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Holden Beach

~~Introduction~~ Article I Introduction

What's all this to-do about a long range Land Use Plan for growth at Holden Beach?

"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 aspiration of its citizens," according to North Carolina's Coastal Area Management Act of 1974 (CAMA). It goes on to say that "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 adopting CAMA, the General Assembly empowered local governments in 20 N.C. coastal counties to exercise control over their future. Communities along the coast are now blueprinting the best use of their valued resources--whether it's their estuarine and marshland waters, which serve as a nursery for as much as 90 percent of the best sport fisheries in the East; or their beaches, which serve as recreational havens for those employed in the ever-expanding urban centers.

The Act is designed to be a cooperative program: local governments are authorized to initiate planning for their local values, and State government to define those areas valued for more general use. In addition to granting some financial support for local planning, the State is to provide guidelines and the assistance necessary to enforce the plans adopted by a particular community.

~~Now, after six months of work by the Holden Beach Planning Board and their professional adviser, the final draft for the land use plan is being readied for the Town Council.~~

Public participation in developing the Land Use Plan has been enlisted by (1) public meetings held on Holden Beach by the Planning and Zoning Board, Town Council, and Holden Beach Property Owners Association, Inc.; (2) two

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surveys mailed to some 1,100 Holden Beach property owners listed on the Brunswick County tax scroll, approximately 90 percent of whom live off the Beach; (3) ample coverage in a by-line column concerning Holden Beach, carried in each of the county papers published weekly in Southport and Shallotte; and (4) numerous informal discussions with citizens regarding their interests and concerns.

The Land Use Plan

~~The scope of the Land Use Plan is outlined in the table of contents. It~~ benefits greatly from the "State Guidelines for Local Planning. . .," adopted by the Coastal Resources Commission (CRC) in January, 1975, and amended that October.

Following its presentation to the Planning Board and the Council last November, the Plan was forwarded to the Coastal Resources Commission for comments and suggestions. In addition, some two dozen State and Federal agencies have added observations from their particular frame of reference and expertise.

Appropriate revisions have been made ~~and public hearings have been held for final submission to CRC.~~ by the professional adviser for Holden Beach. The Holden Beach Town Council held a public hearing and adopted the Plan on May 3, 1976.

~~Highlights of the Pla~~n

Article II - Present Conditions

Section 1: Population and Economy

Because of Holden Beach's small size and youth (incorporated 1969) much data is unavailable. The 1974 permanent population is estimated at 180 persons with a seasonal peak estimated at 5000 persons.

The beach economy is based on tourism and the construction of second homes for retirement. Building permits over the last five years (1970-74) averaged 43.6 new dwelling units per year. Over the last five years, the Brunswick County economic picture has been very bright. However, the beach community is more dependent upon the state and national economy.

Section 2: Existing Land Use

There are approximately 1,765 acres of land on Holden Beach of which 144 acres are urban and built-up. The following uses and percentage constitute the 144 acres as of July, 1973:

Use	Acreage	Percentage
Residential	107	74.3
Commercial	9	6.3
Public and Quasi Public	23	15.9
Mobile Homes	5	3.5
Total	144	100.0

See accompanying Land Use Map.

Section 3: Current Plans, Policies, and Regulations

Holden Beach is a new community. It is in a very formative stage in regard to plans and policies. This is a very critical moment for the development of this land use plan. Much information derived from it should enable the community to formulate needed policies and plans of action.

Existing Holden Beach development regulations are: Subdivision Regulations, Zoning Ordinance, Environmental Impact Statement Ordinance, and N.C. State Building Codes (general construction, electrical, plumbing, heating and air conditioning). Enforcement has been hampered by the turnover in personnel and lack of training for the Building Inspector, and inadequate support by the governing body.

In order for future growth and development to take place in accordance with this land use plan, certain amendments to regulations will be necessary. Specifically, if future services are to be provided as economically as possible and not degrade the natural environment, then higher residential densities and more compact type developments must be allowed and encouraged.

Article III - Public Participation Activities

Section 1: Public Participation Process

Holden Beach is primarily a vacation community with over 1,100 property owners and only 180 permanent residents. Because of this, we decided to use a combination of public meetings and surveys (August 1973 and August 1975) in order to involve the public. Three public meetings--two called by the Town Council and one by the Holden Beach Property Owners Association--were well attended and informative. A 30 percent response was received from the mailed (1,100) questionnaires. The Nominal Group Technique was employed at one meeting to identify and prioritize issues as perceived by that group. At other public meetings, the discussion centered on identification of AECs. In addition to these efforts, numerous informal open meetings were held; the events which transpired were reported by a local correspondent to the two weekly newspapers. The survey and the meetings were responsible for the identification of problems and issues. Further discussion of these issues with public officials and individuals resulted in the articulation of the Beach's goals and objectives.

