



MEETING SUMMARY – STEERING COMMITTEE MEETING #1

November 27, 2018 at Carolina Beach Town Hall

Steering Committee members in attendance: Ethan Crouch, Steven Klem, Todd Piper, Jeff Hogan, Jay Healy, Dennis Barbour, Wayne Rouse, Debra LeCompte, LeAnn Pierce, JoDan Garza.

Town staff in attendance: Ed Parvin, Jeremy Hardison, Miles Murphy.

Stewart (consultant) staff in attendance: Jay McLeod, Jackie Turner.

Presentation and materials:

- PowerPoint presentation – steering committee meeting #1
- Existing land use map
- Natural resources and biodiversity map
- Aerial imagery base map (for orientation)
- Materials distributed to the group:
 - SWOT analysis materials
 - Public engagement plan and project schedule
 - List of steering committee members
 - Agenda

Introduction and Project Overview

Introduction of staff by Jeremy Hardison, and then the committee and consultants introduced themselves.

Jackie Turner presented an outline of the land use plan development process, the role of the steering committee, and the significance of the plan as a tool for decision makers, Town staff, residents, and the development community. This included an orientation to the public engagement plan, project schedule and process, and steering committee roles and responsibilities.

Jay McLeod introduced the project website (<https://www.carolinabeachcamaupdate.com/>) and how it functions as part of the public engagement process. The website will contain project information, meeting notices and summaries, intermediate work products, drafts of documents, and will be linked to and accessible from the Town's website and will be posted to the Town's Facebook account.



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The team clarified questions about the CAMA Land Use Plan (hereafter “Plan”) approval and adoption process. After public and steering committee input during the Plan development process, the Plan will go to the Planning and Zoning Commission, who will make a recommendation to the Town Council. The Plan also will be forwarded to the Coastal Resources Commission (CRC) CAMA for review to ensure it meets the plan development criteria outlined in the state statutes. Ultimately, the Plan must be adopted by the Town Council and approved by the CRC before it is enacted and in effect. It is possible that CRC and Council approval may be concurrent.

Community Profile

Demographics

Information gathered about the community was presented to the steering committee for review. Population estimates, demographics, housing types, resident status (permanent vs. seasonal), natural resources, floodplains, flooding, sea level rise, and data resources for self-guided exploration of these data were discussed. The following items were discussed more thoroughly and/or were corrected:

- There are 6,270 people in the Town, per the most current American Community Survey estimates for 2017. There should be no difference between the housing or population estimates for the Town’s corporate limits and Extra-Territorial Jurisdiction (ETJ). The Town’s ETJ includes protected or undeveloped areas like Sunny Point, Fremont Park, Carolina Beach State Park, Tucker property, etc.
- There was discussion about current population estimates and the CAMA requirements for future population projections. Projections are currently being developed and will be presented to the steering committee at the next meeting.
- There was discussion of the community age distribution data, particularly the finding of fewer people in the 25-64 age group from 2010 to 2016. For clarification, the full 2010 and 2016 American Community Survey datasets are presented here.
- The process for estimating and projecting seasonal population was also discussed. In the previous plan, seasonal population

Age Cohorts – Carolina Beach (municipality)				
	2010		2016	
Age Group	#	%	#	%
Under 5 years	243	4.5%	356	5.9%
5 to 9 years	248	4.6%	383	6.3%
10 to 14 years	252	4.7%	243	4.0%
15 to 19 years	281	5.2%	369	6.1%
20 to 24 years	286	5.3%	391	6.5%
25 to 34 years	800	14.9%	497	8.2%
35 to 44 years	821	15.3%	840	13.9%
45 to 54 years	993	18.4%	1,046	17.3%
55 to 59 years	538	10.0%	569	9.4%
60 to 64 years	492	9.1%	319	5.3%
65 to 74 years	176	3.3%	669	11.1%
75 to 84 years	187	3.5%	275	4.5%
85+ years	66	1.2%	91	1.5%
Total	5,383		6,048	

