TOWN OF YAUPON BEACH

1981

LAND USE PLAN

EXECUTIVE SUMMARY

The preparation of this report was financially aided through a federal grant from the National Oceanic and Atmospheric Administration. The grant was made through the North Carolina Department of Natural Resources and Community Development.

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INTRODUCTION

The Coastal Area Management Act

"In recent years the coastal area has been subjected to increasing pressures which are the result of the often conflicting needs of a society expanding in industrial development, in population, and in the recreational aspirations of its citizens. Unless these pressures are controlled by coordinated management, the very features of the coast which make it economically, esthetically, and ecologically rich, will be destroyed."

In 1974, the North Carolina General Assembly passed the Coastal Area Management Act (CAMA) in an effort to effectively manage the development of twenty coastal counties. The Act notes that, "among North Carolina's most valuable resources are its coastal lands and waters. The coastal area, and in particular the estuaries, are among the most biologically productive regions of the state and the nation. Coastal and estuarine waters and marshlands provide almost 90 percent of the most productive sport fisheries on the east coast of the United States. North Carolina's coastal area has an extremely high recreational and esthetic value which should be preserved and enhanced."

Adoption of the CAMA empowered local governments in the twenty North Carolina coastal counties to exercise control over their future. The Act designs a state-local cooperative program in which local governments shall have the initiative for planning by preparing a blueprint for their future growth and development and the State Government shall establish Areas of Environmental Concern where lands are environmentally sensitive to the prospect of development. With regard to the planning, State Government shall have and advisory role, setting guidelines and standards and, and a reviewer's role, evaluating the local land use plans. In addition, the State makes grants to finance local planning and work jointly with local governments to enforce the adopted plans.

The CAMA permit process began March 1, 1978 throughout the entire coastal area of North Carolina. After this date, any development in an area of environmental concern requires a permit. The permitting process is divided into 2 classes; major permits for large scale developments, and minor permits for houses and other small structures. The major permitting process is administered by the North Carolina Department of Natural Resources and Community Development. The minor permitting process is administered locally by the Long Beach Building Inspector.

The entire CAMA planning process has been oriented towards citizen participation and has continually provided mechanisms for citizen input into the preparation of the land use plan. The primary input has taken the form of futrue growth policies and identification of existing problems and issues and desired future services. During the local planning process, efforts must be made to secure this public participation.

The land use plans which are prepared by local governments in the coastal area are distributed widely and have many uses. Among the users of the plans are local governments, regional councils of government, state and federal permitting agencies and public and private funding and development groups.

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1. Local Government Uses - Counties and municipalities may use the local land use plans in their day-to-day business and in planning for the future. Often times, the land use plan provides guidance in lcoal policy decisions relating to overall community development. The plans also provide the basis for development regulations and capital facility planning and budgeting. By delineating how the community wishes to grow, the land use plans help to assure the best use of tax dollars as public utilities can be extended to the best areas for growth.

2. Regional Uses - The regional councils of government or planning and development commissions use the local land use plans as the basis for their regional plans and in their function as regional clearinghouse for state and federal funding programs. The local plans can indicate to these regional decision makers what types of development the local community feels are important and where the development should take place.

3. State and Federal Government Uses - The local land use plans are used as a major component in the granting or denial of permits for various developments within the coastal area. The State and Federal agencies must be sure that their decisions consider the policies which are set out by the lcoal governments in their plans. This is also true for decisions relating to the use of federal or state funds within the coastal counties. If a local plan sets out policies relating to various types and locations of development, the funding and permit decisions must be consistent with the local policies. Projects being undertaken by State and Federal agencies themselves must also be consistent with the local policies.

1981 Yaupon Beach Land Use Plan

The scope of the 1981 Yaupon Beach Land Use Plan includes a community profile, land use survey and analysis, and a land classification map. Specifically, a summary of data collected and its analysis, maps of existing land use and desired land use, Areas of Environmental Concern, assessments of current problems, and policy statements are presented. Because the 1980 United States Census has not yet been published, population figures for 1985-on are projections based on information from state and local sources. Therefore, some of the data presented should be updated with the publication of the Census, and it is possible that the data presented is deceptive, but it is not thought to be totally unrealistic.

In preparation of the Yaupon Beach Land Use Plan, several techniques were used to elicit input from the public in the planning process. These include local meetings with citizens and planners, a citizen survey, local weekly newspaper coverage, and a "dial-a-planner" service. The citizens have also been encouraged to comment on preliminary land use and land classification proposals. Significant comments have been incorporated in the final land classification map appearing in this plan. The public participation process for Yaupon Beach is explained in further detail in the text.

Yaupon Beach is located on Oak Island and comprises a total area of four hundred and fifty-four acres.

