Hardwood / Riverine Forest	Bottomland Hardwoods support tree species like oaks, sweet gum, green ash, cottonwoods, willows, river birch, and pines. Riverine Forests support cypress, black gum, water tupelo, green ash, and red maple.	11.3
Depressional Swamp Forest	Poorly drained wetlands that support species like cypress, black gum, water tupelo, green ash and red maple.	26.1
Pine Flats	Can support pond pine trees, shrubs, and herbs and other native species	69.9
Managed Pineland	Seasonally saturated that support pine trees	490.1
Headwater Swamp	Support moist soils and hardwood trees	12.2
Drained Wetlands	Wetlands that have been drained	41.4
Cutover Wetlands	Wetlands that have a lack of vegetation	23.9
<b>Total</b>		<b>791.2</b>

*Source: NC Wetlands, Division of Water Resources; NC Division of Coastal Management*



**Map 20. Wetlands**

The Town has a variety of ecologically significant coastal and non-coastal wetlands.



## Water Supply Watersheds or Wellhead Protection Areas

There are no state designated water supply watershed protection areas nor any wellhead protection areas within the Town's jurisdiction.

## Environmentally Fragile Areas

In addition to the areas mapped previously, the following are important environmental areas.

### Biodiversity and Wildlife Habitat

The North Carolina Natural Heritage Program produces the Biodiversity and Wildlife Habitat Assessment to identify areas of ecological importance that should be protected. This assessment rates areas on a 1 to 10 scale, with 1 indicating a “moderate conservation priority” and 10 indicating a “maximum conservation priority.” Several areas within the Town and ETJ fall within this scale. Large swaths of the island and some mainland areas along the Intracoastal Waterway are designated as an 8 on this scale, indicating significant ecological areas for preservation.

### Managed and Natural Areas

The North Carolina Natural Heritage Program delineates managed areas and natural areas as areas of significance for conservation.

- **Managed areas** are conserved properties and land that are generally under land management through easement or ownership by a federal, state, or local government. Managed areas in and surrounding Ocean Isle Beach include open space, vacant land, and other properties owned by Town, County, State, and Federal level departments and agencies.
- **Natural Areas** are significant ecological and natural sites with important biodiversity and wildlife. The Town has a large natural area within the ETJ, flanking Duck Pond Road.

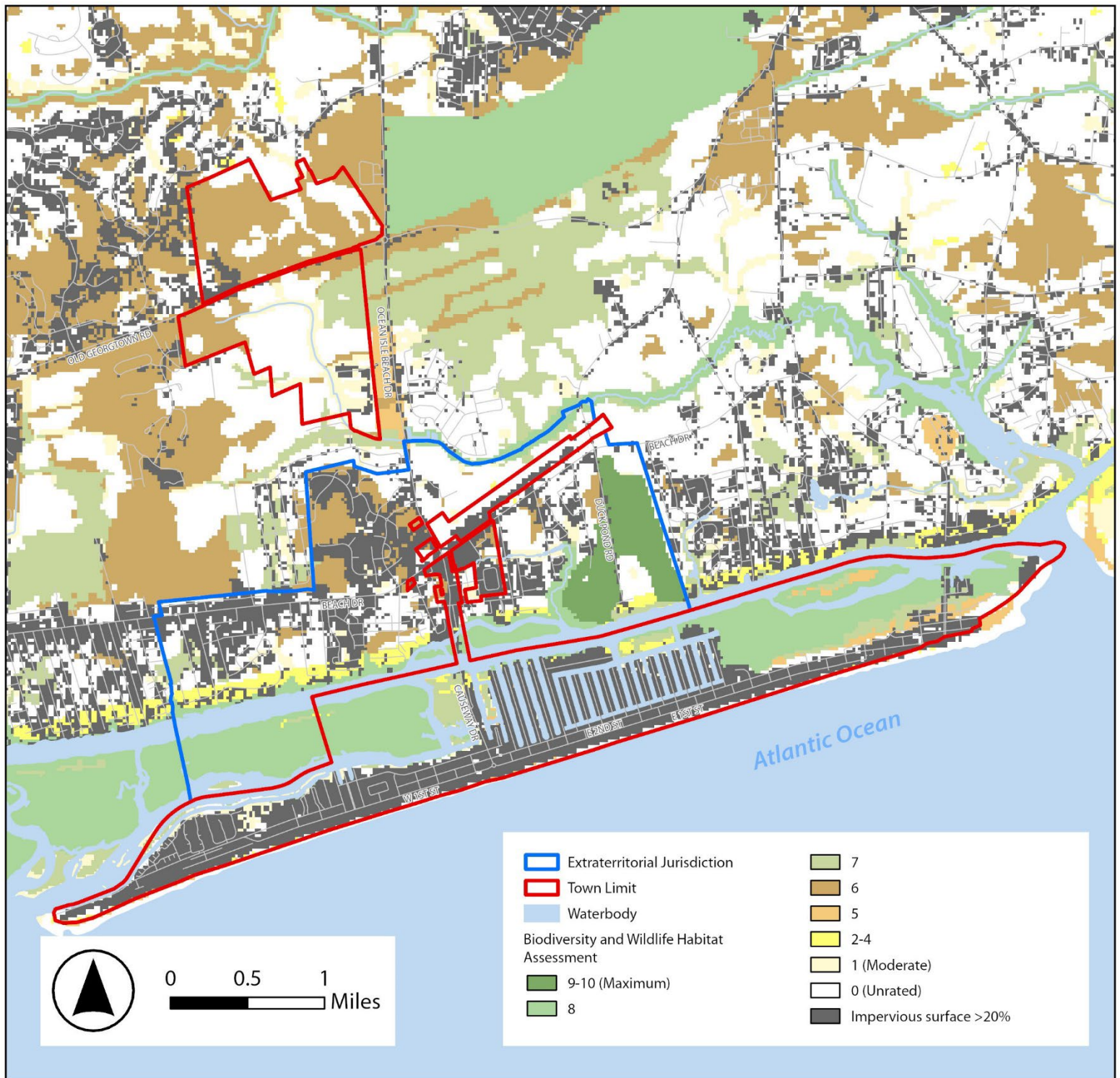
### Endangered Species

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

the foreseeable future throughout all or a significant portion of its range. Areas that contain, or are likely to contain, endangered species in the Town of Ocean Isle Beach include the dry sand areas of the oceanfront beach, dunes, and the marshes along the estuarine shoreline. Endangered animals identified on Ocean Isle Beach include various types of birds including the piping plover, a variety of sea turtles, and other transitory wildlife. To help preserve endangered wildlife, turtle nesting areas are marked each year to protect the nests. It is important to keep in close contact with state and local agencies charged with protecting endangered species and sightings of rare and endangered plants and animals should be reported.

### **Shoreline Erosion**

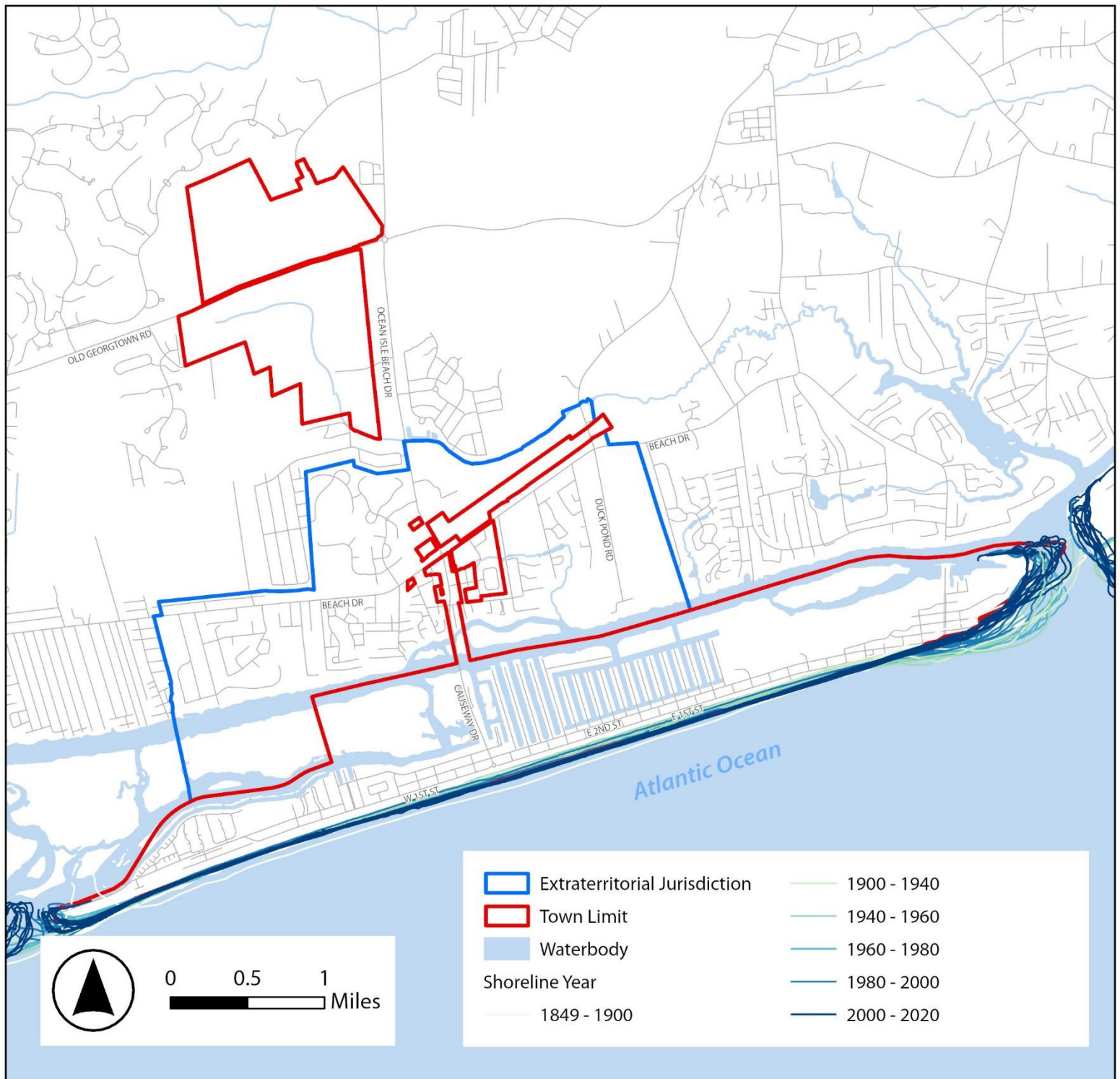
The Atlantic Ocean shoreline is especially fragile and susceptible to the eroding effects of the ocean and extreme weather events. Map 11 demonstrates how the ocean shoreline in Ocean Isle Beach, particularly along the inlets and Inlet Hazard Areas, has changed significantly since the nineteenth century. Furthermore, shoreline hardening, as depicted in Map 12, may cause further shoreline erosion in areas located in front of or adjacent to the hardening structure. The Town's beach renourishment program is an attempt to combat shoreline erosion but it's longevity can be unpredictable due to random storm events washing away large amounts of sand.



**Map 21. Biodiversity and Wildlife Habitat**

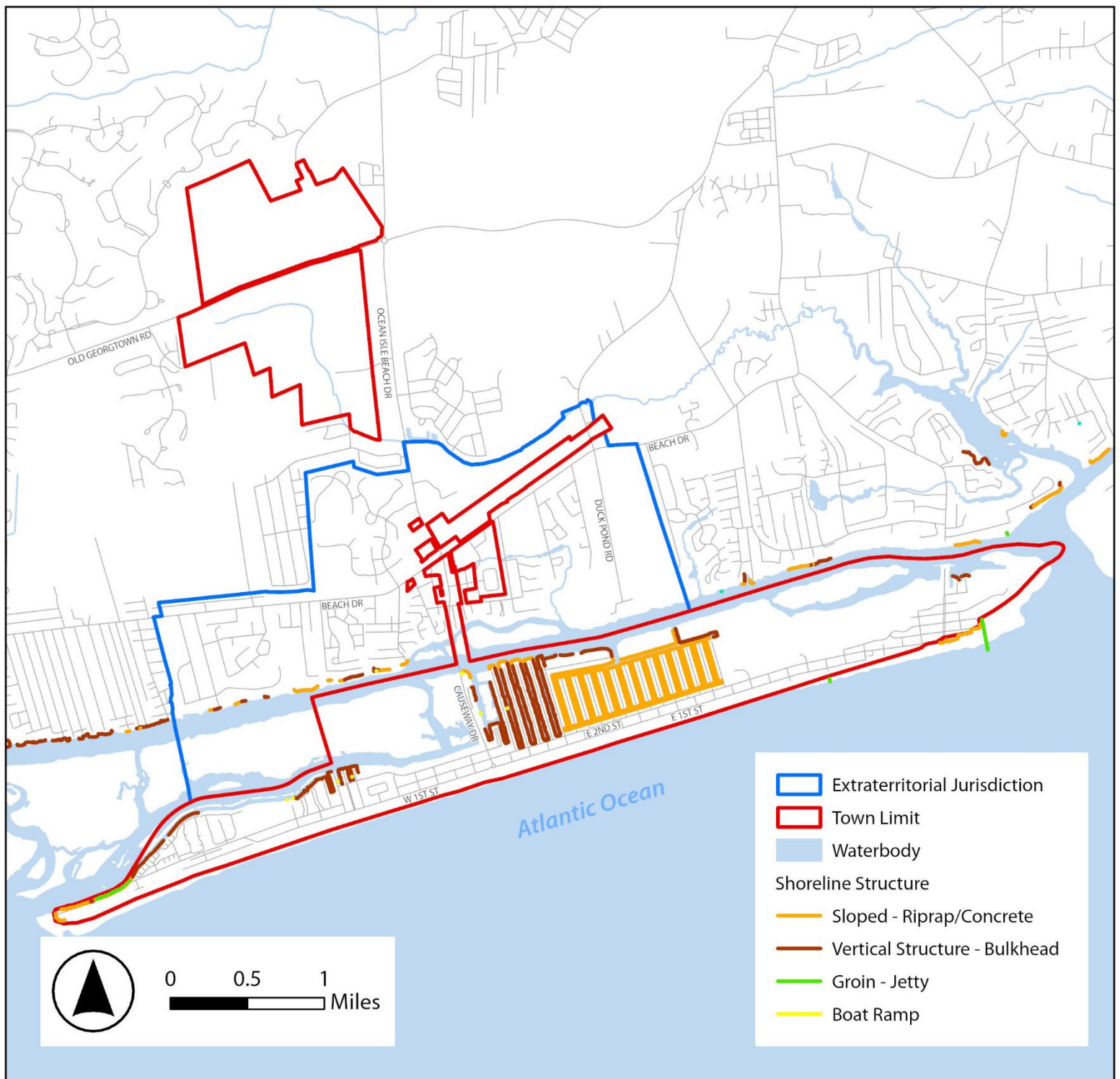
Ocean Isle Beach has several areas with ecological biodiversity.





**Map 12. Shoreline Erosion**

The Atlantic Ocean shoreline is in constant flux, particularly around the inlets.



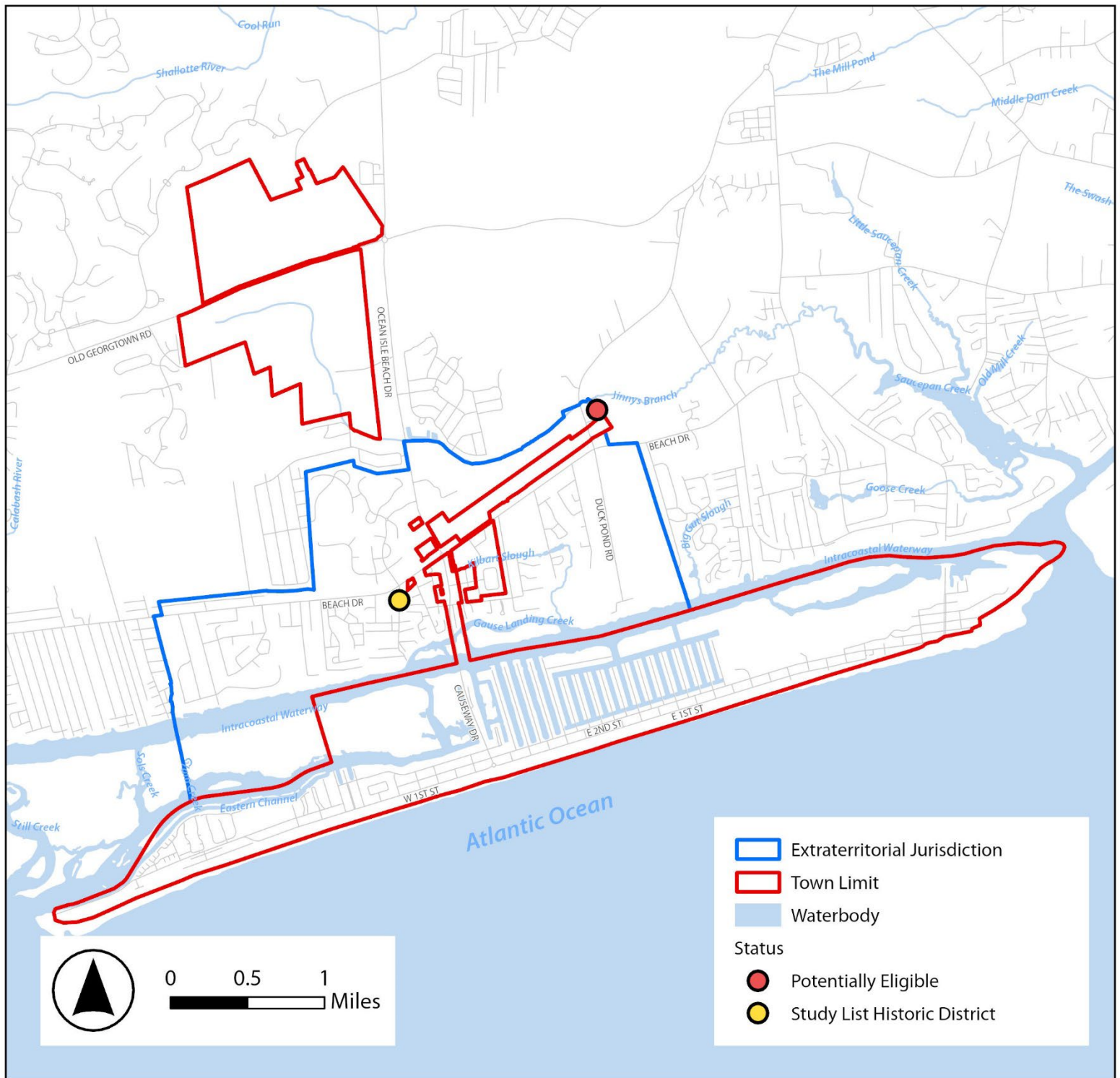
**Map 13. Hardened Shorelines**

Many parts of the shoreline have hardened shoreline structures, particularly in areas where development is too close to the shifting shoreline. Hardened shorelines decrease habitat and often reduce the access to and enjoyment of public trust areas.

## Cultural and Historic Resources

According to the NC Department of Natural and Cultural Resources, there are two cultural and historic resources located within the Town's ETJ: the Gause Landing Historic District accessed from Beach Drive and the Gause Tomb to the east of the airport.



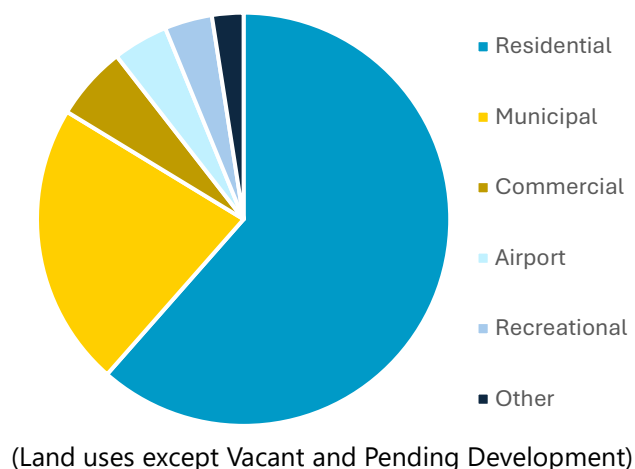


**Map 14. Cultural and Historic Resources**

Ocean Isle Beach has two Cultural and Historic Resources within its ETJ.

## Existing Land Use and Development

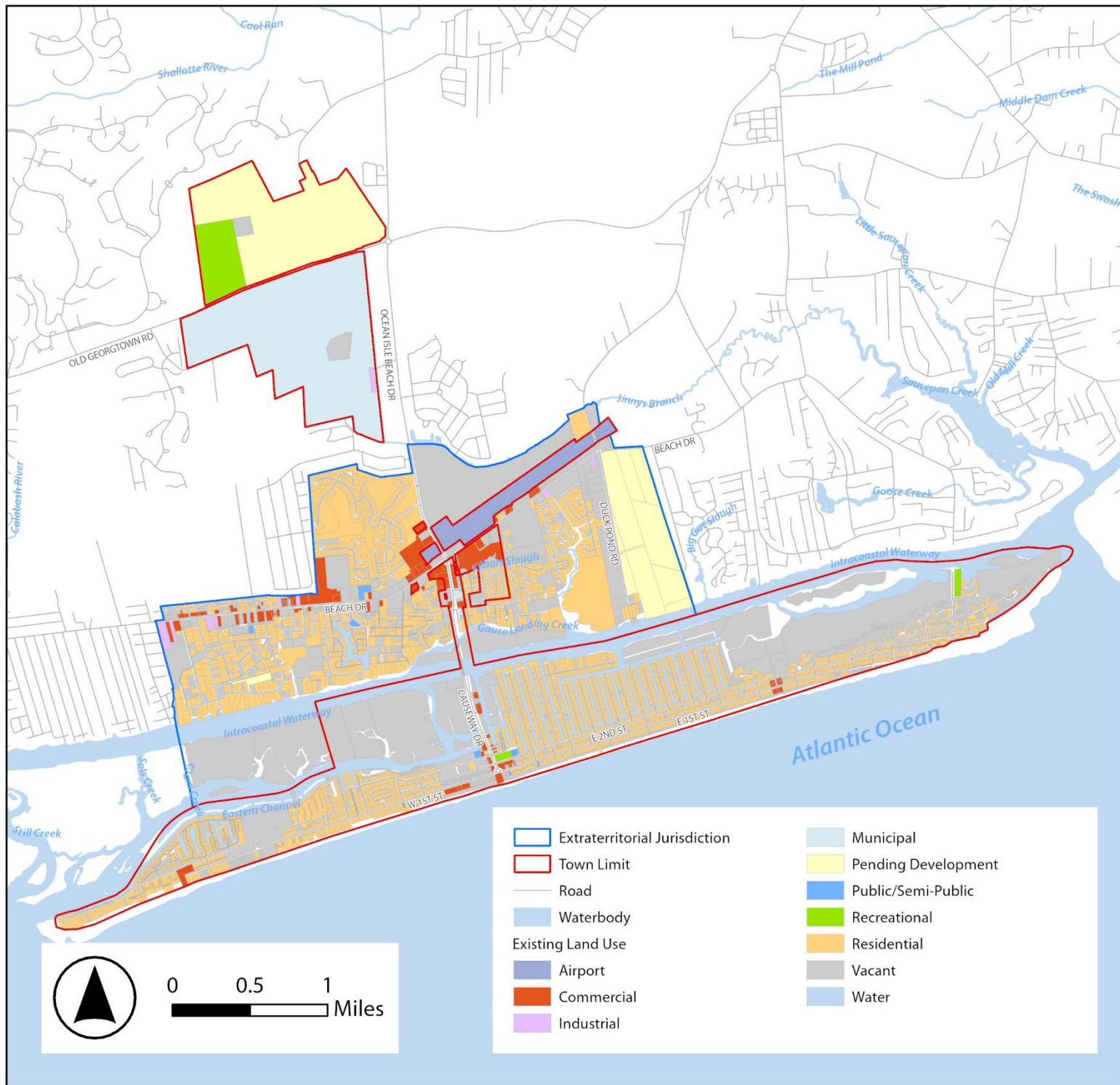
**Figure 13. Land Uses of Current Development**



Within Town Limits and the ETJ, the majority of land by acreage is vacant, meaning that this land does not have a structure. Of currently developed land, over 60% of land acreage consists of residential development, including single-family and multi-family development and mobile homes. The next greatest land use is considered municipal land use, which includes all Town-owned parcels.