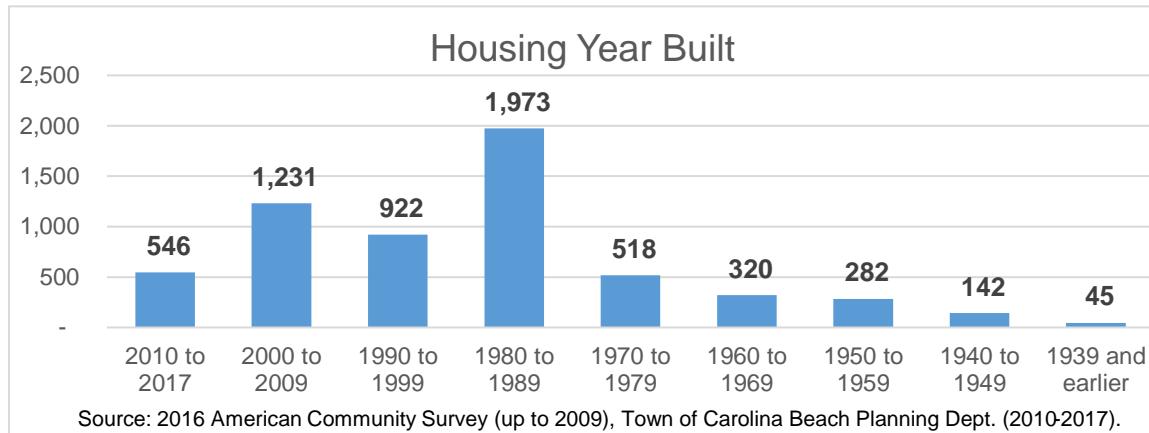
Source: 2016 American Community Survey, and 2010 Decennial Census.



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was estimated to be 35,000 based on water use. Town staff has provided the previous calculation methodology and dataset, and this will be used to develop estimates and projections for the plan.

- The number of housing units constructed in recent years was updated since the meeting, with data provided from Town staff. See corrected dataset below.



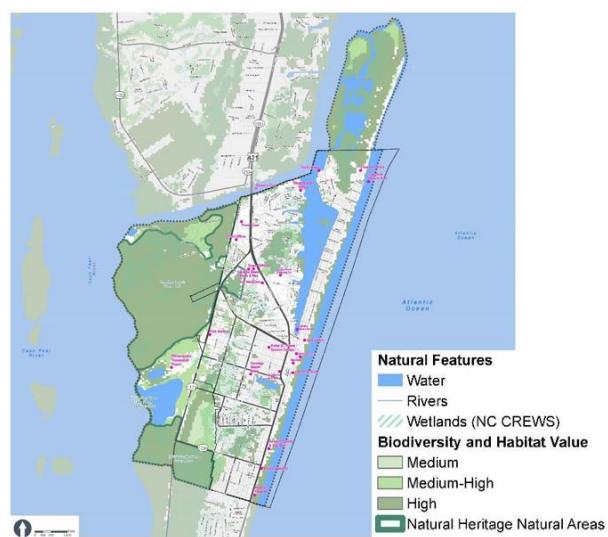
Existing Land Use Mapping

Mapping existing land uses is an important part of understanding existing development patterns and will have an impact on the suitability analysis process as well. The existing land use map was generated in part using the most current parcel dataset (from the County) and the most recent aerial imagery (2016). Land use categories in the map include varieties of residential (single family, duplex, multi-family), commercial, institutional, public parks or open space, vacant land, utilities and others. The committee reviewed and commented on the map. The team will update it.