The town is bordered on the south by 0.7 miles of Atlantic Ocean, on the north by 1.5 miles of marsh and inland waterway. The town of Long Beach borders on the west and the town of Caswell Beach on the east. Yaupon Beach is part of Brunswick County, also part of Smithville Township.

POLICY STATEMENTS

The Yaupon Beach Town Council has adopted the following policies for dealing with land use planning issues which will affect the community within the next ten years. These policies establish a systematic basis by which proposed developments will be judged. If a proposed project or development would violate the intent of these policies, action to prevent its construction will be taken by local, state and federal government agencies.

These policies will be used by local officials in their decision making process to increase the consistency and quality of their decisions.

OUTLINE

1. RESOURCE PROTECTION

    A) Estuarine Systems
    B) Ocean Hazard Areas
    C) Natural and Cultural Resource Areas

2. PHYSICAL CONSTRAINTS TO DEVELOPMENT

    A) Septic Tank Suitability
    B) Drainage
    C) Bearing Capacity

3. RESOURCE PROTECTION AND MANAGEMENT

    A) Productive Agricultural and Forest Lands
    B) Net Fishing
    C) Coastal and Estuarine Waters
    D) Existing and Potential Mineral Production Areas
    E) Off Road Vehicles
    F) Manufacturing
    G) Commercial Land Use

4. PROVISIONS OF SERVICES TO DEVELOPMENT

    A) Public Water Supply
    B) Public Sewerage System
    C) Solid Waste Disposal
    D) Rescue Squad and Fire Protection
    E) Public School System
    F) Transportation
    G) Tourism

5. GROWTH PATTERNS

A) Compact Growth
B) Provision of Services
C) Segregation of Conflicting Land Uses
D) Recreation
E) Housing Types
F) Commercial Facilities
G) Airport Approach Zones

1. RESOURCE PROTECTION

Yaupon Beach will support and enforce through its CAMA permitting capacity the State Policies and permitted uses in the Areas of Environmental Concern (AEC's). The State Policy Statements for AEC's offer protection for Yaupon Beach fragile and significant environmental resources with the CAMA permitting procedures. In accordance with those policies set forth in subchapter 7H of the State CAMA regulations, Yaupon Beach adopts the following policies concerning AEC's in its jurisdiction.

A. The Estuarine System. In recognition of the enormous economic, social, and biological values the estuarine system has for North Carolina, Yaupon Beach will promote conservation and management of the estuarine system as a whole, which includes the individual AEC's: coastal wetlands, estuarine waters, public trust areas, and estuarine shorelines. The significance of the system and its components is described in this plan under Fragile Areas.

The management objective for the system shall be to give highest priority to the protection and coordinated management of all the elements as an interrelated group of AEC's, so as to safeguard and perpetuate their biological, social, economic, and aesthetic values, and to ensure that any development which does occur in these AEC's is compatible with natural characteristics so as to minimize the likelihood of significant loss of private property and public resources.

In general, permitted land uses in the coastal wetlands, estuarine waters, and public trust areas shall be those which are water dependent. Examples of such uses may include: utility easements, docks, boat ramps, dredging, bridges and bridge approaches, revetments, bulkheads, culverts, groins, navigational aids, mooring pilings, navigational channels, simple access channels, and drainage ditches.

Land uses that are not water dependent shall not generally be permitted in coastal wetlands, estuarine waters, and public trust areas. Examples of uses that are not water dependent may include: restaurants, residences, apartments, motels, hotels, trailer parks, private roads, factories, and parking lots.

Specific policies regarding the individual AEC's of the estuarine system are stated below. In every instance, the particular location, use, and design characteristics shall be in accord with the general use standards for coastal wetlands, estuarine waters, and public trust areas as stated in subchapter 7H of the State CAMA regulations.

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

Acceptable land uses may include utility easements, fishing piers, and docks. Unacceptable uses may include, but would not be limited to, restaurants, businesses, residences, apartments, motels, hotels, parking lots, private roads, and highways.

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

Appropriate uses may include simple access channels, structures which prevent erosion, navigation channels, boat docks, marinas, piers and mooring pilings.

Yaupon Beach will also support projects in estuarine water areas which aim to increase the productivity of these waters. Such projects include oyster reseeding programs and inlet channeling and dredging operations for the purpose of increasing the flushing action of tidal movement.

Yaupon Beach, in recognition of the shellfish areas pollution problem which closes these areas to harvesting, supports the construction of the Southeast 201 Facilities Plan.

(3) Public Trust Areas. In recognition of certain land and water areas in which the public has certain established rights and which also support valuable commercial and sports fisheries, have aesthetic value, and are resources for economic development, Yaupon Beach shall protect these rights and promote the conservation and management of public trust areas. Suitable land/water uses include those which protect public rights for navigation and recreation and those which preserve and manage the public trust areas in order to safeguard and perpetuate their biological, economic, social, and aesthetic value.