**Table 7. Existing Land Use**

Designation	Description	Acreages	Parcels
Vacant	Parcels containing no structures	1,232	1,221
Residential	Uses including single- and multi-family dwellings and mobile homes	1,023	5,097
Pending Development	Parcels where development has been approved	403	15
Municipal	All Town-owned parcels, including municipal offices and fire/rescue stations	369	5
Commercial	Uses including retail, shopping centers, offices, restaurants, and professional services	96	126
Airport	Odell Williamson Municipal Airport	72	1
Recreational	Uses including parks	62	4
Water	Parcels mostly occupied by a water body	20	7
Industrial	Uses including light manufacturing, building supply, warehousing, and flex warehousing	14	11
Public/Semi-Public	Uses including institutions, churches, pavilions, and auditoriums	6	9



**Map 15. Existing Land Use**

The majority of the Town's developed land is residential.

## Build-Out Analysis and Pending Development

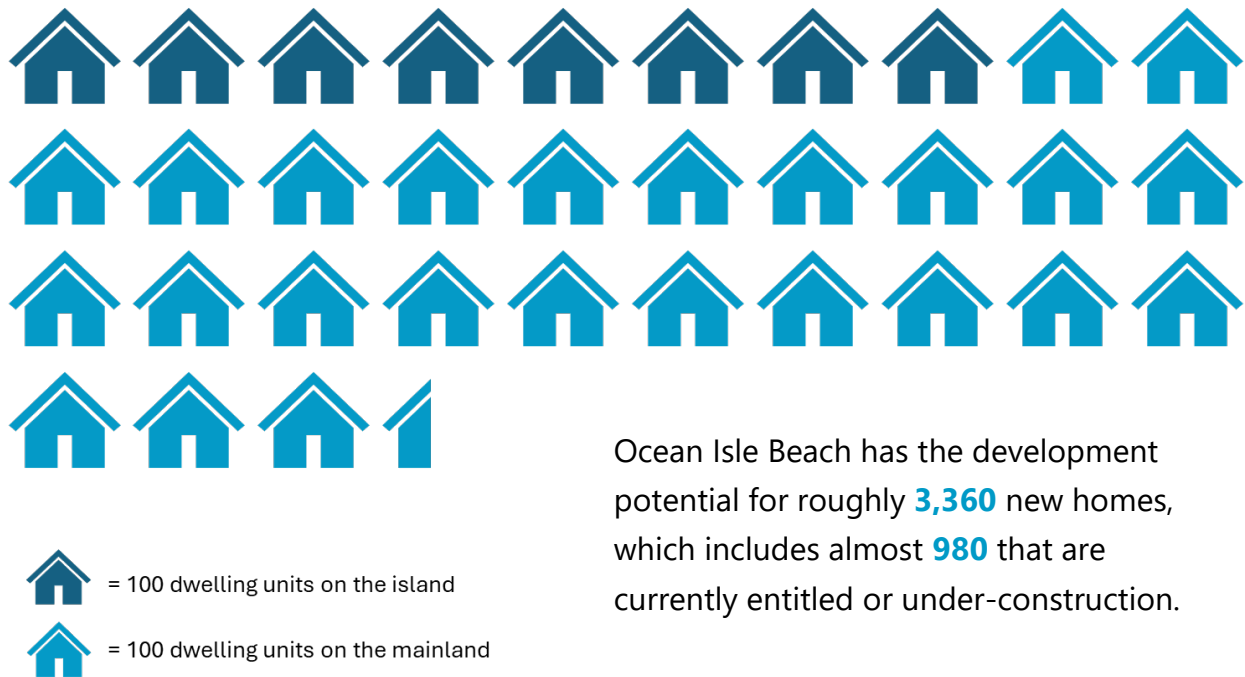
Currently, there are 976 entitled units within the Town and its ETJ—and several thousand just outside of these limits—as depicted in Map 15. Furthermore, a build-out analysis of vacant parcels in Ocean Isle Beach has determined that the Town and its ETJ can accommodate an additional 2,380 dwelling units, not including the 976 entitled units. It is important to note, however, that this build-out analysis does not reflect what *will* be developed, but what *could* be developed.

To undergo this build-out analysis, it is assumed that any vacant parcels within Town limits and the ETJ, including commercially zoned parcels, could be developed into residential dwellings. Parcels along the beachfront and parcels less than 10,000 square feet are assumed to have capacity for one dwelling unit. Parcels above 10,000 square feet are assumed to have capacity for six dwelling units per acre, barring any land needed for roads or easements. Furthermore, some parcels were removed from this analysis that were either non-developable, including wetlands, or parcels owned by the Town.

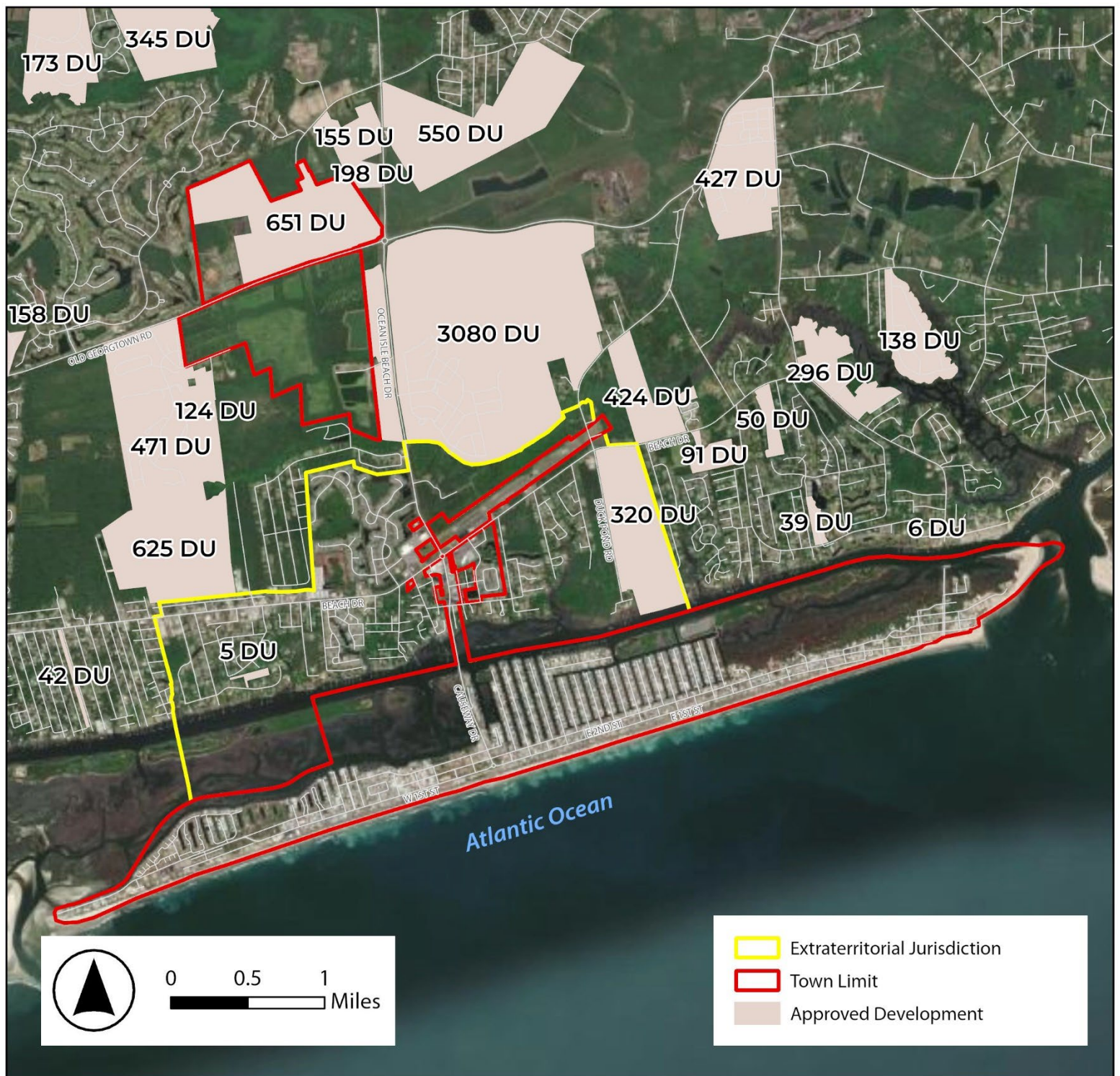
In summary, the Town of Ocean Isle Beach and its ETJ have the development capacity to support almost 3,360 new dwelling units - which includes both the 976 currently entitled units and the additional 2,380 units calculated in the build-out analysis. All 976 entitled units are located on the mainland and the build-out analysis assumes that the mainland can support an additional 1,566 dwelling units, for a total of 2,542 units. The build-out analysis assumes that the island can support an additional 814 units.



**Figure 14. Potential and Pending Dwelling Unit Development**



Ocean Isle Beach has the development potential for roughly **3,360** new homes, which includes almost **980** that are currently entitled or under-construction.



**Map 16. Approved Development in Ocean Isle Beach**

There are over 8,000 currently-approved dwelling units (DU) in Ocean Isle Beach and the surrounding areas of unincorporated Brunswick County. This is about 2.5 times the current number of homes in the Town's jurisdiction.

## Community Facilities

### Public and Private Water Supply System

The Town's water system has 33 miles of system lines and a storage capacity of 500,000 gallons. Since the 2017 CAMA Land Use Plan, there has been a 50% increase in residential connections, an almost 100% increase in irrigation connections, and an 80% increase in non-residential connections. There are no private water systems within the Town's limits.

**Table 8. Water Line Connections**

Type of Connection	Number of Connections
Residential	4,010
Commercial	102
Institutional	58
Irrigation	1,061
<b>Total</b>	<b>5,231</b>

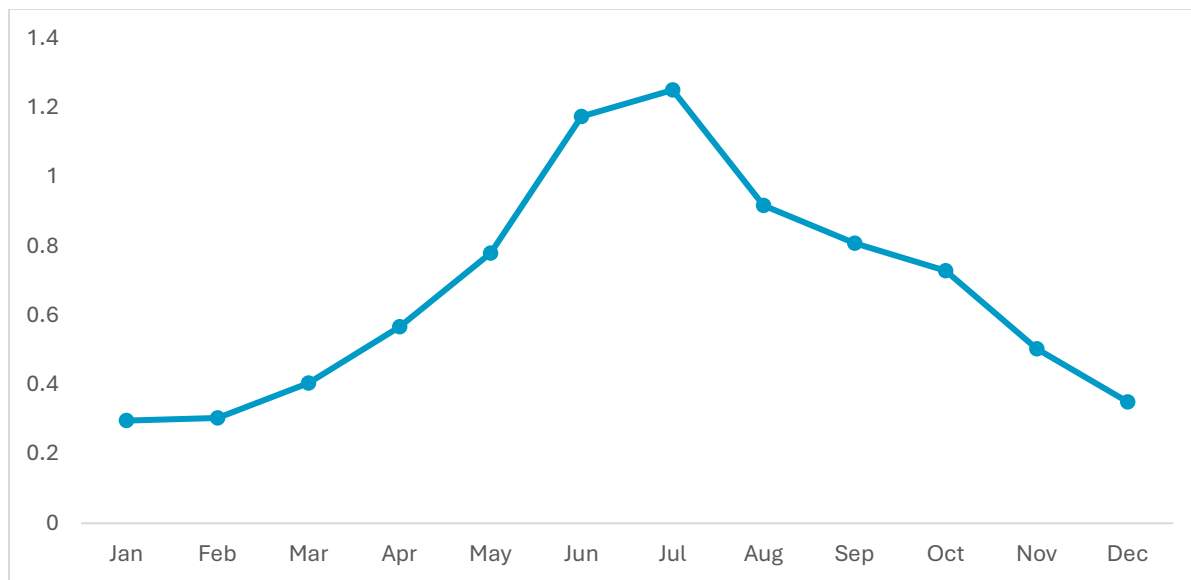
*Source: NC Division of Water Resources; 2024 Ocean Isle Beach Water Supply Plan*

The Town purchases water from the Brunswick County Utility Department—at an average of 675,000 gallons per day with a capacity of 1.8 million gallons per day—where the primary water source is the Cape Fear River (Lower Cape Fear Water and Sewer Authority). The Town's water is treated at the Northwest Water Treatment Plant (Northwest WTP). Water supplied to the Northwest WTP is purchased from the Lower Cape Fear Water and Sewer Authority, which pumps surface water from the King's Bluff Reservoir, located up river from Lock and Dam No. 1 on the Cape Fear River.

### Water Demand

Outside of the summer months, monthly average water usage ranges from around 300,000 gallons per day to 780,000 gallons per day. However, during the tourist season, generally from June to September, the Town's monthly average water usage ranges from 800,000 gallons per day up to 1.25 million gallons per day.

**Figure 15. Monthly Average Water Usage in 2024 (Millions of Gallons per Day)**

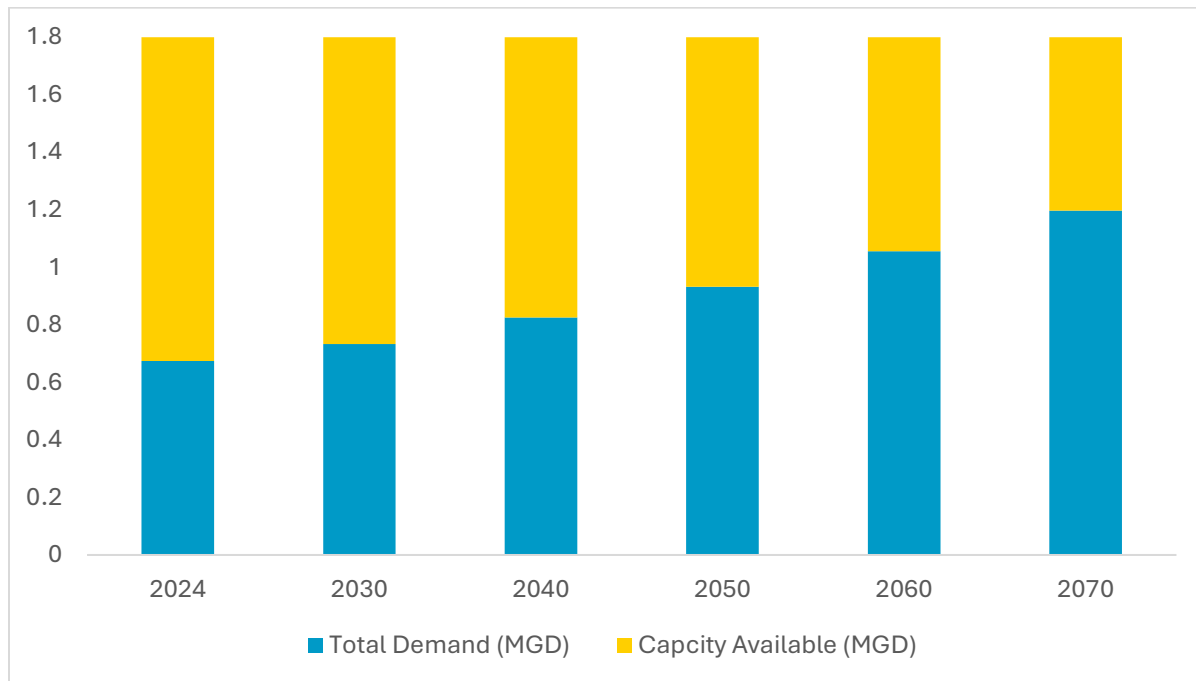


*Source: NC Division of Water Resources; 2024 Ocean Isle Beach Water Supply Plan*

### **Projected Demand**

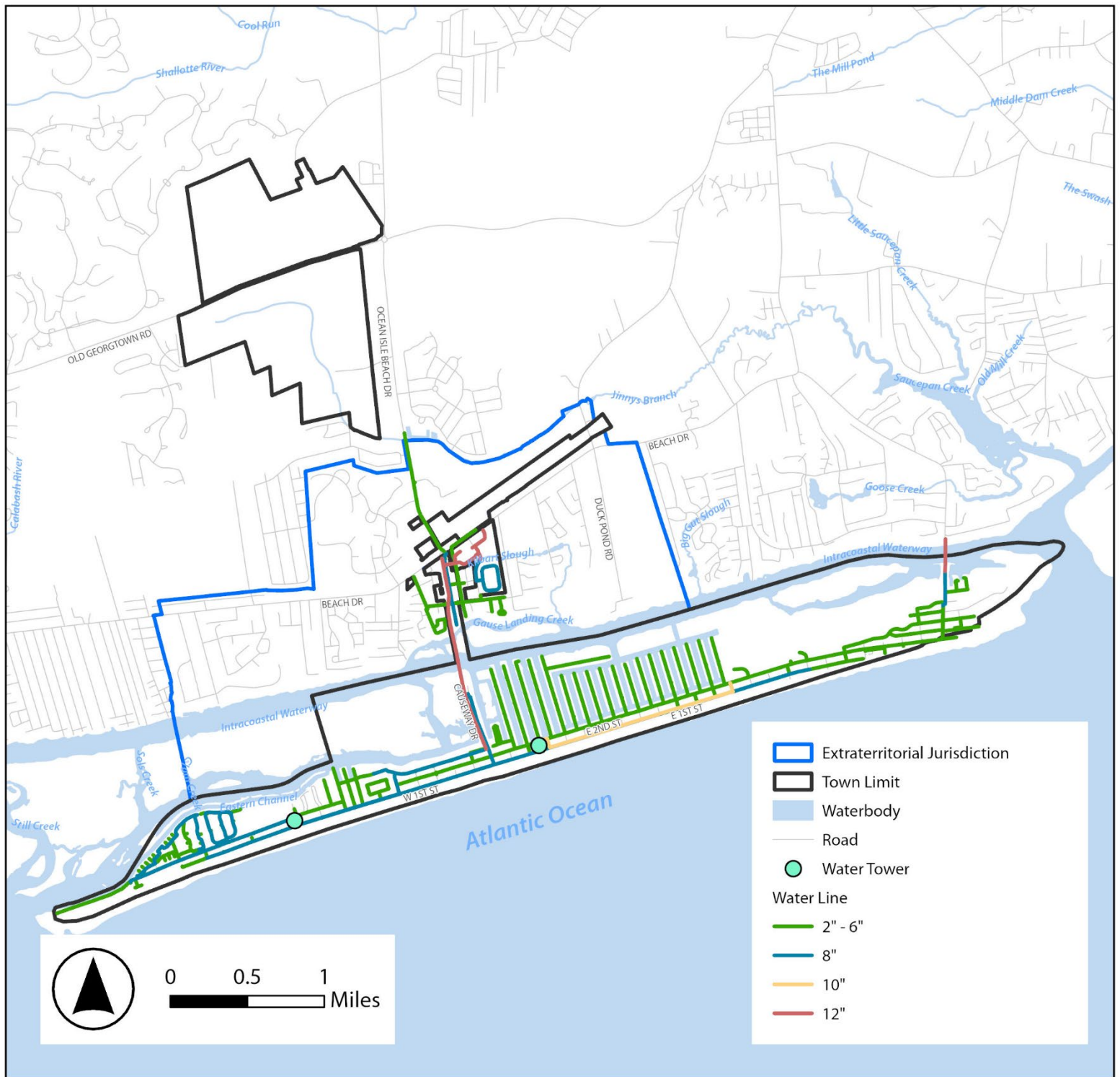
Per the 2024 Local Water Supply Plan from the NC Division of Water Resources, the Town's water supply capacity will be sufficient to meet demand through 2070 based on the average daily demand. By 2070, the Water Supply Plan estimates that demand will account for roughly 67% of the total system capacity. Currently, the Town has no plans to develop future services.

**Figure 16. Projected Demand and Capacity (Millions of Gallons per Day)**



Source: NC Division of Water Resources; 2024 Ocean Isle Beach Water Supply Plan





**Map 17. Water Lines**

The Town operates and maintains the water lines within its jurisdiction but the actual drinking water is supplied by the County.



## Public and Private Wastewater Supply System

The Town began operating its wastewater treatment system in 1987 and was one of the first Brunswick County beach communities to do so. Connection to the public sewer system is required for all residents and businesses within the Town. The sewer system has a total of 3,682 connections. Brunswick County and the Town of Ocean Isle Beach reached an agreement in 2012 whereby the Town conveyed the Ocean Isle Beach Wastewater Treatment Plant (WWTP) to the County. This facility has a permitted capacity to treat 1.05 MGD.

Between 2023 and 2024, the sewer system serving the Town experienced one sanitary sewer overflow of 1,000 gallons due to a pipe break. This overflow was not within the Town's corporate limits and did not reach surface waters. Otherwise, the Town has no other documented overflows, bypasses, or other problems with its wastewater system that may degrade water quality. There are no areas within the jurisdiction of Ocean Isle Beach known to have chronic waste treatment malfunctions. This is due to the centralized sewage treatment system. The system has no chronic malfunctions and operates within its National Pollution Discharge Elimination System (NPDES) permit conditions.

The Ocean Isle WWTP is a non-discharge plant. Rather than discharging treated wastewater to a stream or river, a non-discharge WWTP uses the highly treated wastewater for large-scale irrigation. The highly treated wastewater is termed "Reuse Water." Brunswick County operates over 25 miles of reuse force mains that supply reuse water for irrigation to several golf courses and 1,040 acres of dedicated tree farms and turf farms at four different locations. Using reuse water for irrigation has several advantages. One major advantage is that reuse water replaces potable water from the County's water system that would have been used for irrigation. This reduces the peak loading on the water system. Additionally, using reuse water for irrigation allows golf courses to reduce the amount of fertilizer spread on the golf course.

## Wastewater Demand

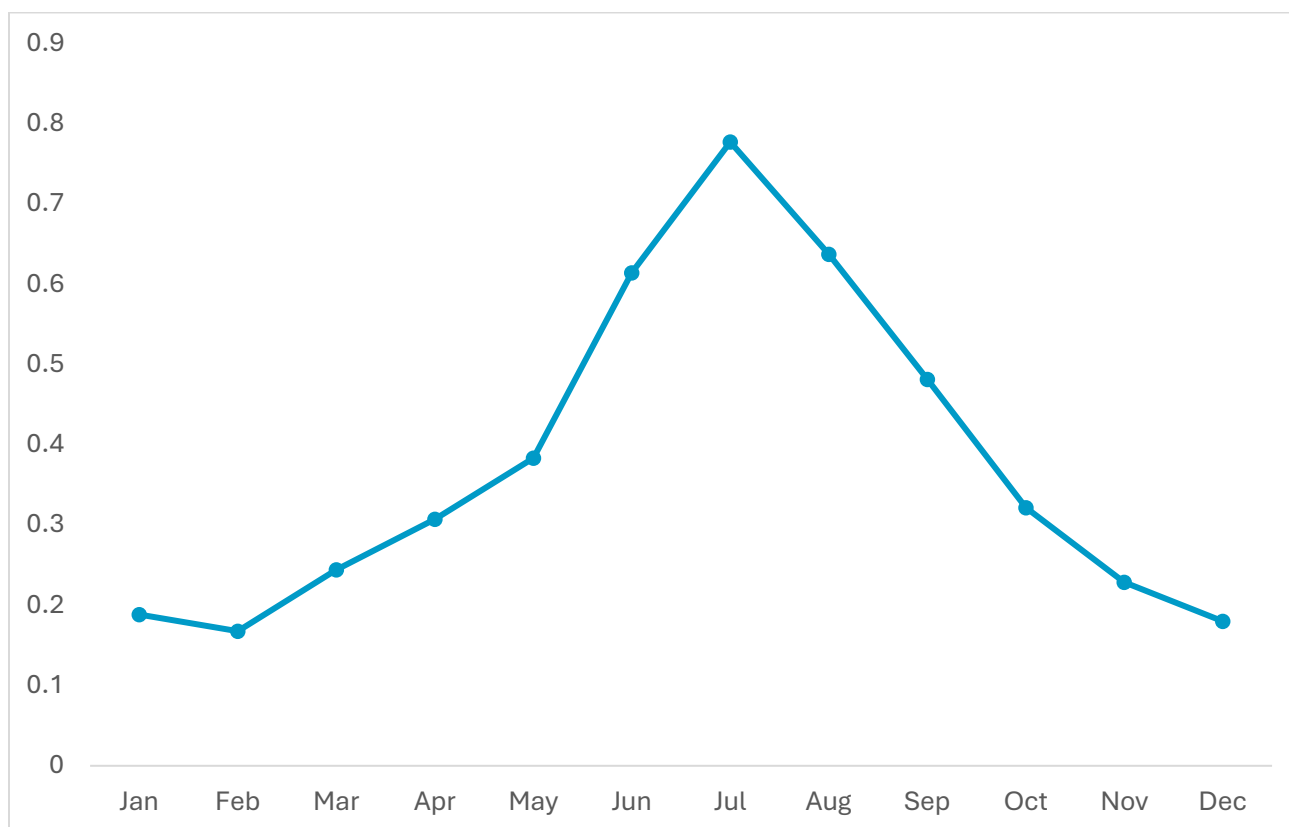
Monthly average wastewater discharge ranges from roughly 0.17 MGD in February to a peak of 0.78 in July. The Town currently has capacity for its average daily and maximum daily flow.