Section 2: Major Issues

Holden Beach is primarily a vacation community consisting of retired families and second homes for summer tourism. The type of vacationer is one who wants to "get away from it all" and enjoy the unhurried pace and remoteness of Holden Beach.

Holden Beach has no public/community water or sewer service. Present development can be characterized as low-density sprawl which means a higher cost for construction, operation, and maintenance of public utility systems.

Holden Beach is an island community. All surrounding waters are classified "SA" and "SB" (suitable for shellfishing for marketing purposes and bathing). Present development which relies solely on septic tank-nitrification system places this classification, and therefore the health of citizens, in jeopardy.

Erosion control and the protection of private property particularly in "finger canal" subdivisions are of high interest. Most of these problems can be traced to the location of these developments in very unstable areas.

Other issues are the need for beach access and the provision of municipal services, such as recreation, water safety and rescue service, fire and police protection, and street improvement.

Information obtained through public participation indicated that the citizens of Holden Beach want a viable community; yet, they do not want to lose the assets which the community presently enjoys. Thus, in the broadest sense the goal of the Beach is to improve the social, economic, and physical environment of the community as economically as possible. Within this broadly stated goal.

several specific goals relating to the physical development of the community can be stated:

--Provide a management system capable of preserving and managing the natural resources in Holden Beach.

--Develop adequate and efficient public utilities and community facilities in an equitable manner.

--Insure safe, decent, and a variety of housing for all citizens.

--Promote accessibility and safety in area transportation.

--Provide greater support of emergency services, particularly rescue and fire protection.

--Preserve the existing character and the aesthetic qualities of Holden Beach.

Objectives and tasks to be completed in order to realize these goals are enumerated under Section 4: Objectives and Policies for Dealing with Issues.

Section 3: Development Alternatives

Long Range

Since the primary land use in Holden Beach is residential, we can use net residential density to describe three development alternatives: low density, with 1 to 8 dwelling units per acre; medium density, with 8 to 16 dwelling units per acre; and high density, with 16 dwelling units or more per acre. The following discussion assumes the availability of the necessary municipal water and sewer service.

Current zoning regulations permit approximately 6.6 dwelling units per acre when right-of-ways and easements are subtracted. This is low density which consists almost entirely of single-family dwellings in a traditional gridiron

pattern. This type of development is an easy route for municipal approval and a moderate land value return. However, land consumption is high and cost benefit ratio for municipal utilities is high.

At the other end is high density development with 16 dwelling units or more per acre which necessitates multi-storied structures. While marketability is often questionable, this density provides greater land value return. It is a more economical way of providing services. Based on available information, approval is unlikely by the municipal governing body because of local sentiment and prejudice.

In the middle of these two extremes is medium density with 8 to 16 dwelling units per acre. This density may be accomplished by the use of cluster development of townhouses. This type of development affords lower land consumption, better cost benefit ratio for municipal services and positive compromise on other factors. Clustering in small groups would result in minimum visual change to the property and marketability would seem high. However, this density would require amendments to development regulations.

Although, the unit family cost to provide water and sewerage facility for a low-density classification is high relative to that for a high density classification, the property owners have expressed their preference via surveys for the low density pattern. If at a later date, the cost is shown to be greater than the property owners are willing to pay, the density would be modified accordingly.

Short Range

Approximately 670,000 acres or 1/3 of the State's coastal waters are closed to our oyster and clam fishermen. More areas are closed every year. State and federal agencies readily admit that existing rules and regulations do not adequately control the problems associated with the use of septic tanks. These problems occur in sandy soils where shallow wells are used for water supply and where development is adjacent to bodies of water, as in the coastal area. Simply stated, the ability of the natural and man-made systems of the area to support the demands of various land uses is approaching its

limits (carrying capacity). It is unknown when the area will exceed its capacity; yet then it will be too late.

The solution is to provide acceptable water supply and wastewater treatment systems to service the Island. However because of more pressing priorities at the county, state, and federal level, an inordinate amount of time and expense will be required to construct these systems. Estimates show that water system construction will require another two years while sewerage system construction will require at least seven years.