In the absence of overriding public benefit, any use which significantly interferes with the public right of navigation or other public trust rights which apply in the area shall not be allowed. Projects which would directly or indirectly block or impair existing navigation channels, increase shoreline erosion, deposit spoils below mean high tide, cause adverse water circulation patterns, violate water quality standards, or cause degredation of shellfish waters shall not be allowed.

Uses that may be allowed in public trust areas shall not be detrimental to the public trust rights and the biological and physical functions of the estuary. Examples of such uses include the development of navigational channels or drainage ditches, the use of bulkheads to prevent erosion, the building of piers, docks, or marinas.

(4) Estuarine Shoreline. CAMA defines the estuarine shoreline at Yaupon Beach as the area 75 feet landward of the estuarine waters. Yaupon Beach recognizes: (1) the close association between estuarine shorelines and adjacent estuarine waters, (2) the influence shoreline development has on the quality of estuarine life, and (3) the damaging processes of shorefront erosion and flooding to which the estuarine shoreline is subject.

Shoreline development has a profound effect on adjacent estuarine waters. Effluent from poorly placed or malfunctioning septic systems can pollute shellfish areas which represent much greater economic benefits to the town's citizens than do the residential uses of estuarine shoreline areas. In recognition of this fact, Yaupon Beach will use all available means of law to restrict the use of estuarine shoreline areas for residential purposes where there is a substantial chance of pollution occurring.

The natural process of erosion transforms shoreline areas into public trust areas. It shall be the policy of Yaupon Beach to allow this natural process to occur if life or structures are not in jeopardy.

Suitable land uses are those compatible with both the dynamic nature of estuarine shorelines and the values of the estuarine system.

Residential, commercial, and recreational land uses are all appropriate types of use along the estuarine shoreline provided that:

(a) a substantial chance of pollution occurring from the development does not exist,

(b) natural barriers to erosion are preserved and not substantially weakened or eliminated,

(c) the construction of impervious surfaces and areas not allowing natural drainage is limited to only that necessary to adequately service the development,

(d) standards of the North Carolina Sedimentation Pollution Control Act 1973 are met,

(e) development does not have a significant adverse impact on estuarine resources,

(f) development does not significantly interfere with existing public rights of access to, or use of, navigable waters or public resources.

B. Ocean Hazard Areas. In recognition of the critical nature of ocean hazard areas due to their special vulnerability to erosion and dynamic processes and their possible danger to life and property because of natural forces, Yaupon Beach supports the State Policies for Ocean Hazard Areas in Subchapter 7H of the State CAMA Regulations. The ocean hazard area designation for Yaupon Beach includes the AEC's of ocean erodible areas and high hazard flood areas. Their significance and characteristics is described in this plan under Fragile Areas.

Suitable land uses in ocean hazard areas generally are those which eliminate unreasonable danger to life and property and which achieve a balance between the financial, safety, and social factors involved in hazard area development. Ocean shoreline erosion control activities, dune establishment/stablization, and structural accessways are all acceptable types of land uses. Residential, commercial, and recreational land uses are also acceptable types of use in ocean hazard areas provided that:

(1) Development is landward of the crest of the primary dune, and where no primary dune exists, development is set back a minimum of 30 times the average annual erosion rate (140 feet at Yaupon Beach) from the first line of stable vegetation.

(2) Development does not involve the significant removal or relocation of primary or frontal dune sand or vegetation thereon.

(3) Development is consistent with minimum lot size and set back requirements established by local regulations.

(4) Development implements means and methods to mitigate or minimize adverse impacts of the project.

(5) Development of growth-inducing public facilities such as sewers, waterlines, roads, bridges, and erosion control measures is constructed only in cases where:

(a) national or state interests and public benefits are clearly overriding factors,

(b) facilities would not exacerbate existing hazards or damage natural buffers,

(c) facilities would be reasonably safe from flood and erosion related demage,

(d) facilities do not promote growth and development in ocean hazard areas.

(6) Prior to the issuance of any permit for development in the ocean hazard AEC's, there shall be a written acknowledgement from the applicant that the applicant is aware of the risks associated with development in this hazardous area.

(7) The Town of Yaupon Beach believes that the 0.7 mile of Ocean Shoreline is a valuable natural recreational resource that should be kept clean, usable and safe for public use. Therefore, it is the policy or plan of Yaupon Beach to provide appropriate beach access and parking facilities, trash receptacles, stump removal, when deemed to be hazardous to public safety, and any other beach service which would be feasible and appropriate, excepting erosion control activities.

(8) The natural process of erosion transforms shoreline areas into public trust areas. It shall be the policy of Yaupon Beach to allow this natural process to occur.