**Table 9. Treatment Facility Performance (2023-2024)**

Permitted Capacity (MGD)	Average Annual Daily Flow (MGD)	Maximum Daily Flow (MGD)
1.05	0.393	0.876

Source: Brunswick County Public Utilities Wastewater Annual Performance Report 2024

**Figure 17. Monthly Average Wastewater Discharge in 2024 (Millions of Gallons per Day)**



Source: NC Division of Water Resources; 2024 Ocean Isle Beach Water Supply Plan

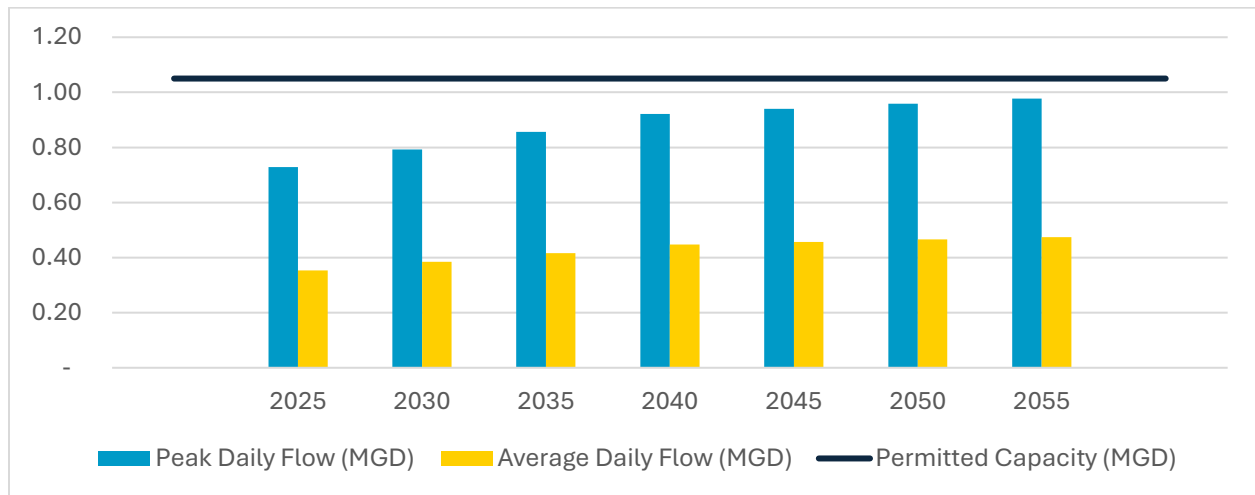
### ***Projected Demand***

To estimate the daily flow for an individual unit, each monthly average discharge was divided by the total number of connections (3,682). In turn, an individual unit in Ocean Isle Beach discharges between 45.6 gallons per day, in February, up to 210.9 gallons per day, in July. On average, an individual unit discharges roughly 102.5 gallons per day in wastewater.

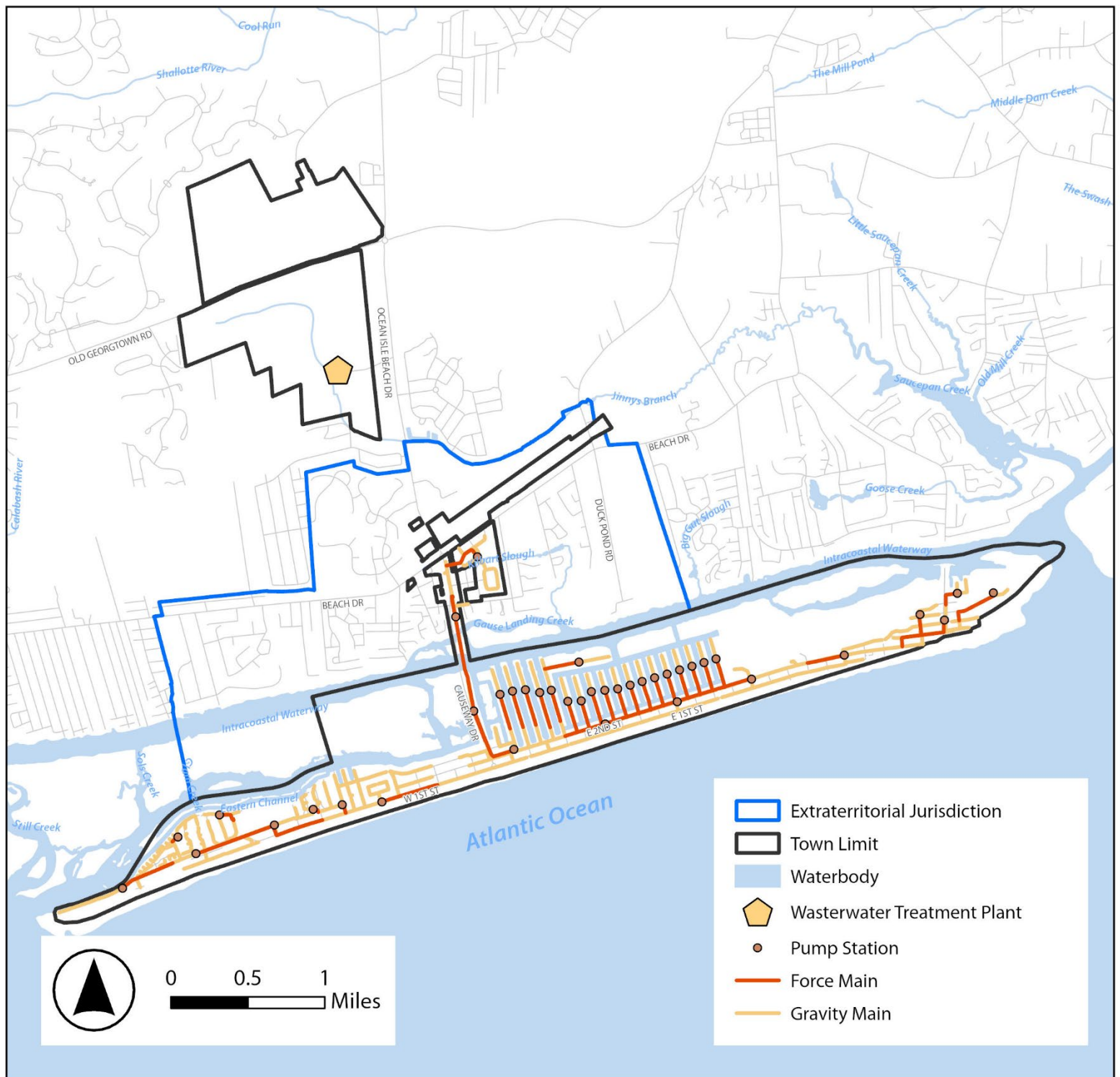
The Town currently has 976 entitled dwelling units that are pending development within its limits or ETJ. The buildout analysis from the Build-Out Analysis and Pending Development section estimates that the land in Ocean Isle Beach can accommodate an additional 2,380 dwelling units for a total of 3,356 pending or potential dwelling units in the Town. Utilizing the average and peak discharge rates, of 102.5 and 210.9 gallons per day respectively, these entitled and potential units would bring forth to the sewer system an additional 344,000 gallons per day on average and 708,000 gallons on a peak day. On an average day, the sewer system will have a permitted capacity to treat this additional flow, bringing the total daily flow to roughly 740,000 gallons. However, on a peak day during the summer months, the wastewater system may not have the capacity to treat this additional flow, as the total flow could fluctuate above the permitted capacity of 1.05 MGD.

A similar analysis was conducted to estimate sewer system capacity through 2055. The average and peak discharge rates were applied to the predicted number of total housing units to determine the total daily flows in Ocean Isle Beach, on average, for each year. The sewer system is expected to have capacity to treat the average daily flow, and in many cases, the peak daily flow through 2055. However, peak flow rates in the summer months may still fluctuate above the permitted capacity.

**Figure 18. Average and Peak Daily Flow Rates through 2055**



Source: NC Division of Water Resources



**Map 18. Wastewater Lines**

The Town has an extensive wastewater transmission and treatment network.

## ***Stormwater System***

The Town's stormwater ordinance became effective November 14, 2000. The stormwater ordinance was adopted to administer and enforce stormwater quantity and quality, and to create public education programs for Town citizens.

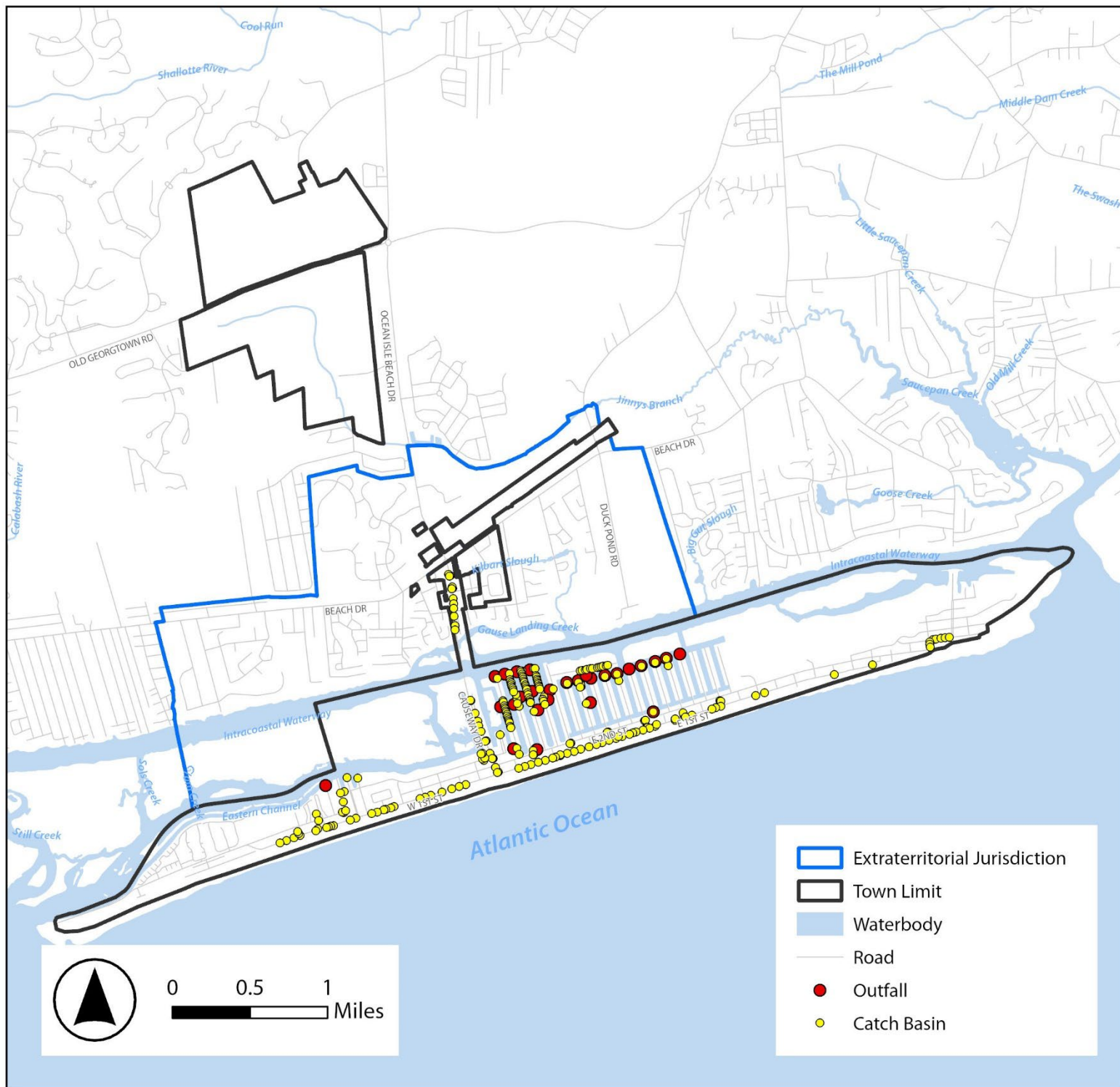
Stormwater infrastructure is located primarily on the island. All new developments, regardless of size, are subject to the Town's Stormwater Management Ordinance. The ordinance also requires new developments to sign a maintenance agreement for their stormwater systems, prior to receiving a Certificate of Occupancy for the site.

Three types of stormwater systems exist within the Town of Ocean Isle Beach: the Town owned system, systems owned and operated by the NC Department of Transportation (DOT), and private systems. Private owners are required to have an engineered stormwater system designed to capture the first 1.5 inches of rainfall. The Town-owned stormwater system is a combination of catch basins piped to outfalls, swales and ditches, and catch basins tied to systems.

The Town currently has almost \$75,000 budgeted for planned stormwater projects, including improvements to Isle Plaza, Concord Street, East Fourth Street, Fairmont Street, and West First Street.

There are currently no areas with water quality or public health problems related to non-point source pollution.





**Map 19. Stormwater Management**

Most of the Town's stormwater management mechanisms are located on the island in the form of outfalls and catch basins.

## Transportation Systems

### ***Vehicular Transportation System***

The Odell Williamson Bridge across the Intracoastal Waterway (ICWW) is the only means of ingress and egress to the Town of Ocean Isle Beach from the mainland. The two-lane bridge connects to a three-lane road (NC-904) that intersects with First Street. First Street is the major thoroughfare that runs from the west end to the east end of the beach and sees 2,000 to 4,999 vehicle trips per day. In 2007/2008, the Town installed a roundabout at the intersection of Causeway Drive and East First Street that improved traffic flow, with another roundabout installed at the intersection of Beach Drive and Ocean Isle Beach Road.

NCDOT has determined that traffic along portions of NC-179 is at or just above capacity and traffic along portions of NC-904 is significantly above capacity (see 0). Furthermore, the Brunswick County Comprehensive Transportation Plan (CTP) deems N.C. 179 from the State Border line to N.C. 904 as having deficient capacity. Traffic to and from the island is a concern for many residents, and any new development will likely strain these roadways even further. The County's CTP also recommends the following improvements in and around Ocean Isle Beach:

**Table 10. Road Section Recommendations**

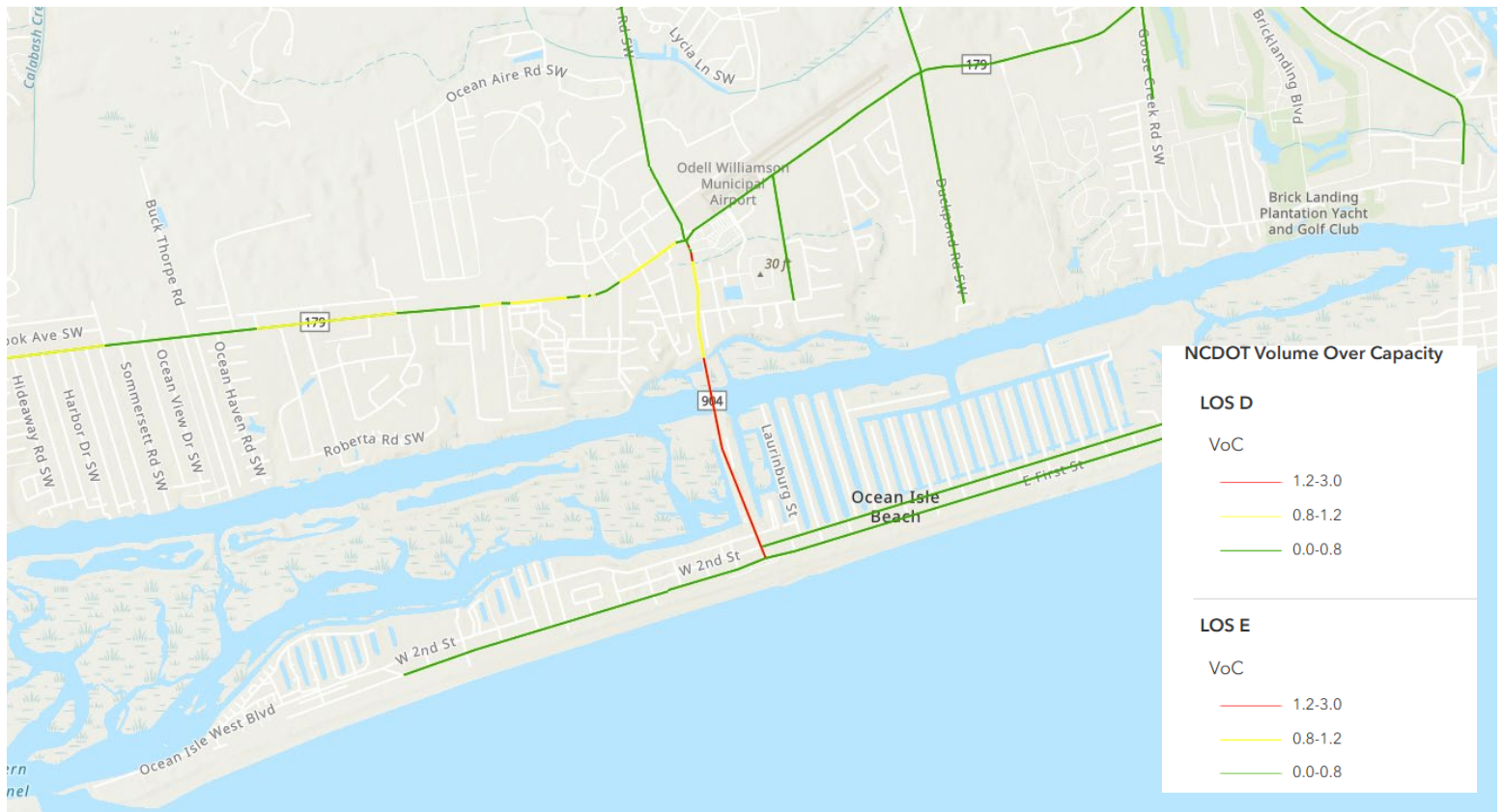
Road Section	Location	Recommendation
SR 1163	From N.C. 904 (Seaside Road SW) to N.C. 179 (Bricklanding Road SW)	Add shoulders for safety and upgrade roadway to 12 foot standards
N.C. 179	From N.C. 904 (Seaside Road) to SR 1184 (Ocean Isle Beach Road)	Widen to a 4-lane divided roadway with paved shoulders and a side path
SR 1184	From U.S. 17 to N.C. 179	Upgrade roadway to 4 lane divided with a median, paved shoulders and multi-use path
N.C. 179 BUS	From U.S. 17 BUS to SR 1184	Widen to 4 lanes with paved shoulders and a side path

*Source: Brunswick County Comprehensive Transportation Plan 2024*

The Odell Williamson Bridge on NC 904 is operated, maintained, and inspected by the North Carolina Department of Transportation (NCDOT). Based upon information provided by the NCDOT, the Odell Williamson Bridge was constructed of pre-stressed concrete in 1984. The bridge was designed for seven percent of traffic to be trucks and for a maximum of 50-mph speeds. After the first year the bridge was complete (1985), the annual average daily traffic (AADT) was 2,500 vehicles. The design year set at 2005 had an estimated AADT of 5,000 vehicles; however, this road now has an AADT ranging from 10,000 to 19,000. During periods of severe weather with sustained winds of 50-mph or greater, the bridge is closed to traffic, and entry or exit to the Island is prohibited.

### ***Non-Vehicular Transportation Systems***

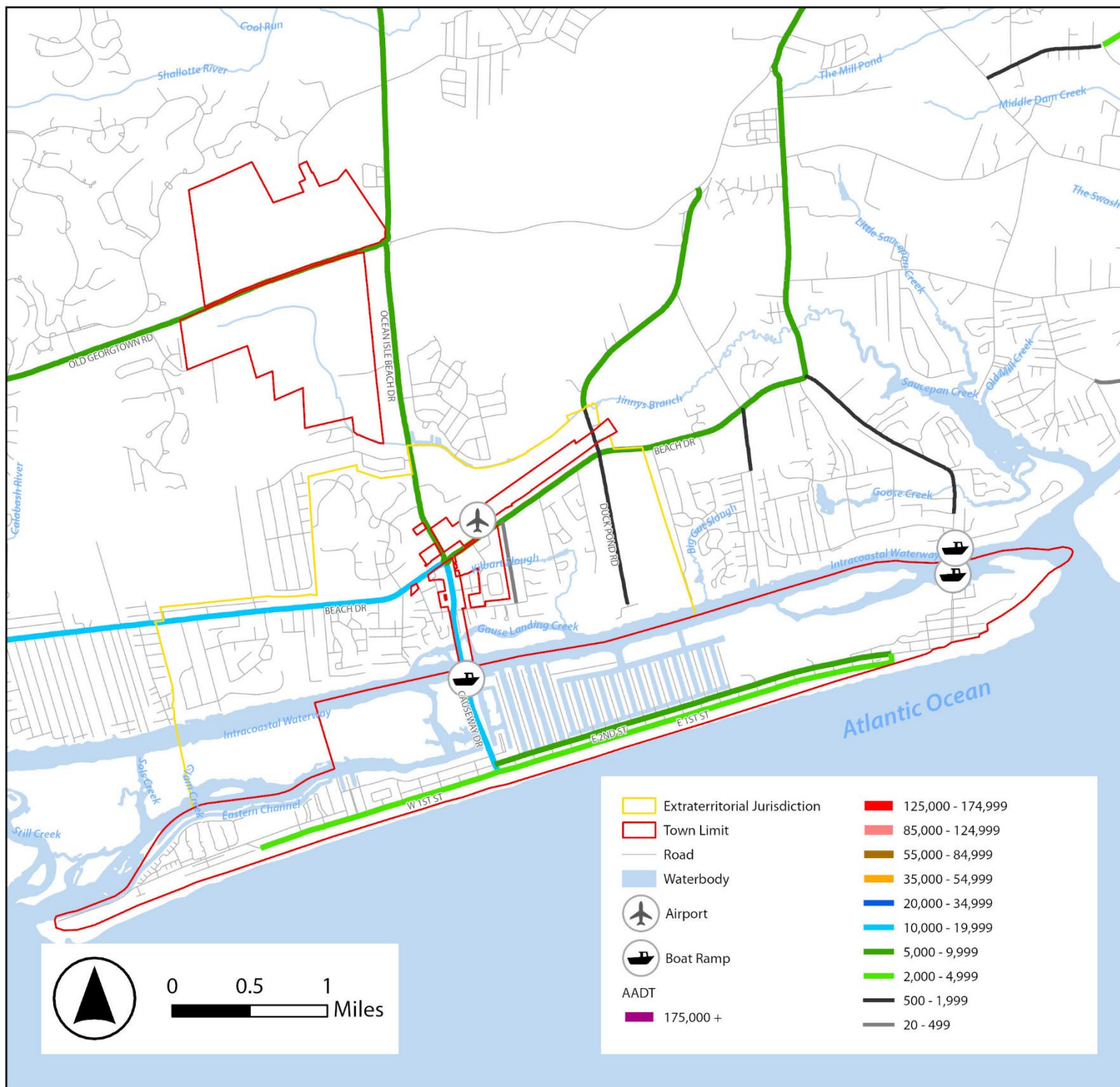
Ocean Isle Beach also prioritizes non-vehicle travel through the use of bike lanes and pedestrian connectivity. The NCDOT State Transportation Improvement Plan for 2024-2033 delineates one project in Ocean Isle Beach—the construction of bike lanes along SR 1144. Ocean Isle Beach is also in the planning jurisdiction for various trail plans, including the Southeastern North Carolina Councils of Government Regional Trails Plan, the East Coast Greenway, and NCDOT Great Trails State Plan—all of which have trail recommendations in the Town.



**Map 20. NCDOT Volume over Capacity**

Volume-to-capacity values over 1.0 indicate that the roadway is overburdened, as is the case on the Odell Williamson Bridge.





**Map 21. Transportation**

Ocean Isle Beach has several highly-trafficked roadways within its jurisdiction. The Odell Williamson Bridge is heavily congested section, especially during tourist season.



# ADOPTED PLANS AND DEVELOPMENT MANAGEMENT

# 5

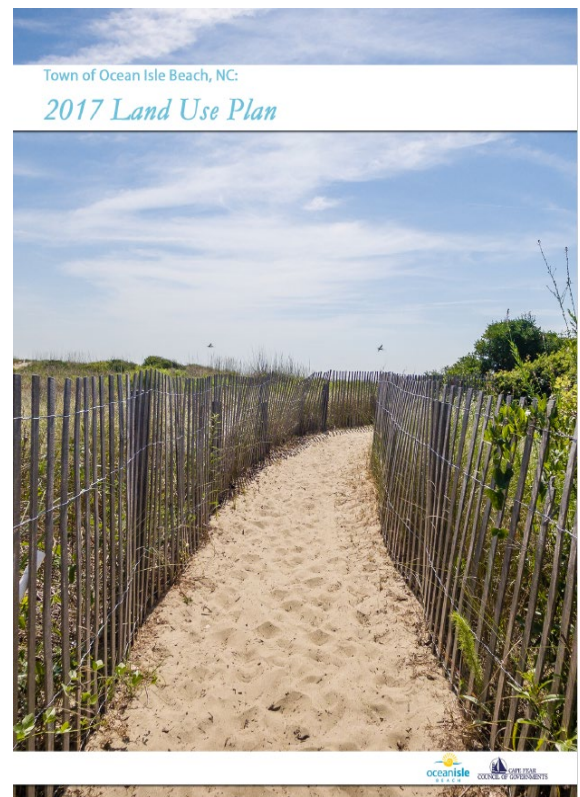
## Purpose

The purpose of this chapter is to provide a comprehensive summary of various plans relevant to the development of Ocean Isle Beach Land Use Plan Update.