What happens to Holden Beach in the interim period prior to water and sewer system service? Do we allow development to continue at its present pace, risking public health and environmental degradation? Or do we opt for controlled growth by placing a temporary moratorium on development?

Section 4: Objectives and Policies for Dealing with Issues

It is imperative that Holden Beach's elected and appointed officials and citizens vigorously support the goals and objectives enumerated below. Only if these goals and objectives are adopted and adhered to as the Town's policies for land development and future growth, will the community retain the pleasant characteristics it has today. Thus, planning is pointless unless the plan impacts decision-making.

Goal: Provide a management system capable of preserving and managing the natural resources in Holden Beach.

Objectives:

--Designate a Code Enforcement Official to enforce the adopted

N.C. State Building Code, Subdivision Regulations, Zoning Ordinance, and Environmental Impact Statement Ordinance.

--Support the findings of fact and recommendations of appointed boards, commissions, and professional staff.

--Prevent development in any Area of Environmental Concern (AEC) which would result in a contravention or violation of any rules, regulations, or laws of the State of North Carolina or of the Town of Holden Beach in which development takes place.

--Prevent development in any AEC which would have a substantial likelihood of causing pollution of the waters of the State to the extent that such waters would be closed to the taking of shellfish under standards set by the Commission for Health Services pursuant to G.S. 130-169.01.

--Adopt a flood plain district as part of the Zoning Ordinance which would protect the flood prone areas as identified by the U.S. Corps of Engineers and HUD - Federal Insurance Administration.

--Employ full time qualified personnel in order to improve the City's management capability.

--Prohibit future construction or expansion of "finger canal" type residential developments.

Goal: Develop adequate and efficient public utilities and community facilities.

Objectives:

--Encourage development near the bridge and avoid "urban sprawl".

--Construct an efficient and economical water system for all people.

--Construct an efficient and economical wastewater treatment system.

--Acquire title or permanent use to beach access ways for all citizens to enjoy beach recreational activities.

--Limit future commercial establishments on the beach to convenience-type shopping facilities.

Goal: Insure safe, decent, and a variety of housing for all citizens.

Objectives:

--Permit higher density of residential development in order that services and facilities can be provided reasonably.

--Adopt a minimum housing code.

--Enforce ordinances to protect homeowners from natural hazards.

Goal: Promote accessibility and safety in area transportation.

Objectives:

--Emphasize safety and a continuous street-improvement and construction program.

--Review thoroughly new residential development plans and insure that they comply with Subdivision Regulations.

--Mutually adopt a detailed thoroughfare plan with the N.C. Department of Transportation, Division of Highways.

Goal: Preserve the existing character and the aesthetic qualities of Holden Beach.

Objectives:

--Establish an Appearance Commission to preserve the community's aesthetic quality, with power to review architectual plans in accordance with G.S. 160A-451.

--Promote the cultural amenities of the community by organizing and sponsoring an information center and community-wide events.

--Establish an adequate park and recreational area on either end of the island.

Article IV - Constraints

Section 1: Land Potential

a. Physical Limitations

While there are no man-made hazard areas on Holden Beach, there are three

natural hazards: ocean erodible areas, estuarine erodible areas, and flood hazards.

From the soils information, we note that the three soil series are generally unsuitable in their natural state for community-development ~~type~~ uses and that only the Newhan series is provisionally suitable for septic tank-nitrification system.

From the hydrogeology, we note that Holden Beach is a barrier island and its groundwater problems may be summarized: 1) shallow wells are ~~so~~ too near to septic tanks; 2) overdrafting supply of fresh groundwater initiates/ accentuates salt water encroachment; and 3) individual wells prevent the monitoring of groundwater quality changes which occur.

b. Fragile Areas

The following are areas which could easily be damaged or destroyed by inappropriate or poorly planned development:

- Coastal Wetlands
- Sand Dunes along the Outer Banks
- Ocean Beaches and Shorelines
- Estuarine Waters
- Public Trust Areas
- Coastal Inlet Lands
- Special Aquifer Areas - Outer Banks & Barrier Islands
- Coastal Flood Plains
- Ocean Erodible Areas
- Estuarine, Sound, and River Erodible Areas

A description of each of these areas appears under Article VI, Section 3: Potential Areas of Environmental Concern.

c. Areas of Resource Potential

Those lands adjacent to the inlets have resource potential as possible State or local parks.