C. Natural and Cultural Resource Areas. Uncontrolled or incompatible development may result in major or irreversible damage to fragile coastal resource areas which contain environmental, natural, or cultural resources of more than local significance. In recognition of this, Yaupon Beach will seek to protect such natural systems or cultural resources; scientific, educational, or associative values; and aesthetic qualities.

Individual AEC's included in this general category are: coastal complex natural areas, coastal areas that sustain remnant species, unique coastal geologic formations, significant coastal architectural resources, and significant coastal historic architectural resources. Their description and significance is found in this plan under Fragile Areas.

In general, these resources are noted to be valuable educational, scientific, and aesthetic resources that cannot be duplicated. They may be important components in a natural system or in the broad patterns of history. Their importance serves to distinguish the designated areas as significant in relation to the coastal land scape and historical architectural and archaeological remains in the coastal zone.

In accordance with policies stated in subchapter 7H of the State CAMA regulations, Yaupon Beach will support the following actions regarding these irreplaceable resources:

(1) Protection of unique habitat conditions that are necessary to the continued survival of threatened and endangered native plants and animals and to minimize land use impacts that might jeopardize these conditions.

(2) Protection of the features of a designated coastal complex natural area in order to safeguard its biological relationships, educational and scientific values, and aesthetic qualities. Specific objectives for each of these functions shall be related to the following policy statements either singly or in combination:

(a) To protect the natural conditions or sites that function as key or unique components of coastal systems. The interactions of various life forms are the foremost concern and include sites that are necessary for the completion of life cycles, areas that function as links to other wildlife areas (wildlife corridors), and localities where the links between biological and physical environments are most fragile.

(b) To protect the identified scientific and educational values and to ensure that the site will be accessible for related study purposes.

(c) To protect the values of the designated coastal complex natural area as expressed by the local government and citizenry. These values should be related to the educational and aesthetic qualities of the feature.

(3) Conservation of coastal archaeological resources of more than local significance to history or prehistory that constitute important scientific sites, or are valuable, educational, associative, or aesthetic resources. Specific objectives for each of these functions shall be related to the following policy statements either singly or in combination:

(a) to conserve significant archaeological including their spatial and structural context and characteristics through in site preservation or scientific study,

(b) to insure that the designated archaeological resource, or the information contained therin, be preserved for and be accessible to the scientific and educational communities for related study purposes,

(c) to protect the values of the designated archaeological resource as expressed by the local government and citizenry; these values should be related to the educational, associative or aesthetic qualities of the resource.

Development may be permitted in designated fragile coastal natural or cultural resource areas provided that:

(1) The proposed design and location will cause no major or irreversible damage to the stated values of a particular resource. One or more of the following values must be considered depending upon the stated significance of the resource:

(a) Development shall preserve the values of the individual resource as it funcions as a critical component of a natural system.

(b) Development shall not adversely affect the the values of the resource as a unique scientific, associative, or educational resource.

(c) Development shall be consistent with the aesthetic values of a resource as identified by the local government and citizenery.

(2) No reasonable alternative sites are available outside the designated AEC.

(3) Reasonable mitigation measures have been considered and incorporated into the project plan. These measures shall include consultation with recognized authorities and with the Coastal Resources Commission.

(4) The project will be of equal or greater public benefit than those benefits lost or damaged through development.

2. PHYSICAL CONSTRAINTS TO DEVELOPMENT

Yaupon Beach adopts the following policies regarding physical constraints to development.

A. Septic Tank Suitability

In conformance with State and Health regulations, growth and development will not be allowed in areas where septic tanks will not function and sewer services are not available.

Some areas of Yaupon Beach contain soils which do not permit adequate percolation necessary for septic system functioning. Also, some areas have high water tables which similarily inhibit septic system functioning. These areas, as they are delineated on the soil suitability maps, will not be allowed to be developed unless sewer service is available.

B. Drainage

There are two types of conditions in certain areas of the Town, where need exists to assure that development if permitted will not contribute to danger to life or other property.

In those areas identified by the Federal Emergency Management Administration as Flood Prone Areas under the Federal Flood Insurance Program, development shall conform to standards of that program, such as no liveable areas being located lower than the identified 100 year flood elevation.

Some areas of the Town are either by nature or by earlier act of man of low-lying character, without adequate natural drainage pattern. ~~And~~ Some of these areas are flooded frequently by rains that can be expected often over the seasons. Yaupon Beach will discourage development of such areas unless there is adequate assurance by the developer for correcting any such problems of flooding or water storage, and in such manner that there is no adverse conditions created on adjoining land areas.