## Review of Adopted Plans

### Town of Ocean Isle Beach 2017 Land Use Plan

The Town of Ocean Isle Beach 2017 Land Use Plan outlines the community's vision, growth priorities, and environmental management strategies in accordance with North Carolina's Coastal Area Management Act (CAMA). The plan highlights the town's increasing growth due to tourism and retiree migration, which has led to development pressures on coastal resources. It emphasizes the importance of managing development through policies that balance economic growth with environmental preservation. The plan serves as a framework for zoning, land use decisions, and public infrastructure investments, providing a structured approach to maintaining the town's small-town, family-friendly character while accommodating future development.



A major focus of the plan is environmental conservation and resilience. The plan categorizes Areas of Environmental Concern (AEC) and regulates development through the CAMA permit process to protect sensitive coastal resources like wetlands, estuaries, and oceanfront areas. Policies prioritize stormwater management, water quality protection, and mitigation of flood risks. Infrastructure planning aims to ensure that public utilities, transportation, and emergency management strategies align with sustainable development principles, particularly in the face of hurricanes and climate-related hazards.

Community priorities identified through public engagement include protecting the beach, enhancing bicycle and pedestrian infrastructure, managing development density, and increasing public access and parking for residents and visitors. The plan also supports redevelopment of existing business centers while discouraging strip malls and large commercial developments. It establishes a clear policy framework for guiding growth, ensuring compatibility between new developments and existing land uses, and safeguarding Ocean Isle Beach's coastal environment for future generations.

### ***Impacts on the Land Use Plan Update***

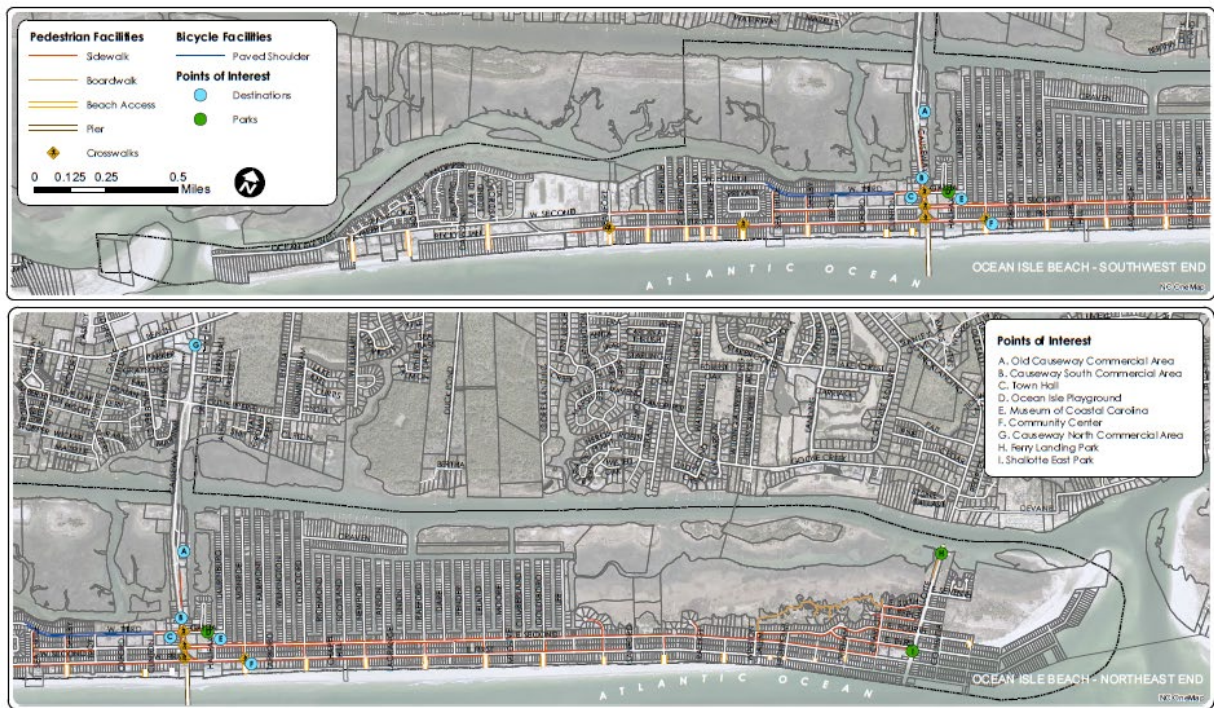
- The Land Use Plan serves as the foundation for this plan update. Each section will be evaluated for compliance with CAMA legislation and updated for the planning horizon.
- Areas of environmental concern will be reviewed and incorporated according to North Carolina requirements. These AECs are essential for protection and criteria should be developed to monitor their health.
- The Town's vision and public priorities will be evaluated for performance and updated accordingly.
- Goals, Objectives, and Policies of the land use plan will be updated for each category.

- Transportation concerns for all modes will be considered and reviewed. Future capital improvements have great impact on the capacity, performance, and safety outcomes.
- A suite of maps will be created with updated data concerning topics of future land use, development potential, AECs, etc.
- Actionable items that impact policy, procedure, and code will be provided.

## Ocean Isle Beach Bicycle & Pedestrian Plan (2014)

The Ocean Isle Beach Bicycle & Pedestrian Plan was developed through a collaborative process involving local residents, business owners, government staff, and regional transportation planners. Funded by a grant from the North Carolina Department of Transportation (NCDOT), the plan aims to enhance pedestrian and bicyclist safety, improve access to key community destinations, and promote active transportation for a healthier and more connected community.

### MAP 2.1: EXISTING CONDITIONS



The plan identifies several key challenges, including a lack of pedestrian and bicycle connectivity between major destinations, limited infrastructure such as sidewalks and bike lanes, and safety concerns at busy intersections and bridge crossings. The seasonal population surge during peak tourism months exacerbates these challenges, creating congestion and increasing conflicts between pedestrians, bicyclists, and motor vehicles. The plan presents opportunities to build on existing infrastructure, such as enhancing sidewalks along major corridors, implementing safer pedestrian crossings, and expanding bike-friendly routes. The plan also recommends educational programs, enforcement strategies, and signage improvements for better safety outcomes.

Implementation of the plan involves a phased approach, with priority projects focusing on key corridors and connections. It outlines an organizational framework involving local government, NCDOT, and community partners to guide infrastructure improvements, funding opportunities, and evaluation metrics.

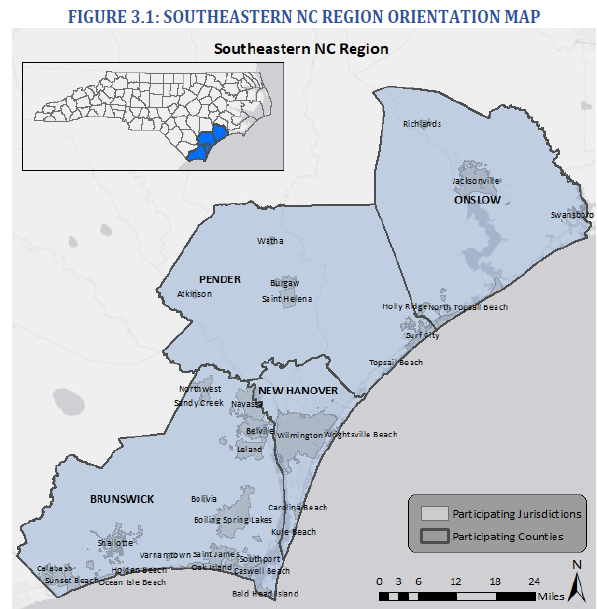
### ***Impacts on the Land Use Plan Update***

- The update will include relevant findings of the plan regarding pedestrian and bicycle facilities, their expansion and performance, and concerns raised by the public.
- Recommendation for bicycle facilities expansion on Ocean Road.
- The plan will address the sidewalk project on East 1<sup>st</sup> Street.
- The plan will address bike and pedestrian safety rails that were added to the bridge



## Southeastern NC Regional Hazard Mitigation Plan (2021)

The Southeastern North Carolina Regional Hazard Mitigation Plan is a collaborative effort among Brunswick, New Hanover, Onslow, and Pender counties, along with their incorporated municipalities. The plan aims to reduce risks associated with hazards, such as hurricanes, flooding, wildfires, and hazardous material spills. It provides a strategic framework for hazard mitigation through infrastructure upgrades, zoning regulations, and public education efforts, among others. The plan aligns with FEMA and North Carolina Emergency Management guidelines to ensure continued eligibility for federal grants. The overarching goal is to safeguard human life, protect property, and enhance community resilience through coordinated planning and investment in Southeastern North Carolina.



The included vulnerability and risk assessment evaluates the frequency, severity, and potential impact of various hazards, using historical data and predictive modeling. Vulnerability assessments pinpoint critical infrastructure, high-risk populations, and economic assets most susceptible to disaster events. Additionally, a capability assessment examines local governments' ability to implement hazard mitigation strategies, considering factors such as regulatory policies, staffing, technical expertise, and financial resources. Recommendations from the plan include floodplain management, strengthening building codes, retrofitting structures, and investing in natural hazard defenses like dune restoration and stormwater management.

### ***Impacts on the Land Use Plan Update***

- An essential component of the land use plan update concern natural hazards. Information regarding vulnerability, regional resources, evacuation routes, and recovery will be integrated into the plan.



- Review capability assessment in the plan as it relates to Ocean Isle Beach and its peers.
- Implement relevant recommendations from the plan for natural resource management, building code, and other regulatory measures.

## **Brunswick County Comprehensive Transportation Plan (2024)**

The Brunswick County Comprehensive Transportation Plan (CTP) is a strategic, long-term framework developed to address the transportation needs of Brunswick County over the next 25 to 30 years. This plan is a collaborative effort involving Brunswick County officials, local municipalities, the North Carolina Department of Transportation's Transportation Planning Division (NCDOT TPD), the Grand Strand Area Transportation Study Metropolitan Planning Organization (GSATS MPO), and the Cape Fear Rural Transportation Planning Organization (CFRPO). The CTP aims to create an integrated, multimodal transportation system that is safe, environmentally sensitive, and capable of supporting growth and development in the region.

Multiple transportation modes are incorporated into the CTP, including roadways, bicycle and pedestrian facilities, transit services, and rail systems. It identifies existing transportation deficiencies and proposes long-term solutions to meet future demands. The planning process involved extensive data collection and analysis, considering factors such as population growth projections, economic conditions, traffic trends, and land development patterns.

The CTP recommends improvements across various transportation modes. For roadways, it proposes enhancements to major corridors to alleviate congestion and improve safety. In terms of bicycle and pedestrian facilities, the plan recommends expanding networks to promote active transportation and connectivity. For transit services, it suggests strategies to enhance accessibility and efficiency. The plan also



considers rail system improvements to support economic development and regional rail feasibility.

### ***Impacts on the Land Use Plan Update***

- Transportation issues in the regional context have a large impact on the future planning considerations of Ocean Isle Beach—issues regarding growth pressure, surrounding capital improvement projects, and intergovernmental coordination will be included in this plan update.
- Opportunities for partnership between Ocean Isle Beach and peer municipalities will be considered and incorporated.

### **Code of Ordinances (Zoning, Subdivision, and Floodplain Regulations)**

The Zoning Ordinance, establishes comprehensive regulations governing land use and development within the town. This chapter delineates various zoning districts, including residential (R-1), commercial (C-1, C-2, C-3), and mixed-use areas, each with specific permitted uses and development standards. For instance, the R-1 district is primarily intended for single-family dwellings, with certain nonresidential uses permitted under specific conditions. The ordinance also outlines general provisions applicable across districts, such as lot size requirements, building height restrictions, and setback regulations.

In addition to district-specific regulations, the zoning chapter outlines various supplementary standards to enhance the town's aesthetic and functional quality. These include site lighting design requirements to ensure appropriate illumination levels while minimizing light pollution, and appearance standards that govern the external presentation of properties, particularly in commercial zones.

The Subdivision chapter of the Town ordinance establishes the procedures and standards for land development and subdivision within the town's jurisdiction. The chapter outlines the necessary steps for obtaining approval of subdivision plats, including the submission of preliminary and final plats, adherence to design standards, and compliance with improvement requirements. Specific provisions address aspects

such as street design, utility placement, drainage systems, and lot configurations to ensure that new developments are safe, functional, and in harmony with the town's comprehensive planning objectives.

Lastly, "Flood Damage Prevention" establishes regulations to minimize public and private losses due to flood conditions. The chapter outlines specific provisions for flood hazard reduction, including general standards applicable to all special flood hazard areas and specific standards for structures, subdivisions, utilities, and manufactured homes. It also designates a Floodplain Administrator responsible for implementing and enforcing these regulations, including reviewing development proposals to ensure compliance. Additionally, the ordinance includes definitions of key terms, delineates the lands to which the chapter applies, and sets forth the basis for establishing special flood hazard areas. By adhering to these regulations, Ocean Isle Beach aims to protect human life, maintain property values, and minimize the need for rescue and relief efforts associated with flooding.

### ***Impacts on the Land Use Plan Update***

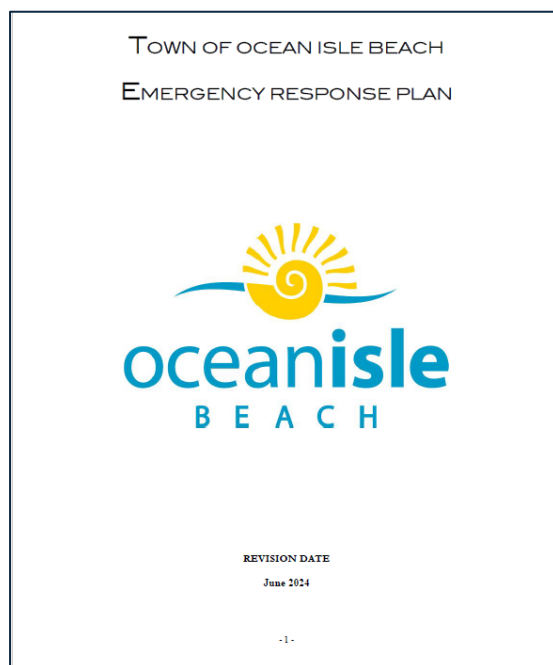
- The land use plan will provide actionable policy recommendations to modify portions of the Town's code and ordinances.
- Awareness of development requirements, review procedure, and process is essential to making accurate and useful recommendations
- Understand current zoning conditions, districts, and neighborhoods.
- Incorporate relevant information regarding floodplains and location of special flood hazard areas.

## Emergency Response Plan (2024)

The Ocean Isle Beach Emergency Response Plan is a comprehensive document outlining the town's procedures for managing various emergency situations, with a particular focus on hurricane preparedness, response, and recovery. It establishes protocols for evacuation, emergency communications, and coordination with regional and state agencies, ensuring a structured approach to crisis management. The plan assigns responsibilities to key town officials, including the mayor, emergency management director, and public safety personnel, and designates the

Emergency Command Center (ECC) at Town Hall as the central coordination hub. It also outlines mutual aid agreements with surrounding law enforcement agencies and emergency response teams to provide additional support during disasters. Specific procedures for various emergency scenarios, such as flooding, hazardous material spills, and tornadoes, are detailed to ensure a quick and organized response.

A significant portion of the plan focuses on hurricane preparedness, including evacuation orders, re-entry procedures, and post-disaster recovery efforts. The plan categorizes evacuation into voluntary and mandatory phases and assigns roles to town staff for enforcing safety measures. It details re-entry stages, starting with essential personnel assessing damage, followed by business owners, contractors, and eventually the general public. Additionally, the plan includes guidelines for post-disaster recovery, such as debris removal, damage assessment, and coordination with FEMA for financial assistance. Other emergencies, including aircraft crashes, fire incidents, and medical emergencies, are addressed with clear protocols for coordination between local authorities, emergency responders, and federal agencies. The document ultimately serves as a crucial framework for ensuring public safety, minimizing damage, and restoring normalcy in Ocean Isle Beach following disasters.



### ***Impacts on the Land Use Plan Update***

- Incorporate information on evacuation routes, available resources, and reentry direction in the event of a natural hazard.
- Understand mutual-aid agreements in place with regional partners.
- Specific emphasis will be placed on more frequent hazards like hurricanes and flooding events.

### **Water System Distribution Plan (2023)**

The Ocean Isle Beach System Development Fees Report (2023 Update) provides a structured analysis of the town's water and sewer system development fees (SDFs) based on North Carolina General Statute 162A, Article 8. The purpose of this update is to comply with the state's legal requirements to reassess system development fees every five years. The full assessment considers replacement costs, depreciation, and available system capacity, ensuring that fees are justifiable and proportional to future users' demands.

The distribution plan calculates system development fees by establishing the cost per gallon per day (GPD) for both water and sewer infrastructure, then applying it to an Equivalent Residential Unit (ERU) defined as a typical three-bedroom single-family home. Based on this methodology, the maximum cost-justified development fee is determined to be \$2,955 per ERU (\$1,271 for water and \$1,684 for sewer). The town may implement a lower fee, provided it maintains proportionality. The analysis also confirms that Ocean Isle Beach's current infrastructure has sufficient capacity for projected growth over the next decade, eliminating the immediate need for major expansion projects. This update ensures that future development contributes equitably to the cost of maintaining and expanding critical public utilities.

### ***Impacts on the Land Use Plan Update***

- Compare the plans current and future water system capacity usage estimates to the build out analysis and population projections of this plan.



## Brunswick County Comprehensive Plan (2023)

The Brunswick County Comprehensive Land Use Plan, "Blueprint Brunswick," serves as a guiding framework for managing growth, development, and conservation across the county. The Plan responds to increasing population growth, shifting development patterns, and expanding infrastructure needs. This plan establishes a structured approach to land use decision-making, evaluating future development to ensure it supports environmental sustainability, economic prosperity, and community well-being. Created in accordance with North Carolina's Chapter 160D statutes and Coastal Area Management Act (CAMA) regulations, the plan directs growth in unincorporated areas and five participating municipalities: Belville, Caswell Beach, Navassa, and Northwest. Core priorities include balancing development with environmental conservation, maintaining sufficient infrastructure capacity, fostering economic growth, and enhancing public safety and essential services.

Blueprint Brunswick defines goals and objectives related to land use compatibility, environmental protection, transportation improvements, public utilities, education, recreation, and economic development. The Future Land Use and Conservation Plan

designates areas for growth, conservation, and infrastructure investment while maintaining harmony with existing community character. Additionally, Blueprint Brunswick integrates recommendations from related county initiatives, such as the Parks & Recreation Master Plan, Water and Sewer Master Plan, and Comprehensive

### Role of the Plan

<b>Frame</b>		Defines the issues and opportunities so affected individuals and organizations can move forward with purpose.
<b>Focus</b>		Sets a clear vision for the future so everyone—leaders, staff, citizens, partner agencies—are all headed in the same general direction to address key concerns and aspirations.
<b>Guide</b>		Informs decisions, especially those pertaining to future development and the use of tax revenue to support desired investments.
<b>Coordinate</b>		Aids coordination across County and municipal departments, with neighboring jurisdictions, and with regional, state, and federal agencies.
<b>Strengthen</b>		Bolsters grant applications and other initiatives to build funding for detailed studies, desired programs, and capital investments.
<b>Comply</b>		Sets the foundation for local regulations and other government functions. (NC General Statutes 160D)

Transportation Plan, fostering a coordinated and sustainable approach to long-term development. Through its implementation, Brunswick County aims to responsibly manage growth, safeguard natural resources, and cultivate a vibrant, resilient community for the next 20 years.

The unincorporated areas adjacent to Ocean Isle Beach are largely designated as low density residential on the County's Future Land Use Map. This place type is characterized by single-family homes on a minimum of ½-acre lots.

### ***Impacts on the Land Use Plan Update***

- Align land use plan with regional framework developed in Blueprint Brunswick where appropriate.
- Review development patterns and growth trends in the County through the lens of Ocean Isle Beach.
- Review of county initiatives incorporated in Blueprint Brunswick including but not limited to parks and recreation, public utilities, transportation facilities, and environmental protection.

## Resilient Coastal Communities Plan (2024)

The Ocean Isle Beach Resilience Strategy was created through North Carolina's Resilient Coastal Communities Program (RCCP) to help the town prepare for natural hazards like flooding, sea level rise, storm surge, and shoreline erosion. Developed with input from a Community Action Team (CAT), consultants, and extensive public engagement, including surveys, meetings, and a project website, the strategy presents a shared vision for a resilient future. It emphasizes sustainable growth, nature-based solutions, resilient infrastructure, and hazard preparedness. Building on existing town policies and plans, the strategy offers a more comprehensive, balanced approach to resilience that considers environmental, social, and economic needs.



A major part of the plan is the Risk and Vulnerability Assessment, which identifies the town's most at-risk assets and populations using GIS data and community input. Critical vulnerabilities include the Odell Williamson Bridge and the town's dune systems, along with water and sewer infrastructure, wetlands, and beach access points in flood-prone areas. Social vulnerability is also a concern, with over 57% of residents aged 65 and older. Risk mitigation is outlined into seven key projects, ranging from dune preservation and living shoreline installations to infrastructure upgrades and CAMA Land Use Plan updates.

### ***Impacts on the Land Use Plan Update***

- Incorporate data, maps, and findings from the various environmental inventories, projections, and hazard vulnerabilities identified in the plan.

- Spatially locate and present areas of specific needs and improvements that mitigate risk and vulnerabilities for populations on the island.
- Identify major infrastructure vulnerabilities and produce means for solving or mitigating damages.
- Incorporate public engagement findings from stakeholders and residents.

## Development Management Program

Ocean Isle Beach's Land Use Plan guides how the town manages future growth, policies, and development decisions. It is organized around goals, which represent the town's desired outcomes; objectives, which are specific, measurable steps toward those goals; and policies, which serve as decision-making guidelines for the Board of Commissioners, advisory boards, and staff. Many of these elements are shaped by standards from the Coastal Resource Commission (CRC) through the Division of Coastal Management (DCM). The plan also outlines non-regulatory actions to help implement its goals—often through the capital improvement program (CIP) or other planning efforts.

The Board of Commissioners uses the Land Use Plan as a guide for decisions related to land use, development, public access, environmental protection, hazard mitigation, and infrastructure planning. While the plan's policies aren't the same as zoning regulations (except in Areas of Environmental Concern), they still play a key role in shaping future ordinances and zoning decisions. North Carolina law (NCGS 160A-383) requires that zoning changes align with adopted plans, making the Land Use Plan an essential tool for reviewing amendments and proposals.

The Planning Board also relies on the plan to evaluate whether projects and development proposals align with the community's goals. Its guidance helps determine whether to approve or deny rezoning requests, conditional uses, variances, and site plans. In addition, the DCM uses the plan to review major permits under CAMA, and other state and federal agencies look to it when determining if their projects are consistent with local policies.

The plan is also a valuable resource for developers and property owners. It clarifies what types of land uses are encouraged in the community and helps applicants shape

proposals that align with the town’s vision—making approval more likely. It also helps residents understand the potential impacts of projects in their area, whether they support or oppose them.

All land development in Ocean Isle Beach is subject to a range of state and local permits pursuant to a comprehensive set of state regulations and local ordinances. The following sections summarize Ocean Isle Beach’s major ordinances and the regulatory provisions of the Town’s development management program.

### **Ocean Isle Beach’s Land Development Regulations:**

The Town of Ocean Isle Beach, like other municipalities in the state, has been granted general statutory authority by the North Carolina General Statutes to enact necessary ordinances designed to protect and promote the health, safety and the general welfare of its citizens. Local plans and policies are enforced through ordinances adopted by the Board of Commissioners, which is granted this authority by the Charter ratified December 4, 1959. Following is a listing of Town Ordinances and enforcement provisions related to land use and development. These provisions are also applicable to the ETJ area.

### **Ocean Isle Beach Zoning Code:**

The zoning ordinance is the most prominent land development regulatory tool used by the Town of Ocean Isle Beach to ensure that land is developed in conformance with the designations contained in the Future Land Use Classification Map contained in Chapter 5 (Map 5.4). The ordinance was originally adopted in 1972. The ordinance regulates location and height of buildings, establishes minimum building lot sizes, and establishes districts in which uses related to residential, commercial, and institutional uses are either allowed or prohibited.