Section 2: Capacity of Community Facilities

With the exception of one small private water system serving approximately 12 cottages, there are not any community or public water or wastewater treatment systems. Soils in their natural state are highly porous which invites high intensity development; but the rapid movement of wastewater with reduced effectiveness of treatment results in high potential for degradation of both surface and groundwater quality.

Article V - Estimated Demand

Section 1: Population and Economy

Future permanent and seasonal peak population is expected to increase arithmetically in the coming decade due to the attractiveness of the beach.

Population Projections

Holden Beach	1980	1985	1990
Permanent	250	300	350
Seasonal Peak	6,800	8,600	10,400

Two of the most important factors which would seem to indicate continued economic improvement for Holden Beach are the growth and expansion of leisure and recreational activities and an increase in its use as a retirement community. These conditions are based upon the condition that there will be no severe economic recession boom, such as the locating of a petro chemical complex. There are too many factors beyond the local decision-making capacity to make certain assumptions about the future.

Section 2: Future Land Use Needs

Holden Beach has a finite amount of land upon which to develop. If present residential land uses continue, the beach will have approximately 574.4 acres for future residential development. Consequently, residential land is

available to accommodate anticipated population demand without degrading fragile areas, provided essential community facilities (water and sewer) and prudent and responsible planned development occur.

Section 3 - Community Facilities Demand

Holden Beach has to have two essential community services with facilities to accommodate not only future development, but present development as well. The cost of these services shall be borne by all property owners, as it will enhance the value of each parcel.

Total water system cost including construction and administrative cost was estimated in August, 1973, at $780,000. This estimate has since been revised as of September, 1975, to $1,100,000.

While very little information is available at this time on a sewer system for Holden Beach, an engineering firm has been retained to prepare an EPA 201 Wastewater Facilities Plan which will include ~~includes~~ most of Southwest Brunswick County. It has been estimated that, given the present development pattern on Holden Beach, a sewer system would cost 4 times as much as a water system for the beach alone. In light of this information, present density restrictions will have to be re-examined in order to permit the construction of the necessary wastewater facilities in an economical manner.

Article VI - Plan Implementation

Prior to 1974, local land use plans were purely advisory in nature. Local governments often adopted comprehensive plans and then proceed ~~proceeded~~ to ignore them by zoning land and building facilities in a manner inconsistent with the plan. Under CAMA ~~the Coastal Area Management Act of 1974~~ the development of land use plans is just the initial phase of the coastal area management program; for this is a continuing process calling for periodic review (at least once after five years) and revision to keep the plan current.

The Act also calls for the management of other governmental actions in a manner consistent with the plans.

The law requires each town desiring to develop its own implementation and enforcement plan to identify a "designated local official" to review, process and issue permits in Areas of Environmental Concern.

Regulations called for in the Act relate only to permit authority affecting designated Areas of Environmental Concern; however, the permits need to be coordinated with both the local land use plan and other existing regulations. The really crucial part of the program will be to see if the local plans can be effectively used to guide government actions--by local, state, and federal agencies--within the local jurisdiction.

Section 1: Intergovernmental Coordination

On Holden Beach, there are two local units of government which provide services to the island and have authority to levy taxes. These two units are: the Town of Holden Beach and the County of Brunswick. Historically, counties have been responsible for software services (i.e., health, education and welfare), while municipalities were responsible for hardware services (i.e., water, sewer, streets and sanitation). However, with a changing demographic picture, both cities and counties have initiated services of both types.

Coordination of services between Holden Beach and Brunswick County has been achieved in some instances such as fire protection, refuse disposal, and water service. However, new agreements in other areas should be explored. Possible areas for joint services include recreation, wastewater treatment, emergency rescue service, building inspection, and beach erosion control. The degree to which any of these service agreements can be achieved will be determined by the cost involved. The cost in turn can be held to a minimum by land use control. Only Holden Beach has authority to regulate the use of the land on the island.

Coordination in the development of the Land Use Plan between Brunswick County and Holden Beach has been achieved through informal meetings by the planning staffs and by citizen attendance at County Advisory Committee meetings.