3. RESOURCE PRODUCTION AND MANAGEMENT

Yaupon Beach's natural resources play a vital role in its economy. Yaupon Beach's beaches and dunes are utilized for recreational uses as well as for fishing. Protection of these resources is a prime concern of Yaupon Beach. To deal with issues that involve resource production and management, Yaupon Beach adopts the following policies:

A. Productive Agricultural and Forest Lands.

Yaupon Beach contains no productive agricultural and/or forest lands. Furthermore, there will not likely be future agricultural and/or forest land use in Yaupon Beach. Therefore, no policy statements concerning this issue will be made.

B. Net Fishing
The Town will develop a policy for netting on the beach strand after the consideration of the rights of fishermen, property owners and recreational bathers.

C. Coastal and Estuarine Waters
Yaupon Beach feels that protection of Coastal and Estuarine Waters is a prime prerequisite. Habitats for shellfish in all stages of their life cycle must be preserved in order to maintain fishing as a viable economic and recreational activity. Therefore, any development which will profoundly and adversely affect Coastal and Estuarine Waters will be restricted. In the design, construction, and operation of Coastal and Estuarine development, every effort must be made to mitigate negative effects on water quality and fish habitat. These efforts will be at the owners' or operators' own expense.

D. Existing and Potential Mineral Production Areas.
Yaupon Beach contains very little known mineral deposits. Sand is the only deposit in abundance and has never been mined. There is no reasonable likelihood that it shall ever be mined. Therefore, no policy statements concerning this issue will be made.

E. Off Road Vehicles. In November, 1979, the Yaupon Beach Board of Commissioners enacted an Ordinance to protect their beach areas. In this ordinance, all vehicular traffic upon the beach areas within the corporated limits of Yaupon Beach was prohibited with the exception of those vehicles involved in emergency or rescue operations.

F. Industry. Yaupon Beach will not allow the location of industry within the town limits due to lack of industrial land.

G. Commercial Land Use. Yaupon Beach supports the development of low and medium density commercial development in those areas designated by the Yaupon Beach Zoning Ordinance.

4. PROVISIONS OF SERVICES TO DEVELOPMENT

A. Public Water Supply. All development in Yaupon Beach is presently completely serviced with water. The cost of securing this water supply is borne by the users in the form of user charges.

B. Public Sewerage System. Yaupon Beach supports the development and construction of the Southeast 201 Sewage Facilities Plan.

C. Solid Waste Disposal. Yaupon Beach recognizes its role as the provider of solid waste disposal services for its residents. It is the policy of Yaupon Beach to have this service provided in an efficient, safe, and sanitary manner. In order to carry out this role, adequate means of final disposition must always be available. Yaupon Beach presently uses the County's "Southport Landfill" on Rt. 211. Yaupon Beach supports the County's participation in regional landfill projects so long as adequate landfill sites are retained, maintained, and guaranteed.

D. Rescue Squad and Fire Protection. Yaupon Beach supports the Town's Volunteer Fire Department.

Yaupon Beach does not operate a rescue squad of its own. However, the Town does contribute funds to the rescue squad in the neighboring town of Long Beach. Yaupon Beach coordinates their volunteer fire department with Long Beach's rescue squad through Long Beach's Civil Preparedness Program.

E. Public School System. Yaupon Beach is served by a County wide School System. Yaupon Beach encourages continued and expanded multi-purpose use of these facilities for recreation and other purposes.

F. Transportation. Because of a lack of any organized transportation program, Yaupon Beach does not provide transportation for the elderly or handicapped. However, Yaupon Beach encourages the expansion of such existing programs within Brunswick County.

Yaupon Beach supports the construction of a bridge at the west portion of Oak Island to the mainland.

G. Tourism. Yaupon Beach will promote and encourage growth in its tourist industry.

5. GROWTH PATTERNS

A. Compact Growth. Yaupon Beach will encourage existing areas under development to develop fully before expansion into new areas and new developments will occur as an expansion from these fully developed areas.

In addition, Yaupon Beach will follow where applicable a policy that will allow existing areas under development and areas with public facilities to fully develop before expanding into new areas and new development will occur as an expansion from these fully developed areas.

B. Provision of Service. Urban growth and development will be directed to occur in areas where adequate services are available or planned.

C. Segregation Of Conflicting Land Uses. Spatial segregation of conflicting land uses will be encouraged.

D. Recreation. Yaupon Beach will work to provide neighborhood recreation areas. Yaupon Beach also supports the development of a multi-purpose community center. Such center could be used for indoor recreational purposes.

E. Housing Types. Yaupon Beach will encourage a variety of housing types primarily low and medium density single family permanent and seasonal residences. This policy is supported by the Yaupon Beach Zoning Ordinance.

F. Commercial Facilities. Yaupon Beach supports its commercial and recreational activity and will work to make and keep them attractive and economically sound.