### **Subdivision Regulations:**

Since 1975, the Town of Ocean Isle Beach has enforced subdivision regulations which guide the general design of newly developing areas within the Town’s jurisdiction. A subdivision is the division of any parcel or tract of land into two or more lots for the



purpose of development. The purpose of the subdivision regulations is to establish procedures and standards for the development and subdivision of land within the territorial jurisdiction of the Town of Ocean Isle Beach.

### **Flood Damage Prevention Ordinance:**

The Town of Ocean Isle Beach administers a Flood Damage Prevention Ordinance and participates in the Federal Flood Insurance Program. First floor building elevation requirements vary in the Town, ranging from 13 to 17 feet in the “AE” zone and from 15 to 23 feet in the “VE” zone. The Flood Damage Prevention Ordinance is enforced by the Building Inspector as part of the Town’s building permit program.

### **Building Code:**

The Town of Ocean Isle Beach has an active building inspections program and enforces the NC State Building Code, including the codes concerning general construction, plumbing, heating, electrical, fire, and gas, as well as the NC Uniform Residential Building Code. The Town Building Inspectors issue building permits and inspect construction to ensure strict compliance with all code enforcement.

### **Airport Height Zoning Ordinance:**

This ordinance was adopted to protect the airport interests and to aid public safety by restricting height of objects and buildings near the Ocean Isle Airport.

### **Dune Protection:**

Ocean Isle Beach protects its dunes by enforcing its CAMA permitting and the Building Code provisions and by forbidding vehicular traffic on the beach as regulated by the Traffic Code. Moreover, walkways are provided at each beach access and fences line these walkways which guide pedestrian traffic from disturbing the dunes.

### **Sign Ordinance:**

Sign restrictions are included in the Zoning and General Ordinances.

### **Soil Erosion and Sedimentation:**

Ocean Isle Beach has a soil erosion and sedimentation ordinance which regulates land disturbing activities to control accelerated erosion and sedimentation in order to prevent the pollution of waterway systems and to prevent damage to public and private property.

#### **Stormwater Management Ordinance:**

Ocean Isle Beach has a stormwater management ordinance that has requirements for engineered plans, stormwater controls, and maintenance agreements for Stormwater Control Measures (aka BMPs) used on all new development.

#### **Jet Ski Ordinance:**

In 1997, the Town of Ocean Isle Beach adopted a jet ski ordinance which regulates the areas of operation for jet skis, the speed of jet ski operation, the age and training requirements for jet ski operators, and the safety equipment required for jet ski users.

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# FUTURE LAND USE AND CHARACTER AREAS

# 6

## Future Land Use Map

The Future Land Use Map (abbreviated as FLUM) is a policy tool that communicates and advises land use decisions for Town staff, Planning Board, and the Town Board of Commissioners. It portrays the community's preferred future land use pattern, assigning "character areas" across the Town's jurisdiction. The hope is that the actions of private and public entities will gradually and organically move into alignment with this preferred future land use pattern over the next 10-20 years.

The Future Land Use Map is required by North Carolina law (NCGS Chapter 160D) in order for any jurisdiction to use zoning as a means of regulating the physical and operational characteristics of land use. The state dictates that land use decisions shall consider the Future Land Use Map and recommendations within this plan, as well as other relevant adopted policies, procedures, and plans of the Town and interested regional, state, and federal agencies.

A Future Land Use Map is also valuable for communicating public land use priorities and the community's vision for the orderly and coordinated use of land. The Future Land Use Map and character areas describe the desired types, intensity, and spatial arrangement of land uses. It is not an ordinance and does not bind decision makers. It is a guide for land use policy making. It identifies the predominant land use types and character intended for the Town.

## Identification of Land Use Conflicts

On the mainland, the most significant potential environmental land use conflicts exist where non-coastal wetlands are found on vacant land. Areas of Managed Pineland wetlands are often found not to impose impacts to development. However, wetlands classified as Pocasin may pose constraints due to potential designation as 404 wetlands.

On the island, there are very limited potential land use conflicts with vacant land, in part because it is already mostly built out. A more significant loss of habitat will likely occur as seas rise over time and wetlands and beach strand are submerged. If private properties continue to install seawalls, bulkheads, and/or riprap, these areas will likely “drown” and will no longer be accessible to the public or will disappear completely. On the shifting sands of a barrier island, the Town must learn to balance the risk and responsibilities of private property owners with the public’s right to enjoy and access the coastal environmental resources that are kept in the public trust.

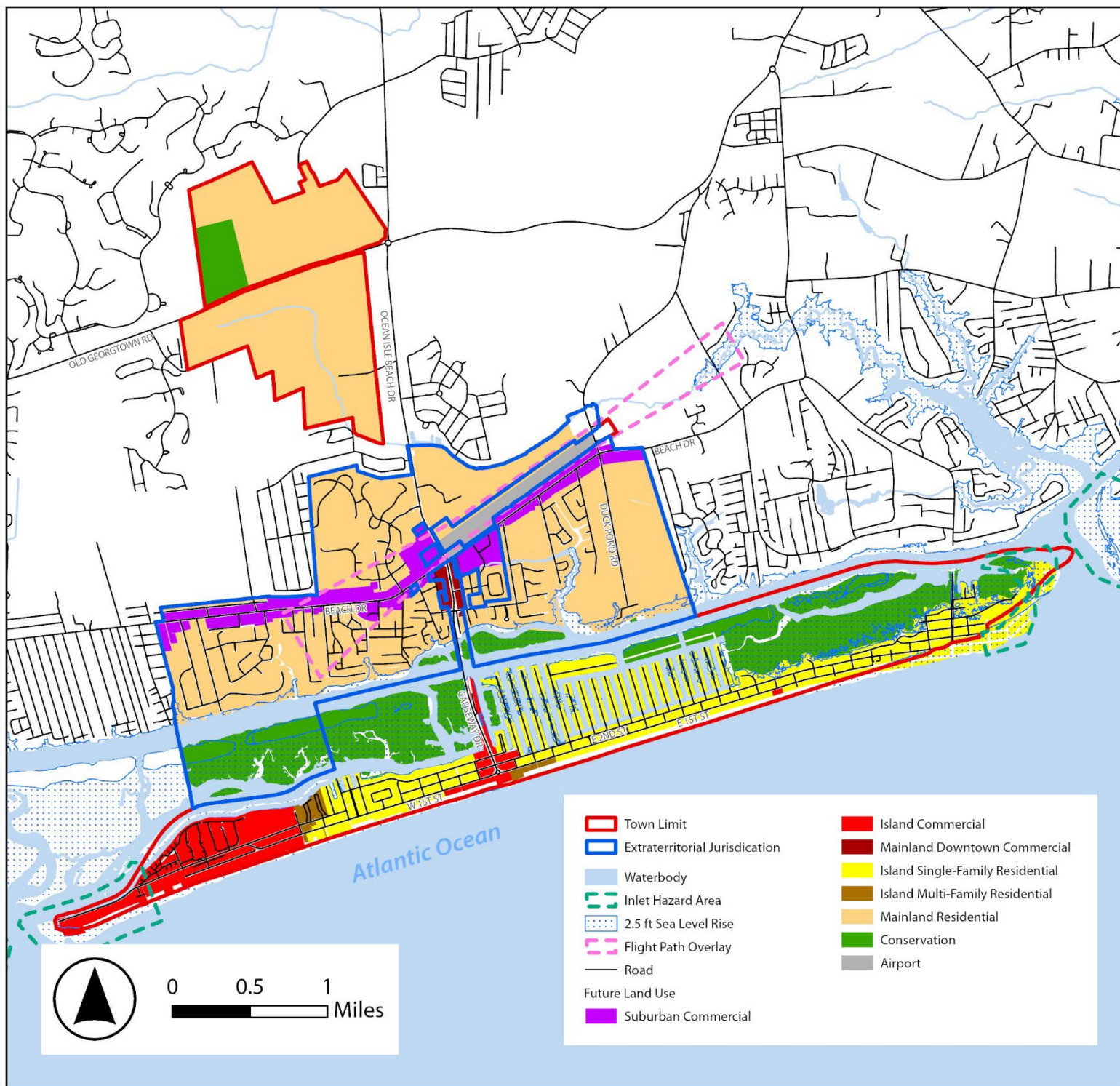
Areas within the Inlet Hazard Areas, particularly if they are expanded in future amendments to that geography, will continue to be significantly risk- and hazard-prone. Building within these areas is inadvisable. The same balancing of risk and responsibility needs to be considered similarly to the erosion and sea level rise on the remainder of the island. Development within Inlet Hazard Areas is particularly challenging. Vacant lots located on the sound side or that border estuarine waters will be required to provide a 30’ vegetated buffer to reduce sedimentation and stormwater flow into the adjacent coastal waters.

### **How to Use the Future Land Use Map**

Use the Future Land Use Map and character area descriptions as a guide when making land use and development permitting decisions. This is especially relevant to rezonings and decisions of where to extend public infrastructure and services.

Development within the horizontal boundaries of the 2.5-foot sea level rise area (i.e. – the amount of rise currently anticipated by year 2080) and the future 1% annual flood chance area should receive special scrutiny to ensure public safety and security of public investments. However, existing zoning entitlements and rights also need to be respected or mutually altered.





**Map 22. Future Land Use Map**

The official Future Land Use Map for the Town of Ocean Isle Beach. Consult the Town for more detailed maps or for information on specific properties.

## Future Land Use Character Areas

These future land use character areas (previously and still sometimes referred to as future land use categories) also provide direction for updates to the Town's land development and land use regulations to help ensure new development fits into the character of the community. Not all of the character area descriptions are immediately ripe for implementation, and they are left to the discretion of staff and leadership as to which revisions to pursue at any given time.

It is not advisable to immediately rezone properties to reflect the Future Land Use Map. The future land use character area descriptions are intentionally designed to be general and allow for some interpretation. The timing may not be appropriate yet, since this map shows the desired land use pattern 10-20 years in the future. Rather each rezoning request should be evaluated individually based on a variety of factors, including its individual merits, surrounding context, presence (or absence) of adequate public facilities, potential financial impact (or burden) of the project, environmental impact, timing, etc.

Some uses can easily be included in many future land use character areas. These include government maintenance buildings, small utility related structures (electric, natural gas, sewer lift stations, water towers), preexisting single family residential, etc.). New development in areas with access to coastal waters, the beach, and other natural coastal resources should provide public access areas as part of the development approval process.



However, some uses should be carefully considered so that they do not unintentionally create a demand for development in inappropriate areas. Development should not be encouraged on existing low-lying lands that are likely to become permanently inundated due to rising seas. Not only does this put private property and public infrastructure at risk of destruction and higher, recurring maintenance costs, but it also has the potential to put the lives of emergency management personnel at risk during strong storms, flood events, and other natural disasters.

## Suburban Commercial

This future land use character area provides access to commercial, retail, office, and limited residential uses. These land uses are primarily accessed by the motor vehicle, particularly along Beach Drive (NC 179). Internal circulation patterns, sidewalks, and bicycle facilities should be considered equal to automobiles in an effort to encourage non-motorized connectivity for neighboring and future residents. Redevelopment of existing surface lots as multi-family residential is encouraged. The preferred land use mix is ground floor commercial, retail, office, and/or institutional, with the residential on upper stories or the other uses mentioned previously. The expansion of single-family residential development is not compatible within this future land use character area, particularly along lots that have frontage on Beach Drive/NC 179. The intent of this future land use character area is to encourage a compatible mixture of uses that support permanent and seasonal populations while reducing vehicular travel. Dense and/or multi-family residential development may be appropriate adjacent to this character area, as a transition between the commercial uses and surrounding single family residential. More substantial commercial development on larger lots is to be permitted in this future land use character area.



### ***Desired Uses:***

- Commercial, Retail, Office, and Institutional
- Vertical Mixed Use, with residential uses above nonresidential on the ground floor
- Existing Platted Residential Uses:
  - Single-family, two-family, and multi-family residential uses
- New Planned Unit Developments with limited frontage on Beach Drive/NC 179



### ***Potentially Appropriate Uses:***

- Hotel/Motel when directly adjacent to commercial centers
- Small-scale multi-family developments as a buffer between commercial uses and other residential neighborhoods

### ***Inappropriate Uses:***

- Standalone single-family residential development not included as part of a previously platted subdivision or Planned Unit Development

### ***Implementation Considerations:***

- Prohibition of standalone single-family residential development when not included as part of a previously platted subdivision or Planned Unit Development
- Consideration for the Town to rezone commercial land to a residential district when allocated for such. For example, if a new residential Planned Unit Development/subdivision is to be approved in a commercial zoning district then the Town should also consider rezoning such tract to a residential zoning district.
- Inclusion of Mixed Use and/or Upper Story Residential as a permitted use
- Inclusion of bicycle and pedestrian facilities
- Encourage sidewalks and increased buffers
- Establishment of a zoning overlay district to enhance the appearance and aesthetics along Beach Drive/NC 179

Design characteristics	
<b>Building Placement</b>	Addressing the street frontage with appeal to pedestrians.
<b>Building Height</b>	Up to 55', but limited to 35' adjacent to single family residential.
<b>Parking</b>	Preferred to the side, rear, or in shared lots. Maximum of one drive aisle with parking on one side between the sidewalk and building front.
<b>Site Elements</b>	Bicycle parking nearby. Pedestrian facilities connecting all structures efficiently and conveniently to public rights-of-way and the sidewalk network. Cross-access between adjacent nonresidential and/or multi-family properties.

## Mainland Downtown Commercial

This future land use character area provides access to commercial, retail, office, and potentially upper-story residential uses along the mainland commercial corridor of Causeway Drive between Beach Drive and Culpepper Road. While these uses are often accessed by car initially, the form and experience of the corridor should be focused on human-scaled development and pedestrian experience – a true window-shopping, up-scale, downtown experience. Structures in this future land use character area should be oriented towards the street and vehicle parking should be provided either as formal, on-street spaces or behind the principal structure through alleys or surface lots largely hidden from the front. The corridor should have bike racks, ample shade through street trees and landscaping, seating and outdoor amenities, and gateway signage to orient visitors to the Town and its activities. The preferred land use mix is primarily commercial, retail, and restaurants with upper-story residential, services, or offices, with Town Hall or a civic gathering space as the exception. The intent of this future land use character area is to encourage a compatible mixture of uses that support tourism, create a social / commercial center, and provide local needs through inviting walkable spaces.



### ***Desired Uses:***

- Commercial, Retail, and Office
- Vertical Mixed Use, with residential uses above nonresidential on the ground floor
- Small-scale residential, live-work units, condominiums or apartments above commercial spaces.
- Public spaces for gathering, events, or monuments.



### ***Potentially Appropriate Uses:***

- Upper story office or commercial

### ***Inappropriate Uses:***

- Standalone single-family residential development not included as part of a previously platted subdivision or Planned Unit Development
- Strip style retail centers set back far from the street or pedestrian facilities
- Large surface parking lots between buildings and the street
- Service stations
- Light industrial or fabrication uses unless artisanal
- Hotel/motel

### ***Implementation Considerations:***

- Inclusion of bicycle and pedestrian facilities
- Prohibition of standalone single-family residential development when not included as part of a previously platted subdivision or Planned Unit Development
- Inclusion of Mixed Use and/or Upper Story Residential as a permitted or a special use
- Explore the creation of a small-area or downtown masterplan to incorporate local design considerations and ensure the district aligns with community character.

Design characteristics	
<b>Building Placement</b>	Addressing the street frontage with appeal to pedestrians.
<b>Building Height</b>	Pedestrian-scaled, typically not more than two or three stories.
<b>Parking</b>	Preferred to the side, rear, or in shared lots along an alley or rear-service road. In order to provide a pleasurable pedestrian experience, drive aisles or parking are prohibited between the sidewalk and building front.
<b>Site Elements</b>	Bicycle parking nearby or in the public right-of-way. Wide-sidewalks, window-shopping, large storefront windows, street furniture (pedestrian-scale lighting, street trees, attractive landscaping, standard curb, crosswalks, bump-outs to slow traffic at intersections, benches, trashcans, etc.)

## Island Commercial

This future land use character area is intended to support permanent and seasonal populations inhabiting the island portion of Ocean Isle Beach. Commercial, retail, office, and institutional development should have facilities that prioritize pedestrian and bicycle access. Due to high land value, parking for new construction/redevelopment may be limited in favor of increased bicycle/pedestrian access. Sidewalk cafes, food markets, and retail establishments that reduce travel to the mainland for necessities should be encouraged. Entertainment related commercial uses are desired, whereas new construction beach resorts and hotels/motels are discouraged. Locations where hotels, motels, and beach resorts currently exist have been classified as Island Commercial on the Future Land Use Classification Map. Adequate buffering should be applied where commercial parking lots abut single-family residential uses.



### ***Desired Uses:***

- Commercial/Retail
- Office & Institutional
- Vertical Mixed Use, with residential uses above nonresidential on the ground floor
- Multi-family Residential and Two-family Residential Dwellings
- Water-based Commercial and Recreation

### ***Potentially Appropriate Uses:***

Wine bar, small-distillery, or microbrewery

### ***Inappropriate Uses:***

- Industrial, manufacturing, and service establishments with open storage
- Automobile oriented uses such as gas stations or establishments with drive-through operations
- New construction of beach resorts and hotels/motels

### ***Implementation Considerations:***

- Reduced parking standards for redevelopment/new construction
- Prohibition of commercial encroachment on existing residential neighborhoods
- Establishment of provisions for sidewalk cafes
- Inclusion of Mixed Use and/or Upper Story Residential as a permitted or special use
- Inclusion of bicycle and pedestrian facilities
- Establishment of provisions for increasing access to public trust waters

Design characteristics	
<b>Building Placement</b>	Commercial properties with large setbacks from the street to accommodate vehicular traffic from arterial roads.
<b>Building Height</b>	31 feet above the lowest horizontal structural member.
<b>Parking</b>	Large surface lots to serve commercial properties with walkable features to safely move pedestrians from their cars to businesses. Shared parking for shopping centers or clusters of commercial properties.
<b>Site Elements</b>	Crosswalks, lighting, and landscaping in parking areas to improve pedestrian experiences. Large sidewalks along storefronts to accommodate foot traffic or outdoor seating areas. Bicycle parking for commercial properties adjacent to residential neighborhoods.

## Island Multi-Family Residential

This future land use character area is located only on the island. Where existing multi-family residential development currently exists, the land has been classified as Island Multi-Family Residential on the future land use map. The Town should continue to allow multi-family residential development in locations it currently exists provided they are not within or adjacent high coastal hazard risk areas (sea level rise, coastal flooding, storm surge, etc.). However, based on strong public input concerns, expansion of multi-family development should be curtailed in favor of maintaining single-family permanent and rental development. Accordingly, on the west end of the island, where multi-family uses are permitted, the future land use map depicts only areas of existing multi-family development as the desired land use pattern. Buffering and landscape material should be utilized when multi-family residential development abuts single-family residential uses.



### ***Desired Uses:***

- Multi-family Residential uses
- Two-family Residential uses

**Potentially Acceptable Uses:**

- Single-family Residential uses

**Inappropriate Uses:**

- Commercial development, including hotels and motels

**Implementation Considerations:**

- Buffering and landscape material when multi-family residential uses abut lower density residential uses
- Provisions for open space
- Inclusion of bicycle and pedestrian facilities
- Establishment of a new zoning district for Multi-family Residential uses/high density residential uses only and/or conditional standards and supplemental regulations for this use
- Establishment of provisions for increasing access to public trust waters

Design characteristics	
<b>Building Placement</b>	Smaller multi-family units clustered on lots with moderate setbacks from streets.
<b>Building Height</b>	Two habitable stories is typically the maximum height to remain compatible with neighboring single family residential structures.
<b>Parking</b>	Parking lots oriented around or under residences to serve apartment/condominium living. Marked guest parking spaces available. Bicycle parking in front of residences.
<b>Site Elements</b>	Communal spaces such as clubhouses, gyms, or pools. Striped crosswalks and sidewalks to serve residents walking within the complex.



## Island Residential

On the island, the predominant land use pattern consists of single-family residential development. Dispersed throughout the island are higher density residential uses, particularly on the west end of the island. The intent of this future land use character area is to protect, maintain, and encourage the continued development of single-family residential detached dwellings for seasonal or permanent use. Infill development and replacement of aging structures will occur within the Island Residential land use character area. As this happens, sites and structures should be designed to withstand the erosion, flood risk, and coastal storm hazards that will only worsen as time passes. Multi-family and two-family residential uses are discouraged within this land use character area.

### ***Desired Uses:***

- Single-family Residential uses



### ***Inappropriate Uses:***

- Non-residential development
- Multi-family Residential uses
- Two-family Residential uses

### ***Implementation Considerations:***

- Preservation of existing Single-family Residential neighborhoods
- Encouragement of quality construction to mitigate potential storm damage
- Modification of the permitted uses within the island residential zoning districts to prohibit non-residential, multi-family, and two-family residential development
- Establishment of provisions for increasing access to public trust waters

<b>Design characteristics</b>	
<b>Building Placement</b>	Smaller setbacks from streets and neighbors. Raised buildings to mitigate flood risks.
<b>Building Height</b>	As required by code, but typically less than three habitable stories
<b>Parking</b>	As required by code. Parking on individual lots typically in front or below residence. Parking requirements should be based on standards that would accommodate these structures as vacation rentals.
<b>Site Elements</b>	Pedestrian connectivity, especially to the beach or coastal areas. Landscaping should be thoughtfully selected and placed to reduce risk during storm events.

## Mainland Residential

This future land use character area is the most prevalent classification located on the mainland. This future land use character area supports single-family residential development at varying degrees of density. The intent of this future land use character area is to preserve and protect existing single-family residential neighborhoods on the mainland. Two- family and multi-family residential development shall not be allowed within this future land use classification. Over time, the development of site-built housing should replace manufactured housing in an effort to further reduce storm damage and to mitigate hazards.



### ***Desired Uses:***

- Single-family Residential uses

### ***Potentially Acceptable Uses:***

- Neighborhood scale non-residential goods and services at intersections
- Accessory dwelling units, depending on lot size, parking considerations, and design characteristics
- Two-family residential uses

### ***Inappropriate Uses:***

- Large scale non-residential development
- Multi-family Residential uses

### ***Implementation Considerations:***

- Increased provisions for dedicated open space
- Establishment of standard requirements for the installation of bicycle and pedestrian facilities in new subdivisions without option of exception
- Establishment of a new zoning district for Single-family Residential uses only and/or a modification of the permitted uses within the mainland residential zoning districts
- Establishment of provisions for increasing access to public trust waters

Design characteristics	
<b>Building Placement</b>	Small setbacks with driveways to residential street or parking in the rear for more dense developments.
<b>Building Height</b>	Typically three stories or less.
<b>Parking</b>	As needed for neighborhoods that are dominated by permanent residents and not vacation rentals.
<b>Site Elements</b>	Sidewalks, crosswalks, pedestrian connection to surrounding neighborhoods and nearby commercial centers. It is preferable if the façade facing the street is not dominated by the garage and instead increases neighbor interactions via porches and curb appeal. Trees and landscaping provide shade and outdoor comfort.



## Conservation

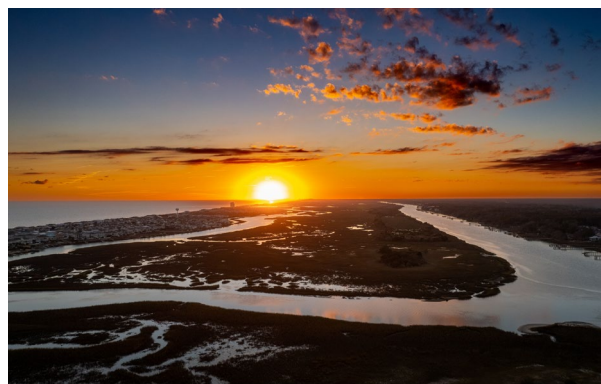
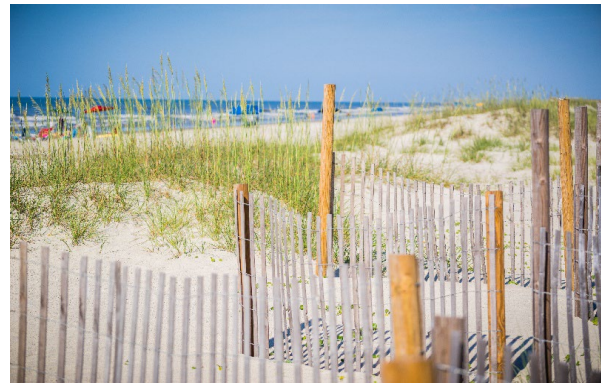
The Conservation future land use character area is intended to preserve and protect fragile estuarine environments from incompatible uses and to encourage public open space/recreational opportunities. Coastal wetlands and saltwater marsh areas are included within this future land use character area. Public parks, docks, piers, and other water dependent uses may be allowed that have minimal impacts on environmentally sensitive lands. Lands classified as coastal wetlands should be preserved in perpetuity so as to protect the natural, scenic, and recreational value of these areas.