Section 2: Land Classification System

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

a. Developed--Lands where existing population density is moderate to high and where there are a variety of land uses which have the necessary public services.

b. Transition--Lands where local government plans to accommodate moderate to high density development during the following ten-year ~~year~~ period and where necessary public services will be provided to accommodate that growth.

c. Community--Lands where low density development is grouped in existing settlements or will occur in such settlements during the following ten year period and which will not require extensive public services now or in the future.

d. Rural--Lands whose highest use is for agriculture, forestry, mining, water supply, etc., based on their natural resources potential. Also, lands for future needs not currently recognized.

e. Conservation--Fragile, hazard, and other lands necessary to maintain a healthy natural environment and necessary to provide for the public health, safety, or welfare.

These five classes provide a framework to be used by the Town to identify the general use of all lands within the corporate limits. Such a system presents an opportunity for Holden Beach to provide for its needs as well as to consider those of the whole state. Also, it is the basis for a statement of policy on where and to what density we want growth to occur, and where we want to conserve the beach's natural resources by guiding growth.

Applying this system to Holden Beach as shown on the accompanying map, land falls into three categories: Conservation, Transition, and Rural. Conservation represents all land identified as potential AEC's and where soil condition will not support development. Transition includes land that will be provided water and sewer service within the next ten years. Incidentally, the unit cost of water and sewer depends upon the density of development permitted. The higher the density, the less unit cost per subscriber. The remainder of the land area is classified as Rural for future land needs not currently recognized.

Section 3: Potential Areas of Environmental Concern

Holden Beach is a barrier island which contains the following environmentally fragile areas. These areas are currently under study to determine what types of development are suitable to them.

3.1 Coastal Wetlands--Low Tidal Marshland

Description. Defined as marshland consisting primarily of *Spartina alterniflora* and usually subject to inundation by the normal rise and fall of lunar tides.

3.2 Coastal Wetlands--Other Coastal Marshland

Description. All other marshland which is not low tidal marshland.

Appropriate land uses are those which will not alter natural functions. Examples of acceptable land uses may include utility easements, fishing piers, and docks.

3.3 Estuarine Waters

Description. Estuarine waters are defined in G.S. 113-229(n) (2) as, "all the water of the Atlantic Ocean within the boundary of North Carolina and all the waters of the bays, sounds, rivers, and tributaries thereto seaward.

3.4 Renewable Resource Areas--Watersheds or Aquifers--Special Aquifer Areas--Outer Banks and Barrier Islands

Description. Areas of well-drained sands that extend downward from the surface to include an extensive area of fresh water that is an important source for a public water supply identified by the North Carolina Department of Human Resources, Division of Health Services, or that are classified for water supply use pursuant to G.S. 143-214.1. Appropriate land uses are those which do not rely upon subsurface waste-disposal system or result in salt water intrusion.

3.5 Areas Subject to Public Rights

3.5.1 General

Description. Areas such as waterways and lands under or flowed by tidal waters or navigable waters, to which the public may have rights of access or public trust rights, and areas which the State of North Carolina may be authorized to preserve, conserve, or protect under Article XIV, Section 5, of the North Carolina Constitution.

3.5.2 Certain Public Trust Areas

Description. All waters of the Atlantic Ocean and the lands thereunder from the mean high water mark to the seaward limit of State jurisdiction; all natural bodies of water subject to measurable lunar tides and lands thereunder to the mean high water mark; all navigable natural bodies of water and lands thereunder to the mean high water mark or ordinary high water mark as the case may be, except privately owned lakes to which the public has no right of access. Appropriate land uses are those which do not interfere with public right of navigation. Navigational channels, drainage ditches, bulkheads and piers are appropriate land uses.

3.6 Natural Hazard Areas--Sand Dunes along the Outer Banks

Description. Dunes are defined as ridges or mounds of loose wind-blown material, usually sand. Appropriate land uses are those employing engineering practices and site preparation to minimize unnecessary damage.

3.7 Natural Hazard Areas--Ocean Beaches and Shorelines (on the Outer Banks)

Description. These are defined as land areas without vegetation covering, consisting of unconsolidated soil material that extends landward from the mean low tide to a point where any one or

combination of the following occur: (1) vegetation, or (2) a distinct change in predominant soil particle size, or (3) a change in slope or elevation which alters the physiographic land form. Appropriate land uses are those which preserve to the greatest extent feasible, the opportunity to enjoy the physical aesthetic, cultural, and recreational qualities of the shorelines.

3.8 Natural Hazard Areas--Coastal Floodplains

Description. Coastal floodplain is defined as the land areas adjacent to coastal sounds, estuaries, or the ocean which are prone to flooding from storms with an annual probability of one percent or greater (100-year storm). Land uses must comply with standards of the Federal Insurance Administration.