G. Airport Approach Zones. A portion of Yaupon Beach is in an approach zone of the Brunswick County Airport. The Yaupon Beach Zoning Ordinance restricts building heights to 35' to prevent interference with airport traffic. Therefore, no additional policy is necessary.

C. POLICY IMPLEMENTATION

In order to carry out the policies which have been adopted by Yaupon Beach, implementation methods are needed. These methods which are developed are goals and objectives. Goals are ends toward which actions should be directed, and objectives are intermediate ends instrumental to the achievement of a goal. They are target statements achievable in the scope of the Land Use Plan.

It is important that the Town's officials and citizens support the goals and objectives enumerated therein. Only then will the Town retain the character of the policies they have adopted.

GOAL 1: Yaupon Beach will seek to prevent pollution of its coastal waters.

Objective A: Yaupon Beach will continue to guard against non-functioning septic tanks.

Strategy - 1) Strictly utilize septic tank regulations, health code requirements, and subdivision regulations to prohibit development in areas where soil is poor and erosion is prevalent.

Objective B: Yaupon Beach will seek to provide adequate sewerage disposal.

Strategy - 1) Yaupon Beach plans to maintain their role as a participant in the Southeast 201 Facilities Plan.

GOAL 2: Yaupon Beach will utilize their land use plan as a guide in local policy decisions relating to overall community development.

Objective A: Utilize the Plan as a basis for development regulations and capital facility planning and budgeting.

Objective B: Retain consistencies between the Yaupon Beach Zoning Ordinance, Subdivision Ordinance, and other land use regulations and the Land Use Plan.

Strategy 1) Encourage the development of permanent and seasonal single family development in appropriate zones.

GOAL 3: Yaupon Beach will seek to preserve and maintain their estuarine and ocean front shorelines.

Objective A: The Town will keep the beaches accessible, clean, and safe for public use.

Objective B: The Town prohibits vehicles on the beach.

Strategy 1) Stricter enforcement of the Ordinance to protect the Beach Areas of the Town of Yaupon Beach, adopted February 12, 1980.

Objective C: Yaupon Beach will seek to improve beach access points in a manner that will preserve the existing dune structure.

Strategy 1) The Town will examine methods of improving the facilities at beach access points in terms of walkovers, identification signs and parking.

GOAL 4: Yaupon Beach will seek to improve the Town's facilities.

Objective A: Plan for expanded demand on water facilities.

Strategy 1) Purchase water fron the County through existing Phase I system if demand exceeds the town wells capacity.

Objective B: The Town supports another bridge from the mainland to Oak Island at a location further to the west, as Oak Island is ten miles in length, rapidly developing, and need exists. Such a "relief valve" would further serve public safety features for fire, health, and evacuation routing, were any incident ever to occur at the Carolina Power and Light Company's Nuclear Generating Plant which is located approximately two miles from the intersection of N.C. 133 and N.C. 211, the one point through which presently all Oak Island traffic must move.

Objective C: The Town will consider expanded recreation facilities in an attempt to serve a growing seasonal and tourist population.

Strategy: 1) The Town could investigate the possibility of unbuildable oceanfront lots being donated to the Town for passive recreation (no construction). An example would be a nature trail or picnic area. Each donation offer would be considered case by case by Town officials.

LAND CLASSIFICATION
TABLE OF CONTENTS

A. PURPOSE 84

B. RELATIONSHIP OF LAND CLASSIFICATION MAP TO POLICY STATEMENTS 84

C. LAND CLASSES 85
1. Developed 86
2. Transition 86
Transition Residential 86
Transition Mixed Use 86
3. Rural 86
4. Conservation 87

D. LAND CLASSIFICATION MAP 88

A. PURPOSE

The North Carolina Coastal Area Management Act Guidelines require that each city, town, and county located in the twenty county coastal areas develop a land classification map classifying all of the land within a given jurisdiction into one of five classes and their subdivisions. The criteria for the allocation of land into these categories are explicitly set forth in the State Guidelines, and the final adopted land classification maps for the twenty counties are combined into a coordinated, consistent expression of local policy at the large regional scale.

A land classification system for Yaupon Beach has been developed as a means of assisting in the implementation of goals, objectives, and policies. By delineating land classes on a map, local government and its citizens can specify those areas where certain policies (local, state, and federal) will apply. Although specific areas are outlined on a land classification map, it is merely a tool to help implement policies and not a strict regulatory mechanism.

The land classification system provides a framework to be used by local governments to identify the future use of all lands in the Town. The designation of land classes allows the local government to illustrate their policy decisions as to where and to what density they want growth to occur, and where natural and cultural resources will be preserved. The plans also provide the basis for development regulations and capital facility planning and budgeting.