### ***Desired Uses:***

- Preserved open space
- Nature trails
- Parks, piers, and docks
- Public access points
- Passive recreation areas
- Active recreation areas in suitable locations

### ***Inappropriate Uses:***

- Commercial or residential development





### ***Implementation Considerations:***

- Protection of fragile estuarine environments
- Preservation of coastal wetlands for recreation, natural habitat, fishing, boating, and storm/flood mitigation
- Establishment of a new zoning district or overlay which restricts residential development and limits uses to those that are contingent upon recreation or access to public trust waters and/or conditional standards and supplemental regulations to address this use

Design characteristics	
<b>Building Placement</b>	Buildings are generally not applicable. Structures should be built to serve the public's use, like restrooms and recreation facilities.
<b>Building Height</b>	n/a
<b>Parking</b>	As needed to serve site. May be gravel or sand where appropriate to minimize impervious surfaces.
<b>Site Elements</b>	n/a

## **Airport & Flight Path Overlay**

The Airport future land use character area is to support and encourage compatible land uses and the continued operation of the Ocean Isle Beach/Odell Williamson Municipal Airport. Such compatible uses include tourism-related air services, airplane service bays, light industrial/manufacturing, and airplane storage. The purpose of the overlay designation is to promote the safe conduct of aircraft in the vicinity of an airport, to prevent creation of conditions hazardous to aircraft operation, to prevent loss of life and property, and to encourage development which is compatible with airport characteristics. The airport Flight Path Overlay District is detailed in the Town's Zoning Ordinance.

### ***Desired Uses:***

- Airplane service and operation
- Light industrial/manufacturing
- Airplane storage
- Tourism-related flight services

### ***Inappropriate Uses:***

- Residential development
- Anything that is too tall and would create any type of interference or negatively impacts the operation of the airport.

### ***Implementation Considerations:***

- Limit height of buildings to fifty feet within the Flight Path Overlay with FAA approval
- Establishment of new zoning district for airport related uses and light industrial/manufacturing uses

Design characteristics	
<b>Building Placement</b>	Responsive to the needs of the airport and its operations.
<b>Building Height</b>	Pursuant to any applicable flight path regulations.
<b>Parking</b>	Responsive to the needs of the airport and its operations, but screened from view from adjacent properties and public rights-of-way.
<b>Site Elements</b>	Responsive to the needs of the airport and its operations.

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# LAND USE MANAGEMENT TOPICS & PLAN RECOMMENDATIONS

# 7

## Compliance with the Coastal Area Management Act (CAMA)

This land use plan functions as a comprehensive plan and also as a Coastal Area Management Act (CAMA) land use plan (see 15A NCAC 07B). The Coastal Resources Commission (CRC) outlines five land use plan management topics (Public [Trust Water] Access, Land Use Compatibility, Infrastructure Carrying Capacity, Natural Hazard Areas, and [Environmental] Water Quality) that must be addressed in a CAMA land use plan. Each CAMA-required land use management topic includes a Management Goal and a Planning Objective, which are specified in the state statutes governing land use planning in coastal communities, and are replicated on the following pages for clarity.

This plan addresses the land use management topics as well as other issues of local concern as identified during the public engagement process. These issues were identified during the land use plan development process and are included in these plan recommendations. The issues do not necessarily directly align with the CAMA management topic structure, but are locally important nonetheless. These recommendations are not required to have associated timelines for completion or implementation, although in some cases these may be provided.

This section of the land use plan describes Ocean Isle Beach's procedures for administering land development regulations and also provides a schedule for implementation of recommended actions. This section has three major parts that describe the:

- *Role of the land use plan in local decisions:* the role of the plan and the status of its goals, objectives, policies, and recommended actions in Ocean Isle Beach's land use and development decisions

- *Existing development management program:* Ocean Isle Beach’s existing policies, ordinances, codes, and regulations and how they will be coordinated and employed to implement the plan’s policies and recommended actions
- *Action plan and implementation schedule:* the priority policies and recommended actions that will be taken to implement the plan with a general schedule to accomplish these actions.

Collectively, these sections describe how Ocean Isle Beach’s CAMA Land Use Plan will manage future land use and development.

## Role of the Land Use Plan in Local Decisions

Ocean Isle Beach’s CAMA Land Use Plan serves a variety of functions and the plan for the future contains a broad range of:

- *Goals:* Desired ends toward which policies and programs of the Land Use Plan are directed. Many of the goals reflect requirements set forth in the Division of Coastal Management’s (DCM’s) Coastal Resource Commission (CRC) guidelines.
- *Objectives:* More specific than the general goals and in some cases a goal has multiple objectives.
- *Policies:* A consistent set of principles or guidelines for making a variety of local decisions designed to accomplish the goals and objectives. These policies guide decisions by the Town’s Board of Commissioners, its appointed boards, and staff.
- *Actions:* Specific action(s) that can be taken to implement and advance the plan’s policies. Many of these recommended actions are non-regulatory in nature and will be addressed through the Town’s capital improvement program (CIP) or through subsequent implementation of policies, programs, or planning efforts.

The goals, objectives, policies, and recommended actions provide a long-range planning function but they also help guide day-to-day operations. The daily functions relate primarily to the decisions of actions of elected and appointed officials and the Town’s administrative staff.

For the Board of Commissioners, the CAMA Land Use Plan contains Town policies and provides a guide when making decisions regarding future land use and development, public access, protecting the environment, mitigating natural and manmade hazards, or ensuring that the Town’s infrastructure and services are adequate to serve its year-round



population and the influx of seasonal visitors. While the CAMA Land Use Plan's policies do not have the same status as a local zoning ordinance, except in matters related to development or land uses within Areas of Environmental Concern (AECs), the policies and recommended actions and the future land use map contained in the plan help guide decisions on future ordinances and zoning decisions. Moreover, general statutes require statements of consistency with comprehensive plans or any other locally adopted plan(s) before adopting or rejecting any local code, ordinance, or zoning changes or amendments. Amendments to this plan will be initiated and approved by the Board of Commissioners and will occur in accordance with the guidelines for land use plan amendments under Subchapter 7B of the North Carolina Administrative Code. The land use plan can be amended as a whole by a single resolution or in parts by successive resolutions and is subject to special state notice and advertising requirements for land use plan amendments.

The Town's elected and appointed boards will review, consider, and cite this CAMA Comprehensive Plan when making decisions related to and including but not limited to: land use and development, capital improvements and programming, ordinances, and annual operating budgets. The Board of Commissioners will also review the Plan and make periodic adjustments based on budgetary considerations, emerging issues, problems or community needs, or to coordinate with future planning efforts and ongoing projects. All changes to the CAMA Land Use Plan's policies and recommended actions and this implementation strategy will be forwarded to the DEQ's Division of Coastal Management (DCM) for its subsequent approval.

The Town's Planning Board will use the plan and its policies to determine the consistency of project plans and development proposals with community goals and objectives. For the Board of Adjustment, its policies and recommendations will also guide decisions on whether to grant or deny requests for such things as special use permits or the approval of statutory vested rights.

The Town's administrative staff use the plan's policies and recommendations in a variety of ways. Staff in the Planning and Building Inspections Department will use the policies and recommendations when reviewing site plans and development proposals. Various Town departments will use the policies and recommended actions to guide proposals for development projects and plans for public services and facilities. Many of the plan's policies and recommended actions also guide ongoing operations and programs within

other Town departments as well, particularly the Utilities Department and its efforts to manage the town's infrastructure and address problems associated with stormwater runoff. Accordingly, Town staff will use the implementation strategy to guide budget preparation, the development of the CIP, and refer to the plan when applying for various sources of federal, state, and county grant funds. The Town's CAMA Land Use Plan will be used by other federal and state officials, in particular DEQ's Division of Coastal Management (DCM), for consistency determinations by the DCM for major permits issued pursuant to CAMA regulations.

The CAMA Land Use Plan will be of use to a variety of community members. The plan is a useful tool for developers and property owners because it provides guidance on the types of land use and development that are desired within the community. The plan's policies and recommendations will also help developers to craft proposals that are consistent with the Town's goals and objectives, thereby increasing the likelihood that these projects will be approved. The plan also provides information that will help owners and developers to better understand the capabilities and limitations of their property. The plan also provides community members with information to reference when supporting or opposing projects within the community.

## Goals, Objectives, Policies, and Actions

The following organizes the recommended policies and actions of this land use plan by Land Use Management Topic, goal, and objective. These are grouped by their predominant subject area, but some overlap is still present. Recommended actions are intended to be used as a resource for Town staff and officials and have associated fiscal year identified for implementation, pursuant to 15A NCAC 07B .0702(e)(3), and can be considered as the Action Plan and Implementation Schedule outlined in that section. Where a fiscal year for implementation is required, as it is for the actions, it is noted following the description of the action. Some actions are marked as "ongoing" if they are not necessarily tied to a particular fiscal year but require consistent implementation and monitoring. This listing is not a mandate for the allocation of funding, nor does it compel or restrict local government officials. The Board of Commissioners retains the discretion to modify this CAMA Comprehensive Plan and remains fully in control of financial decisions for the Town.

## (Environmental) Water Quality and Natural Environment

From: 15 NCAC 07B .0702 (d)(2) –State requirements for Land Use Plan Management Topics.

**Planning Objectives:** The plan shall include policies that establish strategies and practices to prevent or control non-point source pollution and maintain or improve water quality.

**Goal 1.** Maintain, protect and where possible enhance the natural environment and water quality in all coastal wetlands, rivers, streams, and estuaries. *This goal is required to be addressed pursuant to the Coastal Area Management Act.*

**Objective 1.1. Protect the Natural Environment of Ocean Isle Beach:** The Town shall take actions designed to protect and where possible enhance and restore the sensitive natural resources located in and adjacent to the Town of Ocean Isle Beach.

### **Policy 1.1.A Surface Water**

**Quality:** The Town of Ocean Isle Beach shall continue to take actions that protect and enhance the water quality of the estuarine system.

**Action 1.1.A.1.** The Town will work with County and state officials to improve the quality of surface waters that drain to the Intracoastal Waterway. Timeline: Ongoing



**Policy 1.1.B Sewage Treatment:** The Town will continue to partner with Brunswick County Utilities for tertiary wastewater treatment as a means to preserve water quality.

**Policy 1.1.C Stormwater Runoff:** The Town will continue to enforce the stormwater management ordinance with requirements for engineered plans, stormwater controls, and maintenance agreements for all new development and redevelopment.

**Policy 1.1.D Concrete Canals:** The Town prohibits the creation of new concrete canals based on their negative impacts on stormwater runoff treatment, pollution of surrounding waterways, and reduction of natural habitat. When

concrete canals are maintained or replaced, they should include some biophilic design features that mitigate their negative environmental impacts.

**Policy 1.1.E Reduction of Existing Stormwater Discharges:** The Town shall utilize structural and non-structural Stormwater Control Measures, or SCMs (formerly called “BMPs”), designed to reduce the quantity and increase the quality of existing stormwater discharges.

**Action 1.1.E.1.** When state roads are repaired or resurfaced, where practicable, the Town shall require the Department of Transportation (DOT) to use infiltration systems and other structural or nonstructural Stormwater Control Measures, or SCMs (formerly called “BMPs”) necessary to treat stormwater generated from road surfaces. When Town roads are repaired or resurfaced, the Town shall seek state funding to assist with its efforts to treat stormwater generated by road surfaces using infiltration devices and other structural and nonstructural BMPs. Timeline: Ongoing

**Policy 1.1.F Stormwater Discharges from Municipal Sources:** Where practicable, the Town shall eliminate stormwater discharges resulting from municipal activities. Where elimination is not possible, the Town shall mitigate the sources of stormwater discharges to the maximum extent practicable.

**Policy 1.1.G Estuarine System:** The Town shall continue to give priority to those uses which are compatible with appropriate management of the Estuarine System; development occurring within the Town should be compatible so as to minimize the likelihood of significant loss of private property and public resources.

**Policy 1.1.H Development of Sound and Estuarine System Islands:** The Town prohibits the development of “conservation spoil” islands with the exception of maintenance and/or replacement of existing structures in the spoil easement area (generally now known as Laurinburg, Monroe, Fairmont, Wilmington, Craven, and Concord Street areas).

**Policy 1.1.I Commercial and Residential Fisheries:** The Town supports federal and state projects which increase the productivity of coastal and estuarine waters. Projects such as nursery area enhancements or restoration, oyster reseeding programs, and properly constructed artificial reefs will be supported.

**Policy 1.1.J Shellfishing Waters:** The Town supports and promotes the activities of the State’s Shellfish Management Program and activities that increase areas open for shellfish harvesting. The Town supports stormwater control measures that improve water quality in the ICCW and the supporting creeks and marshes.

These efforts should focus on improving water quality in areas currently closed to shellfish harvesting.

**Policy 1.1.K Trawling Activities in Estuarine Waters:** The Town of Ocean Isle Beach urges the State of North Carolina to prohibit trawling and purse seine fishing including fishing for menhaden within one nautical mile of the Ocean Isle Beach coastline and to ban gill net fishing throughout the year.

**Policy 1.1.L Protection of Wetlands:** With the exception of existing entitled development, the Town prohibits the filling of coastal wetlands, non-coastal wetlands, or jurisdictional wetlands. If this policy presents a threat to the health, safety, or welfare of the community, the Town may grant an exception via the Variance process. The following activities are allowed in non-coastal wetlands: hiking, nature watching, stormwater interventions, habitat restoration, educational/research activities, boardwalks, trails, and pathways.

**Policy 1.1.M Marsh Damage from Bulkhead Installation:** Damage to existing marshes or beaches by bulkhead installation, or seawalls should be minimized where possible. Maintenance, repair, and extension to match adjacent properties of existing bulkheads is permitted.



## Natural Hazard Areas

From: 15 NCAC 07B .0702 (d)(2) –State requirements for Land Use Plan Management Topics.

**Planning Objectives:** The plan shall include policies that establish mitigation and adaptation concepts and criteria for development and redevelopment, including public facilities, and that minimize threats to life, property, and natural resources resulting from erosion, high winds, storm surge, flooding, or other natural hazards.

**Goal 2.** Conserve and maintain barrier dunes, beaches, floodplains, coastal wetlands, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues. *This goal is required to be addressed pursuant to the Coastal Area Management Act.*

**Objective 2.1. Protect Against Damage from Hurricanes, Severe Weather, or Other Hazards:** The Town will be proactive in its efforts to minimize damage and threats to public health and safety associated with hurricanes, severe weather, and other hazards and work to implement the most recently-adopted Regional Hazard Mitigation Plan.

**Policy 2.1.A Discouragement of Hazardous Development:** The Town shall use a variety of methods, including CAMA setback requirements, Inlet Hazard Areas, sea level rise projections and the impact on increasingly frequent coastal flooding regimes, and the Flood Damage Prevention Ordinance, to discourage the development of property that can be reasonably foreseen as potentially hazardous.

**Policy 2.1.B Flood Prone Areas:** Not all uses in the Town’s Zoning Ordinance shall be permissible in the 100-year flood zones. All new construction and substantial improvements shall comply strictly to the Town’s Flood Damage Prevention Ordinance, which has been adopted in conjunction with Ocean Isle Beach’s participation in the National Flood Insurance Program.

**Action 2.1.B.1.** Ocean Isle Beach will continue to participate in the National Flood Insurance Program, enforce the Flood Damage Prevention Ordinance, and enforce building base flood elevations. Timeline: Ongoing

**Action 2.1.B.2.** The Town will review the Zoning Ordinance for opportunities to restrict incompatible or hazardous uses from the 100-year flood zone area and other areas that are projected to be inundated, or are subject to high

coastal hazard risk. Currently regulated uses of land that are good candidates for exclusion from these areas include:

- Service stations
- Hazardous waste storage
- Dry cleaning
- Gas station or storage of flammable liquids
- Housing for vulnerable populations (ex - nursing homes, or assisted living facilities, etc.)
- Hospitals
- Schools
- Public health facilities or other critical community assets
- Wreckers or automobile junkyard

Timeline: FY 2025/26

**Policy 2.1.C Flood Insurance:** The Town shall take actions necessary to reduce the cost of flood insurance to property owners by maintaining or improving the Community Rating System Status (CRS).

**Action 2.1.C.1.** Continue to pursue and train Town staff on the steps that can be taken to improve the CRS rating for Ocean Isle Beach. Timeline: Ongoing.

**Policy 2.1.D Wave Action and Shoreline Erosion:** Ocean Isle Beach will continue compliance with the CAMA development permit process for estuarine shoreline areas and the requisite development standards which may encourage both shoreline stabilization and facilitation of proper drainage.

**Action 2.1.D.1.** The Town will continue to look for ways to stabilize the Inlet Hazard Areas. Timeline: Ongoing.

**Policy 2.1.E Land Acquisition:** The Town supports the acquisition of property that is unsuitable for development due to coastal hazards when such acquisition serves a useful public purpose such as access to the beach or sound. The Town will partner with federal, state, and other agencies where appropriate.

**Policy 2.1.F Funding for Land Acquisition and Coastal Amenities:** The Town shall investigate outside funding sources for land acquisition, public access, and coastal amenities and shall encourage gifts and donations for tax credits as a mitigation measure for future storm events.

**Policy 2.1.G High Winds:** The Town encourages homeowners and builders to participate in construction and certification programs (like NC FORTIFIED, that increase structural resistance to high winds.

**For more information, visit NC Dept. of Insurance, Fortified Homes at:**  
<https://www.ncdoi.gov/consumers/homeowners-insurance/fortified-homes-mitigation-credits>

**Policy 2.1.H Manmade Hazards:** The Town of Ocean Isle Beach strives to reduce the hazards of the airport through implementation of its airport zoning ordinance which restricts land uses and building heights in the surrounding vicinity.

**Policy 2.1.I Coastal Storm Damage Reduction:** The Town of Ocean Isle Beach supports all coastal storm damage reduction and prevention programs. This includes strategies such as the use of terminal groins and sandbag revetment to the extent that they do not negatively impact or reduce the public's access to or enjoyment of the beach. Another strategy is the relocation of high hazard homes to lower hazard areas, either on the same lot or to other lower risk locations. Such activities must be done in an environmentally sensitive fashion and with respect to impacts on surrounding properties and costs to maintain public infrastructure and programs.

**Action 2.1.I.1.** Town officials will continue to lobby federal, state, and county officials to provide financial support for coastal storm damage reduction activities. Timeline: Ongoing.

**Action 2.1.I.2.** The Town will continue to implement the financial budgeting strategy for sustainable, long-term sources for funding ongoing coastal storm damage reduction in the event that federal or state funding for coastal storm damage reduction projects is reduced. Timeline: Ongoing.

**Policy 2.1.J 30-Year Beach Management Plan:** The Town supports the findings of the 2015 Ocean Isle Beach 30-Year Beach Management Plan.

**Action 2.1.J.1.** The Town will implement the recommendations of the island-wide management program outlined in the 2015 30-Year Beach Management Plan and related plans. Timeline: As specified or amended in the plan.

**Policy 2.1.K Spoil Sites:** Ocean Isle Beach will continue to provide direct assistance to the US Army Corps of Engineers by helping obtain or provide spoil sites for coastal storm damage reduction projects. Ocean Isle Beach is generally supportive of keeping new development out of designated spoil sites; however, the Town believes that existing structures in the original spoil easement areas should be recognized and protected.

**Policy 2.1.L Bulldozing:** The Town shall continue to enforce its ordinance on the prohibition of beach bulldozing with the exception of the following circumstances:

- When such work is performed as a part of a hurricane or erosion protection project or beach nourishment project sponsored by the Town or any local, state or federal governmental agency;
- When such work is performed at the direction of the Town for the purpose of beach maintenance;
- When such work is performed by any nongovernmental person or entity to protect primary structures (not including walkways to the ocean beach, swimming pools, or accessory use structures), that are imminently threatened as a result of severe erosion of the ocean beaches or the sand dune structure, but only upon receipt of a permit for such work from the local CAMA permitting officer after a finding by such officer that the structure is imminently threatened ("imminently threatened" means that the foundation of the structure is less than 20 feet from the tow of the erosion scarp and/or the sewer system is exposed); or
- When such work is authorized by the Board of Commissioners following a natural disaster or other extreme weather event. The property owner shall file an application with the Town setting forth the reasons why this action is necessary to protect the property of the owner or is in the public interest. In the event that the Board authorizes the requested action, the Board may place any conditions or requirements upon the authorization that it deems to be in the best interest of the Town and public.

**Policy 2.1.M Emergency Response Plan:** The Town shall update its Emergency Response Plan annually in concert with county and state emergency management officials, and with input from Town residents. The plan shall encompass pre-storm and immediate post storm activities and policies of the Town. Issues addressed in the Hurricane Management Plan include:

- Criteria for issuing building permits in a post storm setting
- Orderly issuance of building permits in a post-storm setting
- Sequence of restoration for public utilities and services
- Public infrastructure repair and replacement
- Beach re-entry
- Debris pick-up
- Damage assessment
- Evacuation procedures
- Recovery Task Force membership and duties
- Public health and safety issues

**Policy 2.1.N Evacuation Shelters:** In conjunction with the Brunswick County Emergency Management Department, the Town will ensure that all evacuation shelters are well-publicized, accessible, and meet national standards for public safety and supplies.

**Policy 2.1.O Public Education:** Ensure that the public is aware of the risks of different types of natural hazards in order to reduce their personal exposure to natural hazards.

**Action 2.1.O.1.** The Planning and Building Inspections Department shall implement a public education program designed to help inform the public about their exposure to natural hazards and actions they can take to mitigate potential damage to public health, safety, and property from natural disasters. This includes, but is not limited to:

- Ensure the local library maintains documents about flood insurance, flood protection, floodplain management, and natural and beneficial functions of floodplains; Timeline: FY 2025/26
- Encourage builders, developers, and architects to become familiar with the NFIP's land use and building standards; Timeline: Ongoing
- Provide local real estate agents with handouts advising potential buyers to investigate potential flood hazards for the property they are considering purchasing; Timeline: FY 2025/26
- Advertise the availability of flood insurance on an annual basis; Timeline: Ongoing, and
- Post hazard related information on the Town's website and distribute appropriate educational materials. Timeline: Ongoing

**Objective 2.2. Post-Storm Recovery:** In the period following a hurricane, severe weather event, or other disaster, the Town will work as quickly as possible to restore essential services related to public health, safety and welfare.

**Policy 2.2.A Municipal Emergency Center:** The Town supports the concept of an on-island emergency Town center for day-to-day emergency response and preparedness and to assist during the recovery process associated with natural disasters.

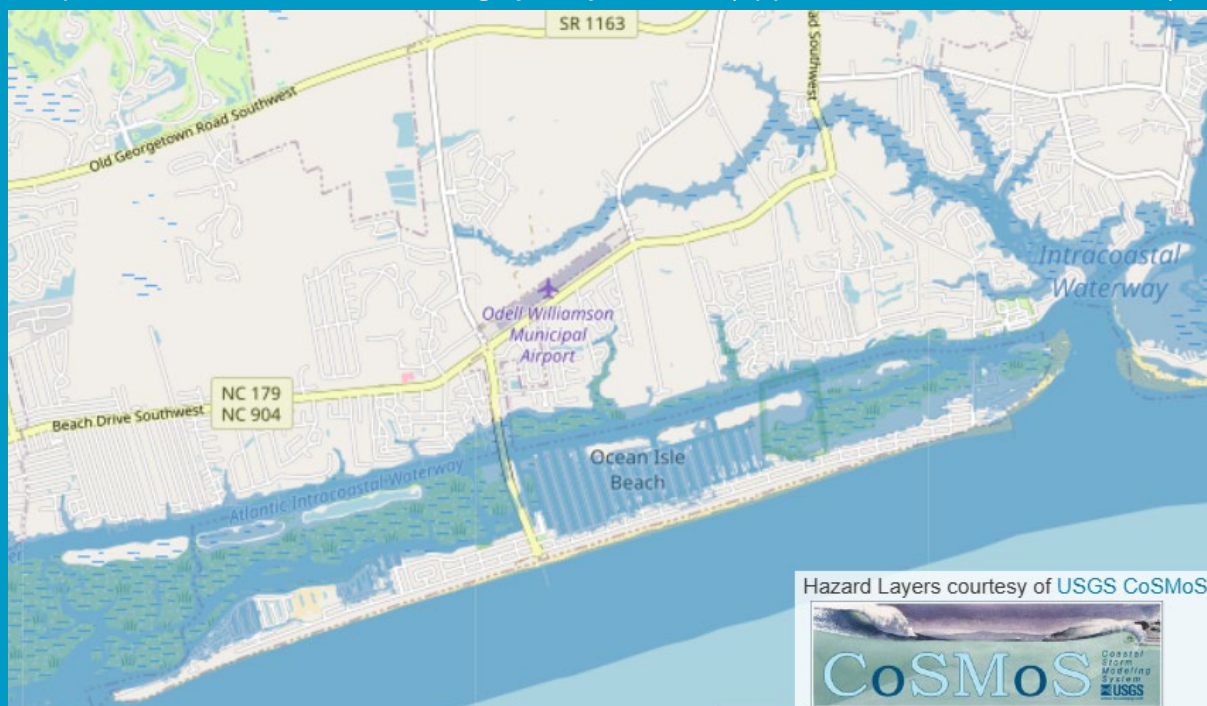
**Action 2.2.A.1.** The Town will explore the development of an emergency services annex or Town services center on the island. This could also perform double duty as a community gathering space for residents needing a place for meetings or civic gatherings. Timeline: FY 2027/28



**Policy 2.2.B Redevelopment of Developed Areas:** It is the policy of the Town to allow redevelopment of previously developed areas including the relocation of endangered structures, except where those structure would be prohibited by coastal hazard areas (e.g. – Inlet Hazard Area, future sea level rise inundation areas, etc.). It is the Town’s policy that density allowances for redevelopment areas be reduced from existing densities in high hazard areas.