Natural Resource Mapping

The inventory and understanding of natural resources, particularly Areas of Environmental Concern (AEC) as defined by CAMA, is important to the development of a CAMA Land Use Plan. The natural resources map indicated high quality natural resources and biodiversity areas associated with fresh and salt water located primarily in undeveloped or protected areas including Carolina Beach State Park, Sunny Point, Freemont Park, the undeveloped Tucker property, sand dunes, and marshes and wetlands.





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Floodplains, Storms, and Sea Level Rise

Flooding and stormwater management were common themes during the stakeholder interviews. The Town's current official floodplain map which is consistent with current FEMA regulations was presented and the zones were briefly defined.

The probabilities of future

storm events, and their relationship to current floodplains and structure lifespans is shown in the table. Nearby NOAA tide gauges show that sea level has been rising in the Carolina Beach area at a rate of approximately 2-2.3mm/year over the last seven decades or so. The recently released NOAA datasets relating to sea level rise projections and predicted, future inundation modeling were also discussed and demonstrated (see inset instructions). These represent the best available data, and steering committee members were encouraged to explore this data on their own to better understand the projected impact of sea level rise on this coastal community. No decisions were made, and no advice was given, regarding which sea level rise scenario is appropriate or most likely for the community. This information is only presented so that committee members can explore the data for their use in considering the different locational risks for different land use types as the planning process continues. The community's relationship to the sea and flooding will be explored further as the plan develops.

Probability of **at least one storm event** of the given type over the span of time described

Storm event	Span of time (years)				
	1	10	30	50	100
1-in-10 year	10.0%	65.1%	95.8%	99.5%	99.997%
1-in-50 year	2.0%	18.3%	45.5%	63.6%	86.7%
1-in-100 year	1.0%	9.6%	26.0%	39.5%	63.4%
1-in-500 year	0.2%	2.0%	5.8%	9.5%	18.1%
1-in-1,000 year	0.1%	1.0%	3.0%	4.9%	9.5%

typical
mortgage

within the
lifespan of
most
structures

within the
lifespan of
sturdy
structures

Check out sea level rise scenarios: <https://coast.noaa.gov/sl/>

- i. Zoom-in to New Hanover County area
- ii. Click on the “Local Scenarios” tab
- iii. Select the icon near Wilmington
- iv. Explore different SLR scenarios and time horizons.

Stakeholder themes

The committee received a summary of the stakeholder group interviews. The committee members will review and add comments, as necessary. Emerging themes included:

- **Community & family-friendly character** of the town is treasured and sets the town apart from adjacent communities.
- The **downtown and boardwalk area** is unique and a major asset, although some tension may exist with land use and development regulations.
- The **marina, harbor, inlet, and waterfront** are major community assets and economic engines.



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- **Park & recreation** facilities are prized, and recognized as high quality amenities and facilities. This includes state parks and other non-town facilities/amenities as well as Town facilities.
- **Highway upgrades and appearance** are a concern and form the first impression of the town.
- **Stormwater and flooding** are a concern, including recent storm events, persistent flooding in certain areas of town (notably Canal Street and around Carolina Beach Lake), and new development occurring with potential for undersized stormwater infrastructure not being upsized accordingly.
- **Redevelopment** and the accommodation of future residents and visitors, including concerns about parking, traffic congestion and safety, development height restrictions, and maintaining the town's character.
- **Pedestrian infrastructure and cyclist connectivity** have been enhanced in recent years, and the town has done a great job of coordinating infrastructure improvements with facility enhancements. Greenway and sidewalk projects are connecting major destinations in town and the residents love it.

Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

The steering committee participated in a SWOT exercise (Strengths, Weaknesses, Opportunities, Threats) to assess current issues facing the town. Results will be added to the website when they are complete.

	Pros / Positive	Cons / Against
Current	Strengths	Weaknesses
Future	Opportunities	Threats

Next Steps

The next steering committee meeting will be January 16th, 2019. The consultant will continue with the inventory and analysis of the community, goals development, and an assessment of other relevant planning activities. The project website will also be updated with work products and other relevant materials.