3.9 Natural Hazard Areas--Excessive Erosion Areas

3.9.1 General

Description. Areas where geologic and soil conditions are such that there is substantial possibility of excessive erosion or seismic activity.

3.9.2 Coastal Inlet Lands

Description. Defined as the natural zone of migration of coastal inlets. ~~Such a zone covers all areas that are expected to be eroded by future inlets and inlet migration based on the best available data and studies, including relevant historical photography, surveys, maps and other appropriate information.~~ Recreation, conservation, and easements for access are appropriate uses. Moveable temporary structures are recommended for recreational purposes.

3.10 Natural Hazard Areas--Excessive Erosion Areas--Ocean Erodible Areas

Description. Defined as the area above mean high water where excessive erosion has a high probability of occurring. In delineating

the landward extent of this area, a reasonable 25-year recession line shall be determined using the best scientific data available. Appropriate land uses are recreation, conservation, and easements for access.

3.11 Natural Hazard Areas--Excessive Erosion Areas--Estuarine and River Erodible Areas

Description. Defined as the area above ordinary high water where excessive erosion has a high probability of occurring. In delineating the landward extent of this area, a reasonable 25-year recession line shall be determined using the best available information. Permanent or substantial residential, commercial, institutional, or industrial structures are not appropriate land uses.

Development Standards Applicable to All AECs

No development should be allowed in any AEC which would result in a contravention or violation of any rules, regulations, or laws of the State of North Carolina or of local government in which the development takes place.

No development should be allowed in any AEC which would have a substantial likelihood of causing pollution of the waters of the State to the extent that such waters would be closed to the taking of shellfish under standards set by the Commission for Health Services pursuant to G.S. 130-169.01.

Section 4: Location and Development Standards

The following standards serve two purposes: as a basis for the Land Use Plan, and as a guide to public officials and citizens for evaluating development proposals. These standards state where the various land uses should be located and how land should be developed for each land use.

Residential areas should:

--Have public water and sewer service within corporate limits.

--Have minimum lot sizes of 20,000 square feet where community/public water and sewer service is unavailable; ~~20,000 square feet;~~ or of 15,000 square feet if either water and sewer facilities are available, but not both. ~~15,000 square feet~~.

--Be bound but not crossed by major thoroughfares.

--Construct utilities including electric and telephone lines underground; where the ground water table prohibits underground electric wires, utility poles should follow rear property lines.

--Not locate in flood-prone areas or, in the case of beach communities, ~~should~~ be above minimum building elevation and flood proofed as determined by HUD - Federal Insurance Administration.

--Provide locations for churches, schools, recreation, and neighborhood serving stores near their center.

--Be buffered from other land uses.

Commercial areas should:

--Locate near intersections of major thoroughfares to better serve trade areas.

--Not be permitted to develop in strips, but rather in ~~compact, grouped~~, ~~and~~ consolidated ~~nuclei~~ functional units.

--Provide adequate off-street parking with designated entrances and exits.

--Have adequate space; neighborhood shopping centers should range from 3 to 6 acres in size while ~~for~~ community shopping centers, from 10 to 30 acres in size.

--Have compatible signs which do not obstruct sight.

Office and institutional areas should:

--Serve as buffers between residential areas and commercial or industrial uses.

--Located in planned office and institutional parks.

--Have adequate off-street parking facilities.

--Have compatible signs which do not obstruct sight.

Article VII - Conclusion

The Land Use Plan culminates six months' work by the Holden Beach Planning Board and planning advisor, plus the substance of several public meetings and a survey where input was given by property owners and residents of the Island.

Obstacles to present and future development are clearly identified. Means and methods for dealing with development problems are recommended. The protection of the public health, safety, and welfare of present and future residents can be assured, provided Town Council implements the recommendations listed herein as development policy.

Major conclusions of the Land Use Plan are:

--Existing development threatens the quality of surface waters and groundwater.

--Providing water and sewer service and other municipal services to the present pattern of development (density) will result in higher economic, environmental, and personal costs.

--Beach access, recreation facilities, water safety, rescue service, fire and police protection, and street surfacing are all municipal services in need of improvement.

--Holden Beach requires the professional services of full-time qualified personnel to insure the efficient and wise management of the Island's resources.

--Unless the proper controls are implemented, environmentally fragile areas face significant deterioration which would lessen the attractiveness of the Beach and would violate the laws of the State of North Carolina.

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