### Coastal Flood Hazard Projections.

According to the USGS CoSMoS coastal flooding projections (<https://www.usgs.gov/apps/hera/floodTool.php>), many areas will be “most likely” experience annual storm flooding by the year 2060 (approx. 1.5 feet of sea level rise).



**Action 2.2.B.1.** Review and consider placing more restrictive regulations into the Town’s land development ordinances with regard to rebuilding, expanding, or replacing nonconformities within high hazard areas. Timeline: FY 2026/27

**Policy 2.2.C Mutual Aid:** The Town shall maintain established mutual aid agreements and where necessary develop new agreements to assist with post-storm event clean-up, damage assessment, and reconstruction activities.

**Policy 2.2.D Building Permits:** The Town shall issue building permits as expeditiously as possible to property owners who have received minor damage after storm events. If a structure is damaged more than 50% of the value of the structure, the property owner will have to rebuild or modify the structure to meet current ordinances and building standards.

**When renovating, maintaining, or constructing new infrastructure, it is important to account for the environmental conditions these structures will face over their expected lifespans. Ocean Isle Beach should assess its current development standards in light of NOAA's sea level rise projections and update its development regulations based on the projected longevity of the investment or facility.**

**Example of additional elevation for structures and infrastructure to mitigate projected Sea Level Rise (SLR).**

<b>Infrastructure lifespan and anticipated SLR</b>	<b>Project type</b>	<b>Examples of infrastructure or site elements that should be elevated, enhanced, or armored</b>
Present day to 2040 or 0.9 feet of SLR	Temporary or short-lifespan components and finishings	<ul style="list-style-type: none"> <li>• Asphalt pavement, pavers, ROW finishes</li> <li>• Trees, plantings, green infrastructure, and LID site elements</li> <li>• Street furniture, benches, trash cans, etc.</li> <li>• Temporary buildings</li> <li>• Storage facilities</li> </ul>
2040 to 2060 or 1.5 feet of SLR	Moderate lifespan facility improvements and components on a regular replacement schedule	<ul style="list-style-type: none"> <li>• Electrical, HVAC, and mechanical components, compressors, lifts, pumps, etc.</li> <li>• Concrete paving, retaining walls, culverts</li> <li>• Outdoor recreational facilities</li> <li>• Emergency energy generation equipment</li> <li>• Stormwater detention facilities</li> </ul>
2060-2100+ or 3.6 feet of SLR	Long-lived buildings and infrastructure and other assets that cannot be relocated or elevated without highly significant investment	<ul style="list-style-type: none"> <li>• Most buildings and signature or monumental structures</li> <li>• Major infrastructure (bridges, wastewater treatment plants, etc.)</li> <li>• Road reconstruction and road elevations</li> <li>• Subgrade sewer infrastructure (pipes, outfalls, catch basins, etc.)</li> <li>• Energy generation and transmission facilities</li> </ul>

*Source: Adapted for Ocean Isle Beach from the NYC Mayor's Office of Recovery and Resiliency, Climate Resiliency Design Guidelines - Version 3.0 (March 2019) and using Intermediate High scenario sea level rise projections from NOAA SLR Viewer, <https://coast.noaa.gov/digitalcoast/tools/slr>.*

## Infrastructure Carrying Capacity

From: 15 NCAC 07B .0702 (d)(2) –State requirements for Land Use Plan Management Topics.

**Planning Objectives:** The plan shall include policies that establish service criteria and ensure improvements minimize impacts to AECs and other fragile areas.

**Goal 3.** To ensure that public infrastructure systems are appropriately sized, located, and managed so the quality and productivity of the Areas of Environmental Concern (AEC) and other fragile areas are protected and restored. *This goal is required to be addressed pursuant to the Coastal Area Management Act.*

**Objective 3.1.** Ensure that the location and capacity of public infrastructure is consistent with the Town’s growth and development goals and the protection of Areas of Environmental Concern.

**Policy 3.1.A Soils and Septic Tank Suitability:** Growth and development will not be permitted in the ETJ where septic tanks will not function and where sewer service is not available. As sea levels (and groundwater levels) rise, septic systems along the coast and low-lying areas of North Carolina will begin to fail, which will negatively impact environmental water quality. All septic tanks must be in compliance with State Health Regulations as administered by the Brunswick County Health Department. Existing properties with on-site septic systems are encouraged to connect to the public wastewater treatment system.

**Policy 3.1.B Bridge and Road Improvements:** The Town supports state and federal bridge and road improvement programs, especially those that add traffic capacity and pedestrian improvements without compromising the family-friendly and pedestrian-oriented nature of the Town. The addition of a second bridge from the mainland to the Island will help alleviate traffic congestion associated with a growing seasonal population.

**Action 3.1.B.1.** Town officials will continue to work with NCDOT, the County, and GSATS to help improve traffic conditions both on the island and in surrounding areas as a result of a growing seasonal population, and the rapidly growing population on the mainland in areas of Brunswick County near Ocean Isle Beach. Timeline: Ongoing.

**Action 3.1.B.2.** Town officials will work diligently with developers and NCDOT to incorporate transportation improvements into new commercial and residential development projects. Timeline: Ongoing.

**Action 3.1.B.3.** Town officials shall work with NCDOT, the County, and regional partners to develop a thoroughfare or collector street plan to improve connectivity between new and existing developments and properties, increase the network for traffic dispersion, and mitigate congestion. Timeline: FY 2028/29.

### Case Study: Pender County, NC

Collector streets reduce traffic on major roads by equitably distributing traffic burdens throughout the entire transportation network. Pender County created a collector street plan to improve connectivity, alleviate congestion, and better integrate multimodal design into their growing street network.



**Action 3.1.B.4.** Town officials will continue to support the following projects which are either local priorities or identified in the GSATS 2035 Long Range Transportation Plan Timeline: Ongoing.

Roadway	Description	Improvement
Beach Dr.	NC 179 BUS: Widen to a multi-lane facility from Ocean Isle Beach Road SW (SR 1184) to the NC 904 (Seaside Road), and multipurpose path.	Widen to 4-Lane W/Median & Multipurpose Path
NEW (Brick Landing Rd.)	New Bridge from Brick Landing Road (SR 1143) to Shallotte Blvd (SR 1202).	New Bridge
Ocean Isle Beach Rd.	Ocean Isle Beach Road (SR 1184): Widen to a multi-lane facility from US 17 to NC 179 (Beach Drive).	Widen to 4-Lane W/Median
Ocean Isle Beach Pedestrian Bridge	Install a pedestrian bridge adjacent to the Odell Williamson Bridge (NC 904) across the Intracoastal Waterway	Bridge
Intersection of Ocean Isle Beach Road and Beach Drive	Add slip lane similar to the roundabout at Ocean Isle Beach Road and Old Georgetown Road	Roundabout intersection
East 2 <sup>nd</sup> Street	Add bicycle lanes	Bicycle lanes

**Policy 3.1.C Golf Carts and Low Speed Vehicles (LSVs):** The Town supports the use of street legal golf carts or Low Speed Vehicles (LSVs) as a functional means of reducing automobile traffic and parking demands at the beach, and will explore opportunities to reduce congestion that LSVs cause on the Odell Williamson Bridge.

**Policy 3.1.D Pedestrian and Bicycle Access:** The Town encourages pedestrian and bicycle facilities to improve non-motorized transportation options and public access to the shoreline.

**Policy 3.1.E Central Sewer System:** The Town shall require that all new development or redevelopment tie into the public sewer system within town limits.

**Policy 3.1.F Rezoning Analysis:** The Town shall conduct an analysis of infrastructure before rezoning parcels to allow for more intensive development or changing development standards to allow for higher densities and intensities. This analysis shall determine if existing infrastructure can provide adequate service to the Town as a whole in light of the proposed rezonings or development standard changes. The infrastructure analysis shall review water and sewer capacity, fire flow capacity, public access, and other infrastructure demands related to future development.

**Policy 3.1.G** Utilize the future land use, storm surge, flood exposure, coastal flood hazard projections, and sea level rise maps when considering rezoning and/or development requests.



## Public Access to Public Trust Waters and Recreation

From: 15 NCAC 07B .0702 (d)(2) –State requirements for Land Use Plan Management Topics.

**Planning Objectives:** The plan shall include policies that address access needs and opportunities, with strategies to develop public access and provisions for all segments of the community, including persons with disabilities. Oceanfront communities shall establish access policies for beach areas targeted for nourishment.

**Goal 4.** Maximize public access to the beaches and public trust waters of the Town of Ocean Isle Beach and maximize recreational opportunities for residents and visitors. *This goal is required to be addressed pursuant to the Coastal Area Management Act.*

**Objective 4.1. Access for All Segments of the Community:** Implement policies and recommendations that assure satisfactory access to all segments of the community including persons with disabilities.

**Policy 4.1.A Existing Public Access Facilities:** Ocean Isle Beach will continue to support public access to the oceanfront and other waterways by seeking State and or Federal financial assistance to improve existing access facilities.

**Policy 4.1.B** When making improvements to existing public access facilities, the following are considered to be priorities for improvements:

- Improving handicapped access at existing public access sites;
- Add additional amenities such as showers and foot washes;
- Work with the state to ensure the boat ramp continues to operate in an acceptable fashion and is maintained appropriately; and,
- Consider increasing public parking near existing public access sites where feasible.
- Ensure appropriate waste and recycling facilities are available at beach access sites

The map displays the Intracoastal Waterway (ICCW) and its connections to various local waterways. The Town Limit is outlined in red, while Extraterritorial Jurisdiction is outlined in blue. Numerous blue dots along the waterways indicate existing waterfront access points. Green dots represent potential access points. Boat ramps are marked with white circles containing a boat icon, and potential boat ramps are marked with red circles containing a boat icon. The map includes a scale bar from 0 to 1 mile and a north arrow.

The Town has many public access points to public trust areas, but many more will be required in order to serve the growing population, both within Town Limits and in the surrounding County. As beachfront and soundside properties develop, they should provide access to those waters through new access points and also by extending adjacent rights-of-way as occurs in older neighborhoods. A boat ramp on the old bridge road on the mainland has environmental constraints – e.g. marshland would need to be dredged to provide connection to the ICCW – but it also is a good opportunity to add access while also reducing traffic over the bridge. Access to the creeks and waterways adjacent to and connecting to the ICCW should also be increased.

**Policy 4.1.D** The following are considered to be priorities for new public access facilities:

- Identify additional locations along the Intracoastal Waterway (ICWW) that could be developed to improve public access.
- Identify additional boat dock facilities, including options for day docks and transient public boat dock facilities.
- Identify locations and pursue facilities for nature trails within the coastal habitats.

**Policy 4.1.E** Identify locations and pursue facilities for small craft (canoe, kayak, paddle board, etc.) launches.

**Policy 4.1.F Parking at Public Access Sites:** Ocean Isle Beach will continue to look for opportunities to increase the public parking associated with public access sites on the Island.

**Action 4.1.F.1.** The Town shall identify Town owned property that may provide suitable access to the ICWW, mark these sites, and develop plans to improve these sites when practicable. Timeline: FY 2028/29

**Action 4.1.F.2.** The Town should look to add public access points as new developments adjacent to public trust waters, shorelines, or the intercoastal waterway develop. Timeline: FY 2030/31 for projects identified in Action 4.1.F.1. or as opportunities arise through private development.

**Policy 4.1.G Marinas and Private Boat Slips:** The Town generally supports the development of marinas and private boat slips within Ocean Isle Beach and the ETJ.

**Policy 4.1.H Dry Stack Storage Facilities:** The Town generally supports the development of dry stack storage facilities within the ETJ.

**Policy 4.1.I Dune Protection:** Public pedestrian access is limited to designated dune crossover areas in order to minimize damage to dunes and vegetation. Walking on dunes or acting in any manner that causes damage to dunes and vegetation is against state and local ordinances and is subject to fines. The Town, through its CAMA minor permit program, may allow the construction of private dune walkover structures to protect the dunes at private access points.

**Policy 4.1.J Supporting Federal and State Programs to Expand Access:** The Town is committed to county, state, and federal programs that maximize public access to the beaches and public trust waters of the Town of Ocean Isle Beach. The programs include, but are not limited to, the Coastal Area Management Act,

the North Carolina Public Beach and Waterfront Access Program, Federal channel maintenance and inlet projects, and beach renourishment projects.

**Objective 4.2. Reduce User Conflicts:** Reduce user conflicts in the public trust waters of Ocean Isle Beach.

**Policy 4.2.A Floating Homes:** The Town prohibits living aboard boats and floating homes and believes that floating homes should not be allowed within the Town's Public Trust Areas.

**Policy 4.2.B Off Road Vehicles:** Off road vehicles (except for Town authorized or emergency vehicles) are not allowed outside public rights of way and private drives at Ocean Isle Beach.

**Objective 4.3. Maintaining Navigation Channels:** Prevent uses that would directly or indirectly impair or block existing navigational channels.

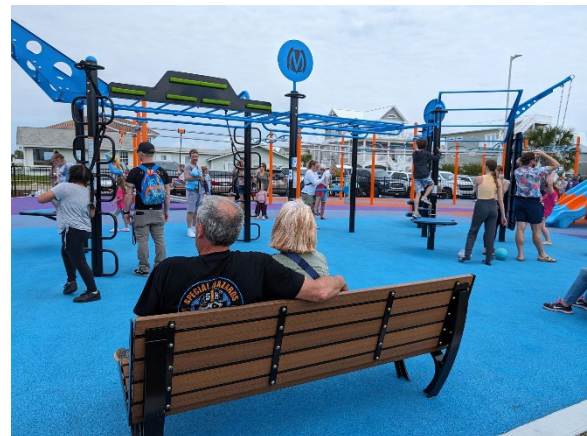
**Policy 4.3.A Upland Excavation for Marina Basins:** The Town of Ocean Isle Beach supports upland excavation for marina basins.

**Policy 4.3.B Maintenance of Navigation Channels:** Ocean Isle Beach supports the proper maintenance of channels and canals, particularly the Intracoastal Waterway due to the impact of this channel on commercial and recreational fisheries and general boating. The Town will continue to support the special tax district for dredging and maintenance of existing concrete canals.

**Policy 4.3.C Blocking or Impairing Navigational Channels:** Projects that would directly or indirectly block or impair existing navigational channels shall be prohibited. This includes but is not limited to projects that deposit spoils below mean high water, extend piers beyond the established pier head line or any projects determined to be detrimental to navigation of the public trust waters.

**Objective 4.4. Recreation Access for Residents and Visitors:** Provide a quality recreation experience for both residents and visitors alike.

**Policy 4.4.A Parks and Recreational Facilities:** The Town supports the development, maintenance, and enhancement of its parks and recreational facilities for the benefit of residents and visitors alike.



**Policy 4.4.B** The Town will consider the adoption or creation of additional parks, trails, and recreational facilities and programs throughout the Town to serve current and future residents and visitors.



**Action 4.4.B.1.** Town shall continue to promote the use of the community center and consider options for more expansive sites/facilities as necessary. Timeline: Ongoing.



## Land Use Compatibility

From: 15 NCAC 07B .0702 (d)(2) –State requirements for Land Use Plan Management Topics.

**Planning Objectives:** The plan shall include policies that characterize future land use development patterns and establish mitigation concepts to minimize conflicts.

**Goal 5.** Ensure that development and use of resources or preservation of land balances protection of natural resources and fragile areas with economic development, avoids risks to public health and welfare, and are consistent with the capability of the land. *This goal is required to be addressed pursuant to the Coastal Area Management Act.*

**Objective 5.1.** Use land use, development, and subdivision regulatory authority to mitigate the negative impacts of development within the constraints of current state statutory authority.

**Policy 5.1.A New Development:** All development shall adhere to the Town’s building and development regulations set forth in the Zoning and Subdivision Ordinance.

**Action 5.1.A.1.** In order to accommodate future changes in land use, the Planning Board shall evaluate the relevant components of the future land use designations within the Town’s adopted Comprehensive Plan and any other adopted plans and recommend appropriate zoning and subdivision changes to the Town Board of Commissioners. Timeline: FY 2027/28

**Action 5.1.A.2.** The Planning Board shall review the Town’s development regulations and identify opportunities for revision or incorporation of standards to protect or reduce negative impacts from existing or proposed development. These might include but are not limited to:

- Habitat destruction or loss, loss of coastal marshes and shoreline, commercial character, etc.
- Consider establishing reduced parking standards for non-residential new construction and redevelopment within the C-2 zoning district; and
- Consider updating and modernizing the Zoning and Subdivision Ordinances for clarity, organization, and general legibility.

Timeline: FY 2027/28

**Policy 5.1.B Land Use Plan Consistency:** Any official Town land use and development related actions (e.g. re-zonings, text amendments, special use permits, stormwater rules, etc.) shall remain consistent with the policies adopted in this Land Use Plan and any other applicable or adopted plan. Any Town actions that are inconsistent with such plans shall require a statement from the Town body approving such decisions, as to why those decisions are necessary and in the public interest, and how any negative impacts will be mitigated.

**Policy 5.1.C Ordinance Revisions:** All zoning ordinance amendments requesting increased densities shall be scrutinized very carefully by both the Planning Board and the Town Board of Commissioners to ensure that they do not significantly increase the density of development on the Island and/or within the general proximity of such. In general, density shall not be increased to allow for multi-family/two-family development in a predominantly single-family area.

**Policy 5.1.D Heavy Industry:** Heavy industry is discouraged-within the Town’s planning jurisdiction due to limited land availability and incompatibility with the existing character. Some light industry (i.e. – indoor operations only, no perceivable outside impacts) may be permitted on a case-by-case basis on the mainland, particularly in close proximity to the airport. Light industry includes small-scale manufacturing, assembly, trade-work, service repair, and contractor operations.

**Policy 5.1.E Mineral Production:** Mineral production and extraction activities of any kind, other than dredging for beach renourishment or channel maintenance, is prohibited within the Ocean Isle Beach Planning Jurisdiction.

**Policy 5.1.F Energy Development:** Outer Continental Shelf exploration for petroleum products and the associated risk is not compatible with the Town’s character or long-term vision. Offshore wind energy facilities are discouraged in the event that visual impacts will be realized by Town residents and visitors.

**Policy 5.1.G Coastal Wetlands:** It shall be the policy of Ocean Isle Beach to restrict land uses in coastal wetlands and freshwater marshes to those that ensure wetland conservation and which do not affect their delicate balance. The Town shall permit water dependent uses in coastal wetlands such as docks, boat ramps, piers, utility easements, and culverts, consistent with the definition and use standards of 15 NCAC Subchapter 7H. Each proposed use will be evaluated for water dependency. Unacceptable land uses in coastal wetlands may include, but would not be limited to, restaurants, businesses, residences, apartments, motels, hotels, floating structures, private roads, filling of wetlands, and parking lots.

**Policy 5.1.H Estuarine Shoreline:** Residential, recreational, educational, and commercial land uses are all appropriate types of use along the estuarine shoreline provided all standards of 15NCAC Subchapter 7H relevant to estuarine shoreline AECs are met, and the proposed use is consistent with the policies set forth in this plan. The development of boat launching and docking facilities shall be supported as a means of providing public water access provided that their development shall not adversely impact estuarine resources or Public Trust Areas. In general, the Town does not support the ongoing conversion of natural shoreline to hardened structures (rocks, concrete, rip rap, bulkheads, seawalls, or other types of “living” shorelines that simulate or are constructed of any of these types of materials).

**Policy 5.1.I Ocean Hazard Areas:** The Town supports State policies for ocean hazard areas as set forth in Chapter 15NCAC subchapter 7H of the State CAMA regulations. Suitable land uses in ocean hazard areas include ocean shoreline erosion control activities, coastal storm damage reduction projects, and dune establishment and stabilization. Residential, commercial, and recreational land uses and parking lots for beach access are also acceptable uses in ocean hazard areas provided they meet all general and specific standards of 15 NCAC Subchapter 7H.

**Policy 5.1.J Bulkheads, Groins, and Seawalls:** Bulkhead installation, groins, or seawalls must be built in compliance with CAMA’s 7H and other state guidelines. Maintenance and replacement of existing bulkheads will be permitted. The Town supports the use of terminal groins as a means of erosion control.





**Policy 5.1.K Historic Resources:**

The Town supports and promotes the Museum of Coastal Carolina and the preservation of other historic resources.

**Policy 5.1.L Significant**

**Archaeological Resources:**

All development plans in areas identified as having an archeological site will be carefully reviewed, the applicant will be informed, and the

North Carolina Division of Archives and History will be contacted prior to the approval of the requested permits. The State Division of Archives and History will be contacted if any additional archeological sites previously not recorded are discovered.

## Other Local Areas of Concern

From: 15 NCAC 07B .0702 (d)(2) –State requirements for Land Use Plan Management Topics.

A Coastal Area Management Act and Comprehensive Plan may also address areas and subjects of particular local concern, even if those do not necessarily align with the CAMA Land Use Management Topics or Goals. This section of the Plan addresses those issues.

**Goal 6.** Continue to proactively plan for projected and expected future conditions.

**Objective 6.1.** Maintain accountable local governance by continuously informing and involving the public.

**Policy 6.1.A Public Input:** It is the policy of the Town to ensure that all segments of the Ocean Isle Beach planning area have a full and adequate opportunity to be informed and have the opportunity to participate in the planning decision making process.

**Action 6.1.A.1.** The Town will continue to utilize standing committees and boards to involve the public in planning decisions whenever practicable.

**Action 6.1.A.2.** The Town will continue to utilize the Town’s website, cable access channel, social media, and other methods to keep residents informed of planning and land use decisions whenever practicable.

**Objective 6.2. Implement, Assess, and Revise.** Recognize and prioritize planning and plan implementation.

**Policy 6.2.A Land Use Plan Implementation Status Report:** The Town shall initiate review of the goals, policies, and contents of this plan every two years. Such review will be conducted by the Planning Board two years following plan adoption. An informal presentation and report of the accomplishments completed as a result of the land use plan will be delivered to the Town Board of Commissioners by the Planning Board Chairman. The Town shall prepare an implementation status report for the Division of Coastal Management every two years.