On a regional scale, the land use plans and the land classification map are used as the basis for regional plans and in their function as regional clearinghouse for State and Federal funding programs.

On a State and Federal level, the local plans are used as a major component in the granting or denial of permits for various developments in the coastal area. State and Federal agencies must be certain that plans and decisions relating to the use of Federal or State funds are consistent with local governmental policies. Likewise, projects being undertaken by state and federal agencies themselves must be consistent with the local plans.

B. RELATIONSHIP OF LAND CLASSIFICATION MAP TO POLICY STATEMENTS

The land classification map is a graphic representation of the policy statements formulated and adopted through the citizen participation process and conference with local officials.

The 1980 Land Classification Map differs from the 1975 Map mainly in the areas of revised classification category criteria and desired development patterns.

In regard to development patterns, the classification of land reflects existing development patterns as well as the desired pattern of development as reflected in the policy statements. For example, residential development, classified as a category of Transition, is designated for those areas with existing or planned urban facilities within the next ten years, being those areas consistent with the Town's policy of compact growth.

The Transition Mixed Use Classification reflects the policy of the Town to guide commercial development in existing primarily commercially zoned corridors. This category, however, is not prohibitive to residential, institutional, or recreational development if permitted by zoning and Town policy.

Since it is the Town policy to guide commercial development among two areas, Yaupon Drive and Ocean Drive, the Transition Mixed Use is mostly in these areas. Transition Mixed Use can also be found encompassing the section of the Oak Island Country Club that is within the Town limits.

Likewise, the Conservation Classification placement corresponds to the Town policy of prohibiting development in hazard areas due to danger from flooding, severe erosion, or bearing capacity or septic tank suitability. These areas can be seen along oceanfront and estuarine shorelines and marshlands.

C. LAND CLASSES

The land classification system includes five broad classes which will be identified by all local governments. Planning units are encouraged, however, to further subdivide these broad classes into more specific land use designations. Any sub-classes which are used should be able to be aggregated back to the original five broad classes. The five general land classes are Developed, Transition, Community, Rural, and Conservation. Two of these classes are applicable to Yaupon Beach. They are Transition and Conservation.

The inclusion of a land area into a land classification category does not dictate the type of land use that will be allowed in a particular location. Several of the classes provide for and are designed to encourage a variety of land uses.

Although, as indicated above, the specific requirements of the land classification system are set forth at the State level, each jurisdiction's land classification map is developed locally and adopted by the local governing body prior to submission to the Coastal Resources Commission. As a result of this process, the land classification map represents a graphic statement of local government policy with regard to where, when and to what densities future land development will be encouraged.

1. Developed

The purpose of the Developed class is to provide for continued intensive development and redevelopment of existing cities. To be classified Developed, the area should have a minimum density of 500 dwellings per square mile or 1000 people per square mile provided with usual public services including at least water, sewer, recreational facilities, police and fire protection. This category does not apply at Yaupon Beach.

2. Transition

The purpose of the Transition class is to provide for future intensive urban development within the ensuing ten years on lands that are most suitable and that will be scheduled for provision of necessary public utilities and services. The Transition lands also provide for additional growth when additional lands in the developed class are not available or when they are severely limited for development.

The Developed and Transition classes should be the only lands under active consideration by the county or Yaupon Beach for intensive urban development requiring urban services. The area within these classes is where detailed local land use and public investment planning must occur. State and federal expenditures on projects associated with ruban development (water, sewer, urban street systems, etc.) will be guided to these areas. The Transition class is divided into two types of use: Transition Residential and Transition Mixed Use.

a. Transition Residential includes the areas with partial municipal facilities most suited for residential development.

b. Transition Mixed Use includes those areas provided with partial municipal services, yet more suitable for a wide range of activity including commercial, recreational, office, and institutional uses, often because of their location to main traffic arteries.

3. Rural

The purpose of the Rural class is to provide for agriculture, forest management, mineral extraction and other low intensity uses. Residences may be located in "Rural" areas where urban services are not required and where natural resources will be permanently impaired. This class does not apply to Yaupon Beach.

4. Conservation

The purpose of the Conservation class is to provide for effective long-term management of significant limited or irreplaceable areas. This management may be needed because of its natural, cultural, recreational, productive or scenic values. These areas should not be identified as transition lands in the future.

The Conservation class in Yaupon Beach is applied to lands that contain: major wetlands; essentially undeveloped shorelands that are unique, fragile, or hazardous for development or necessary wildlife habitat or areas that have a high probability for providing necessary habitat conditions.