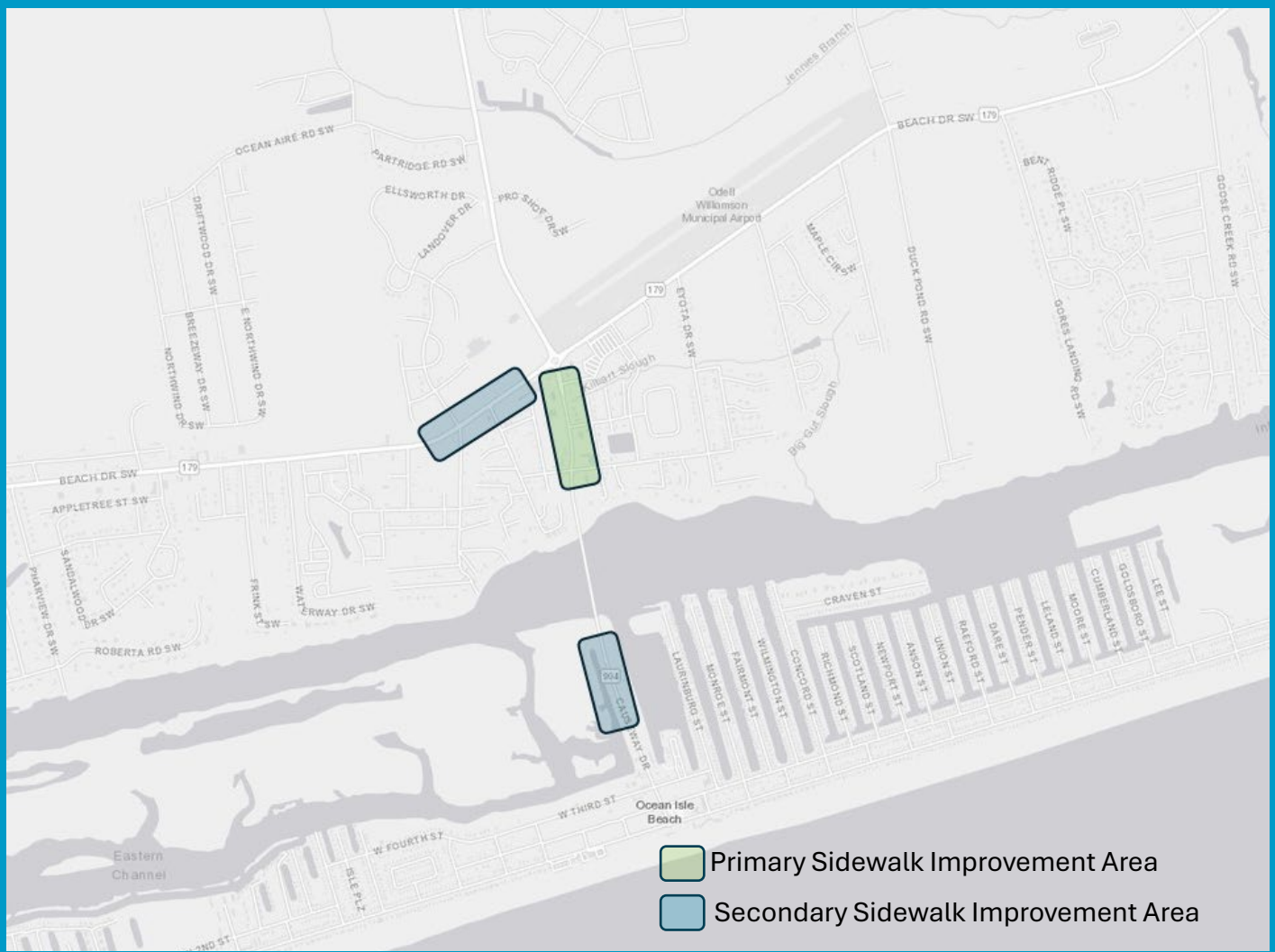
**Policy 6.2.B Land Use Plan Update:** The Town shall update the Land Use Plan every 5-7 years to address changing dynamics, population growth, economic development, and housing needs.



**Policy 6.2.C Transportation Planning:** Be proactive in planning for non-automobile transportation and in mitigating congestion and the negative aspects of motorized transportation.

**Action 6.2.C.1.** The Town will regularly consider and plan for improvements to the pedestrian and bicycle network, including pursuing federal and state grant opportunities to construct sidewalks, walkways, and bike lanes at strategic locations.

**The Town should investigate the addition of sidewalks in areas that improve connectivity to existing and developing commercial centers like those identified below.**



**Action 6.2.C.2.** The Town will partner with Brunswick County and/or the state to implement the recommendations of the County's most current trails, greenway, or blueway plan(s) and other national, regional, and state trail

plans (e.g. – East Coast Greenway, Mountains-to-Sea Trail, NC Great Trails State Plan, etc.).

**Action 6.2.C.3.** The Town will continue to monitor the development of Highway 31, its connection to South Carolina, and the role it will play in the region through partnership with NCDOT.

**Policy 6.2.D Combat Climate**

**Change.** In order to curb the negative effects of climate change (rising seas, coastal flooding stronger storms, erosion, heat waves, etc.) on properties and residents, the Town of Ocean Isle Beach will strive to reduce greenhouse gas emissions in its own operations and in private development. Strategies may include but are not limited to:

- encouraging tree preservation and tree planting
- installing renewable energy (particularly solar photovoltaic) on Town properties and encouraging or incentivizing the same for private development
- converting fleet vehicles to battery electric
- green infrastructure and passive building design
- promoting opportunities for non-vehicular travel

**Goal 7.** Continue to nurture and enhance the family-friendly, tourism-oriented, coastal village experience.

**Objective 7.1.** Maintain the small town, family friendly atmosphere at Ocean Isle Beach by encouraging architecture in keeping with the Town’s character, traditional family homes, neighborhood and locally oriented businesses, parks and natural areas.

**Case Study: City of Cape Canaveral, FL**

Cities around the country are developing innovative techniques to transition to cleaner energy solutions.

One community, Cape Canaveral, Florida, partnered with their utility provider to invest portions of utility fees towards expanding large-scale solar arrays and solar powered amenities like street lights. This partnership will save the City nearly \$400,000 in utility costs over the life of the project while reducing their carbon footprint. Carbon is a primary greenhouse gas driving sea level rise.



**Policy 7.1.A Types of Development Encouraged:** The Town desires as much as practicable that all development be designed and placed so as to be compatible with the residential character of the Town.

**Policy 7.1.B Single-family Residential Development:** The Town shall maintain areas exclusively for conventional single-family structures on the island and the mainland. Ocean Isle Beach shall retain the predominantly single-family residential character of the Island. Conversion of single-family homes to two-family and/or multi-family residential uses shall be discouraged.

**Policy 7.1.C Multi-family Residential Development:** The Town shall allow multi-family development in designated and appropriate areas that currently exist for such.

**Policy 7.1.D Commercial Development:** Intense commercial development, beyond that necessary to serve tourists and residents, is not encouraged on the Island. The Town supports a wide range of commercial development on the mainland along the corridor that provides access to the Odell Williamson Bridge, particularly those businesses that provide needed services to residents and visitors, provided that the impacts on traffic are minimized. New construction hotels, motels, and beach resorts are strongly discouraged on the island.

**Action 7.1.D.1.** The Town shall consider a small area plan for the existing commercial corridor on the mainland (Causeway Drive between Beach Drive and Culpepper Road).<sup>1</sup> Commercial properties in this area should be oriented towards the street, provide parking in the rear or by alley, and improve pedestrian and bicycle facilities. (see next page) Recommended by F.Y. 2027/28. This is an internal recommendation not governed by CAMA regulation.

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<sup>1</sup> Recommendations to zoning are subject to ongoing changes to North Carolina General Statutes, particularly House Bill 2024-57 and cases applicable to downzoning restrictions. These legislative changes may also impact associated fiscal year action item deadlines.

## A Downtown on the Mainland



### C-2M District: Commercial Causeway Mainland

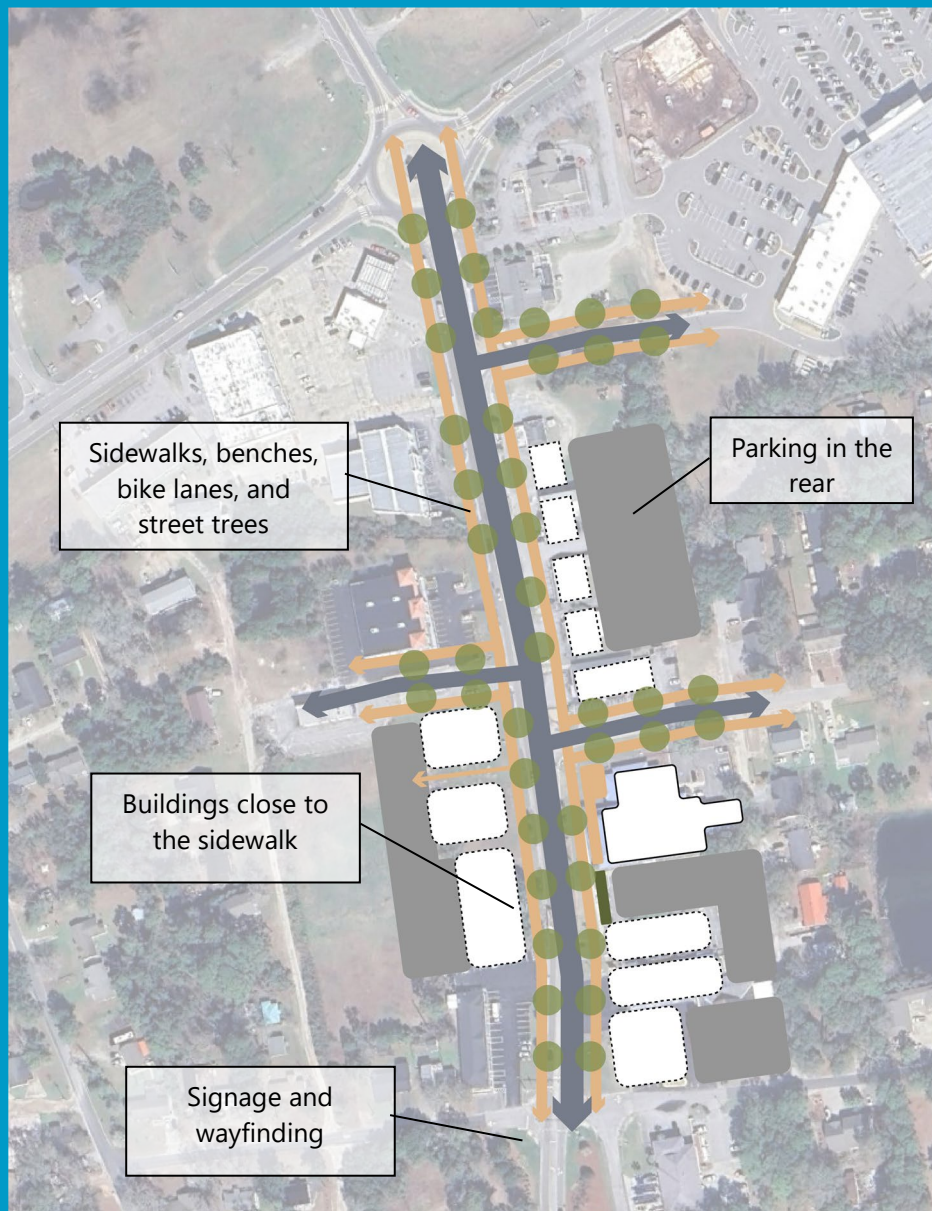
The Town utilizes the C-2M zoning district to dictate the character, composition, and uses of the commercial corridor along the causeway. The Town should reevaluate the standards of the district to ensure redevelopment along this corridor provides a better street-level experience for pedestrians and serves as the gateway to the island.

#### Potential Revisions to C2-M District:

- Match front setback requirements for all uses for a unified building frontage along the corridor. Require buildings to be located adjacent to the sidewalk.
- Single family residential is inappropriate at street level and would break up the commercial character and articulation of building facades. Further, single-family units are preempted by state law from having design requirements, which would lead to incompatibility between commercial and residential character.
- Remove two-family and clubhouses as permitted uses, instead encouraging live-work units or vertical mixed use with dwellings above ground floor commercial uses.
- Develop new commercial design requirements specific to the C2-M district. These should emphasize the use of coastal building materials, place vehicle parking behind buildings, promote amenities like outdoor seating and sales areas, and provide articulation and façade requirements that invite window-shopping and prevent sprawling, uninterrupted building walls and strip developments.



## Connectivity and Mobility in the District



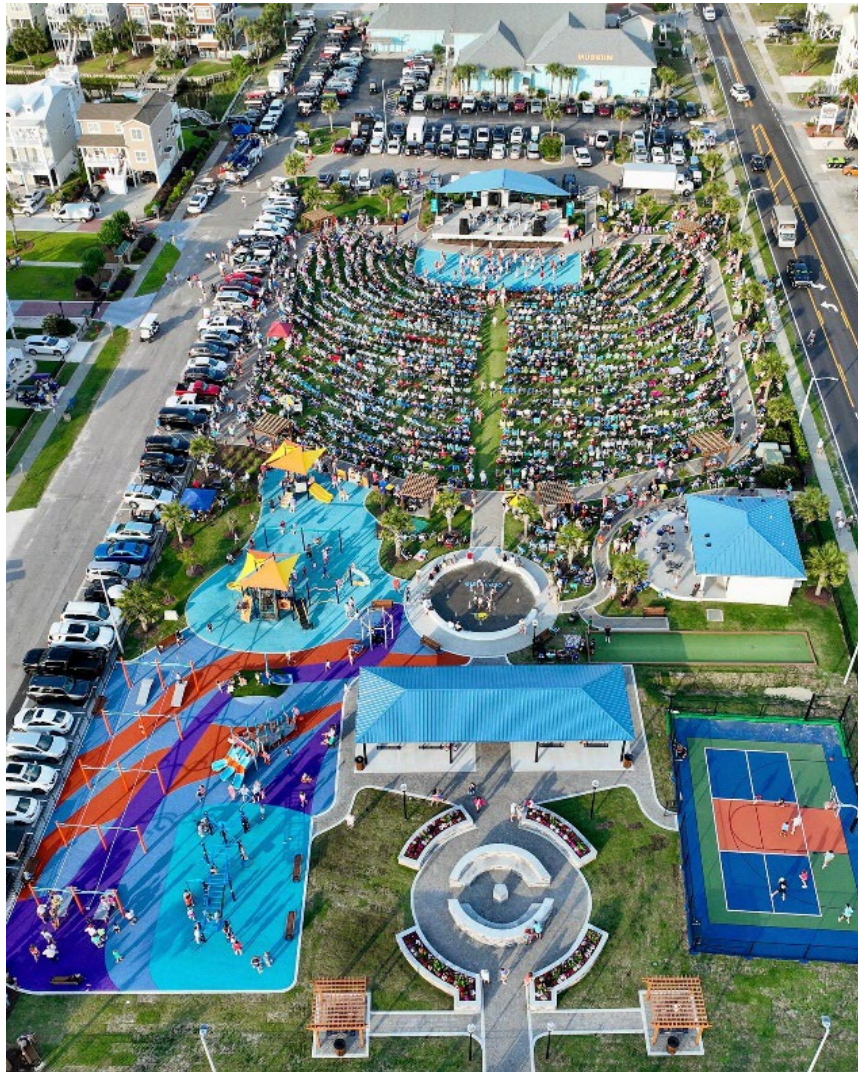
The mainland downtown corridor should prioritize people over cars by embracing walkability and bikeability, making it easy and inviting to move around without a vehicle. Street trees and landscaping features enhance the comfort and appeal by providing shade and reducing heat. Parking is located behind buildings to preserve an active, pedestrian-friendly streetscape that supports local businesses and social interaction. Strong connections to existing neighborhoods through sidewalks, trails, bike lanes, and calm streets help integrate the corridor into the community fabric, fostering a sense of place and community pride.



**Objective 7.2.** Reinforce local development character and tourism experience.

**Policy 7.2.A Zoning updates.** Review the zoning ordinance and table of permitted uses and consider a more tailored, non-cumulative approach to land use regulation. Coordinate this with custom design standards for nonresidential development that celebrates local character.

**Policy 7.2.B Local Events, Recreation, and Facilities.** Continue to expand, promote, and program recreational spaces with facilities and events that make Ocean Isle Beach a destination town with a world-class vacation experience that also serves residents with opportunities that might not otherwise be attainable without the tourism economy.



# CAMA MATRIX

# A

## CAMA Matrix

This matrix shows the location of the required elements of this Coastal Area Management Act (CAMA) Land Use Plan, as set forth in 15A NCAC 07B .0702.

**Matrix for Land Use Plan Elements – 15A NCAC 78 .0702**

Organization of the Plan	Document Page Reference(s)
<ul style="list-style-type: none"> <li>Matrix that shows the location of the required elements as set forth in this rule</li> </ul>	146
<b>Community Concerns and Aspirations</b>	
<ul style="list-style-type: none"> <li>Description of the dominant growth-related conditions that influence land use, development, water quality and other environmental concerns in the planning area</li> </ul>	1-3,5-10, 55
<b>Description of the land use and development topics most important to the future of the planning area, including:</b>	
<ul style="list-style-type: none"> <li>Public Access</li> </ul>	11
<ul style="list-style-type: none"> <li>Land Use Compatibility</li> </ul>	11-12
<ul style="list-style-type: none"> <li>Infrastructure Carrying Capacity</li> </ul>	12
<ul style="list-style-type: none"> <li>Natural Hazard Areas</li> </ul>	12-13
<ul style="list-style-type: none"> <li>Water Quality</li> </ul>	13
<b>Community Vision</b>	
<ul style="list-style-type: none"> <li>Description of the general physical appearance and form that represents the local government's plan for the future. It shall include objectives to be achieved by the plan and identify changes that may be needed to achieve the planning vision.</li> </ul>	2-3
<b>Existing and Emerging Conditions</b>	
Population, Housing and Economy	

Discussion of the following data and trends:	
• Permanent population growth trends using data from the two most decennial Censuses	15-17
• Current permanent and seasonal population estimates	15-17
• Key population characteristics including age and income	19-20
• Thirty-year projections of permanent and seasonal population in five-year increments	18
• Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multifamily, and manufactured)	21
• Description of employment by major sectors and community economic activity	22-23
<b>Natural Systems</b>	
Description of natural features in the planning jurisdiction to include:	
• Areas of Environmental Concern (AECs) as set forth in Subchapter 15A NCAC07H	25-29
• Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development	30-33
• Environmental Management Commission (EMC) water quality classifications and related use support designations	34-36
• Division of Marine Fisheries (DMF) shellfish growing areas and water quality conditions	36-37
• Flood and other natural hazard areas	38-39
• Storm surge areas	40-42
• Non-coastal wetlands, including forested wetlands, shrub-scrub wetlands and freshwater marshes	45-46
• Water supply watersheds or wellhead protection areas	47
• Primary nursery areas	28-29
• Environmentally fragile areas, such as wetlands, natural heritage areas, areas containing endangered species, prime wildlife habitats, or maritime forests	48-54
• Additional natural features or conditions identified by the local government	48-54
<b>Environmental Conditions</b>	
Discussion of environmental conditions within the planning jurisdiction to include an assessment of the following conditions and features:	

Status and changes of surface water quality; including:	
- Impaired streams from the most recent Division of Water Resources (DWR) Basin Planning Branch Reports	35-36
- Clean Water Act 303 (d) List	35-36
- Other comparable data	35-36
• Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation and Recreational Water Quality Section of the DMF	35-37
• Areas experiencing chronic wastewater treatment malfunctions	64
• Areas with water quality or public health problems related to non-point source pollution	64-68
• Areas subject to recurrent flooding, storm surges and high winds	38-39
• Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities	49, 51,52
• Environmentally fragile areas (as defined in Part (c)(2)(A)(ix) of this Rule) or areas where resources functions are impacted as a result of development	48-52
• Natural resource areas that are being impacted or lost as a result of incompatible development. These may include, but are not limited to the following: coastal wetlands, protected open space, and agricultural land.	93-94
<b>Existing Land Use and Development</b>	
MAP of existing land use patterns	56
• Description of the existing land use patterns	55
• Estimates of the land area allocated to each land use category	55
• Characteristics of each land use category	55
MAP of historic, cultural, and scenic areas designated by a state or federal agency or by the local government	54
• Descriptions of the historic, cultural and scenic areas	53
<b>Community Facilities</b>	
Evaluation of existing and planned capacity, location and adequacy of community facilities to include:	60-74



MAP of existing and planned public and private water supply service areas	63	
• Description of existing public and private water supply systems to include:		
- Existing condition	60	
- Existing capacity	60-61	
- Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR	64	
- Future water supply needs based on population projections	60-62	
MAP of existing and planned public and private wastewater service areas	68	
• Description of existing public and private wastewater systems to include:		
- Existing condition	64	
- Existing capacity	64-65	
- Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR	64	
- Future wastewater system needs based on population projections	66-67	
MAP of existing and planned multimodal transportation systems and port and airport facilities	74	
• Description of any highway segments deemed by the NC Department of Transportation (NCDOT) as having unacceptable service as documented in the most recent NCDOT Transportation and/or Thoroughfare Plan	71-72	
• Description of highway facilities on the current thoroughfare plan or current transportation improvement plan	71-73	
• Description of the impact of existing transportation facilities on land use patterns	71-72	
• Description of the existing public stormwater management system	69-70	
• Identification of existing drainage problems and water quality issues related to point-source discharges of stormwater runoff	69	
	<b>Policy Citation(s)</b>	<b>Page Reference(s)</b>



<b>Future Land Use</b>		
<ul style="list-style-type: none"> <li>Policies that exceed the use standards and permitting requirements found in Subchapter 7H, State Guidelines for Areas of Environmental Concern</li> </ul>	Policy 1.1.D	117
<b>Policies that address the Coastal Resources Commission's (CRC's) management topics:</b>		
<b><i>Public Access Management Goal: Maximize public access to the beaches and the public trust waters of the coastal region.</i></b>	Goal 4	130
<b>The planning objectives for public access are local government plan policies that:</b>		
<ul style="list-style-type: none"> <li>Address access needs and opportunities</li> </ul>	Obj. 4.1	130
<ul style="list-style-type: none"> <li>Identify strategies to develop public access</li> </ul>	Policy 4.1.B, 4.1.C	130-131
<ul style="list-style-type: none"> <li>Address provisions for all segments of the community, including persons with disabilities</li> </ul>	Obj. 4.1	130
<ul style="list-style-type: none"> <li>For oceanfront communities, establish access policies for beach areas targeted for nourishment</li> </ul>	Policy 4.1.J.	132-133
<b><i>Land Use Compatibility Management Goal: Ensure that development and use of resources or preservation of land balance protection of natural resources and fragile areas with economic development, and avoids risks to public health, safety, and welfare.</i></b>	Goal 5	135
<b>The planning objectives for land use compatibility are local government plan policies that:</b>		
<ul style="list-style-type: none"> <li>Characterize future land use and development patterns</li> </ul>	Obj 5.1	135
<ul style="list-style-type: none"> <li>Establish mitigation criteria and concepts to minimize conflicts</li> </ul>	Obj. 5.1	135
<b><i>Infrastructure Carrying Capacity Management Goal: Ensure that public infrastructure systems are sized, located, and managed so the quality and productivity of AECs and other fragile areas are protected or restored.</i></b>	Goal 3	127
<b>The planning objectives for infrastructure carrying capacity are local government plan policies that:</b>		
<ul style="list-style-type: none"> <li>Establish service criteria</li> </ul>	Obj. 3.1	127-128
<ul style="list-style-type: none"> <li>Ensure improvements minimize impacts to AECs and other fragile areas</li> </ul>	Obj. 3.1	127-128

<b>Natural Hazard Areas Management Goal:</b> <b>Conserve and maintain barrier dunes, beaches, floodplains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.</b>	Goal 2	120
<b>The planning objectives for natural hazard areas are local government plan policies that:</b>		
<ul style="list-style-type: none"><li>Establish mitigation and adaptation concepts and criteria for development and redevelopment, including public facilities</li></ul>	Obj. 2.1 & 2.2	120-125
<ul style="list-style-type: none"><li>Minimize threats to life, property and natural resources resulting from erosion, high winds, storm surge, flooding, or other natural hazards</li></ul>	Obj. 2.1 & 2.2	120-125
<b>Water Quality Management Goal:</b> <b>Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.</b>	Goal 1	117
The planning objectives for water quality are local government plan policies that:		
<ul style="list-style-type: none"><li>Establish strategies and practices to prevent or control nonpoint source pollution</li></ul>	Obj. 1.1	117-119
<ul style="list-style-type: none"><li>Establish strategies and practices to maintain or improve water quality</li></ul>	Obj. 1.1	117-119
<b>Future Land Use Map</b>	<b>Page Reference(s)</b>	
MAP of future land uses that depicts the policies for growth and development and the desired future patterns of land use and development with consideration given to natural system constraints and infrastructure	95	
<ul style="list-style-type: none"><li>Descriptions of land uses and development associated with the future land use map designations</li></ul>	96-116	
<b>Tools for Managing Development</b>		
<ul style="list-style-type: none"><li>Description of the role of plan policies, including the future land use map, in local decisions regarding land use and development</li></ul>	88-91, 93-94, 114-116	
<ul style="list-style-type: none"><li>Description of the community's development management program, including local ordinances, codes, and other plans and policies</li></ul>	88-91	

<b>Action Plan and Implementation Schedule</b>	
<ul style="list-style-type: none"> <li>Description of actions that will be taken by the local government to implement policies that meet the CRC's management topic goals and objectives, specifying fiscal year(s) in which each action is anticipated to start and finish</li> </ul>	117-118,120-122,124-125,127-128,132-135,139-142.
<ul style="list-style-type: none"> <li>Identification of specific steps the local government plans to take to implement the policies, including adoption and amendment of local ordinances, other plans, and special projects</li> </ul>	117-118,120-122,124-125,127-128,132-135,139-142.



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