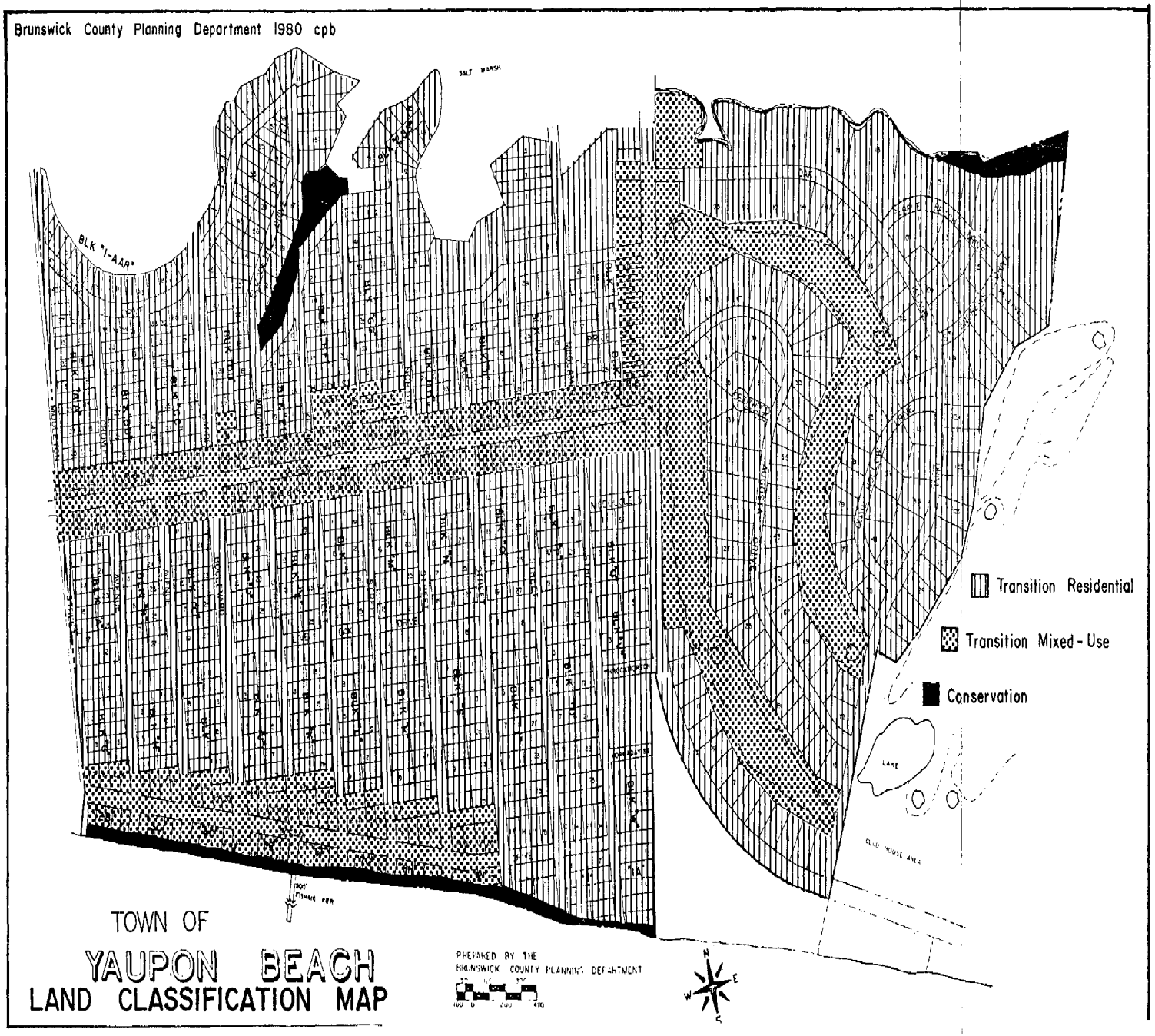
The projected permanent and seasonal population for Yaupon Beach in 1990 is the primary input used in the preparation of the land classification map. The Transition class allocations are all directly related to the expected population level in 1990. The Conservation category is the only class which is in no way related to population, but is allocated based on completely independent criteria.

In accordance with State Guidelines requirements, the priorities for allocation to the Transition category included those areas which have experienced septic tank problems and/or face potential public health threats in terms of contamination of on-site wells or pollution of estuarine waters to which much existing residential development is adjacent. Another priority provides for inclusion of more areas where future development is expected and can be clustered through the provision of services. In Yaupon Beach these areas are also where lands are located along existing water and proposed sewer service corridors where higher density development can be expected.

The Transition-Mixed Use category was allocated to those areas meeting the above criteria but, more specifically, allowing for a variety of land uses such as residential, commercial, recreational and institutional.

In contrast to the above category, the Transition Residential Category, while meeting all the same location criteria of a transition Class, would allow only for residential development.

Brunswick County Planning Department 1980 cpb



TOWN OF

YAUPON BEACH

LAND CLASSIFICATION MAP

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