

Annual Report 2023

PLANNING DEPARTMENT



Matt Kirkland, AICP, CFM, CZO
Planning Director
October 10, 2023

Planning Department

- **Planning Director – Matt Kirkland, AICP, CFM, CZO**
- **Planner I – Brady Golden**
- **CAMA LPO/Floodplain Administrator – Courtney Milliron, CFM**
- **Zoning Technician – Dedra Horn**
- **Zoning Technician – David Emerson**

Duties

- Maintain adopted plans and policies of the Town
- Administer the Unified Development Ordinance (UDO)
- Administer CAMA LPO program and Flood Hazard Prevention Ordinances
- Enforcement of nuisance ordinances
- Serve as staff to Town Council, Planning Board, Board of Adjustment, and liaison to the Environmental Advisory Committee

Oak Island Vision Statement

Oak Island will be a community which preserves, protects, and enhances its natural and cultural environment including shoreline access, waterway, beaches, dunes, water access, residential areas, and recreational opportunities for all ages and abilities. The Town's unique scale and character will continue to provide a desirable place in which to live, work, and vacation. Multi-modal transportation options including efficient sidewalks, bikeways, and roadway systems will provide for an accessible community. Economic development will be coordinated with preservation of the Town's residential areas.



Code and Nuisance Enforcement

- Investigates violations of the Town's ordinances in the UDO as well as nuisances
 - Junk vehicles
 - Tall Grass/Weeds
 - Accumulation of trash/animal waste
 - Odors
 - Right of Way obstructions



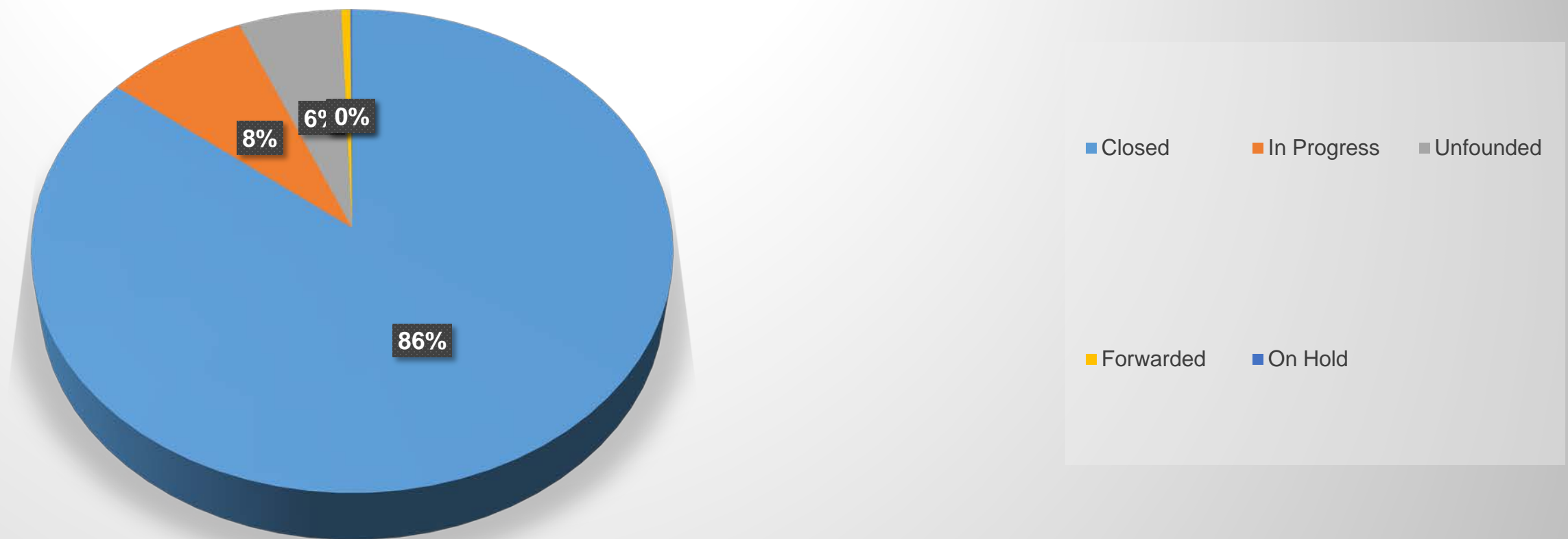
07/07/2022



11/02/2022

Code and Nuisance Enforcement

Code Enforcement



CAMA PERMITTING & DEVELOPMENT

Local Permitting Officers

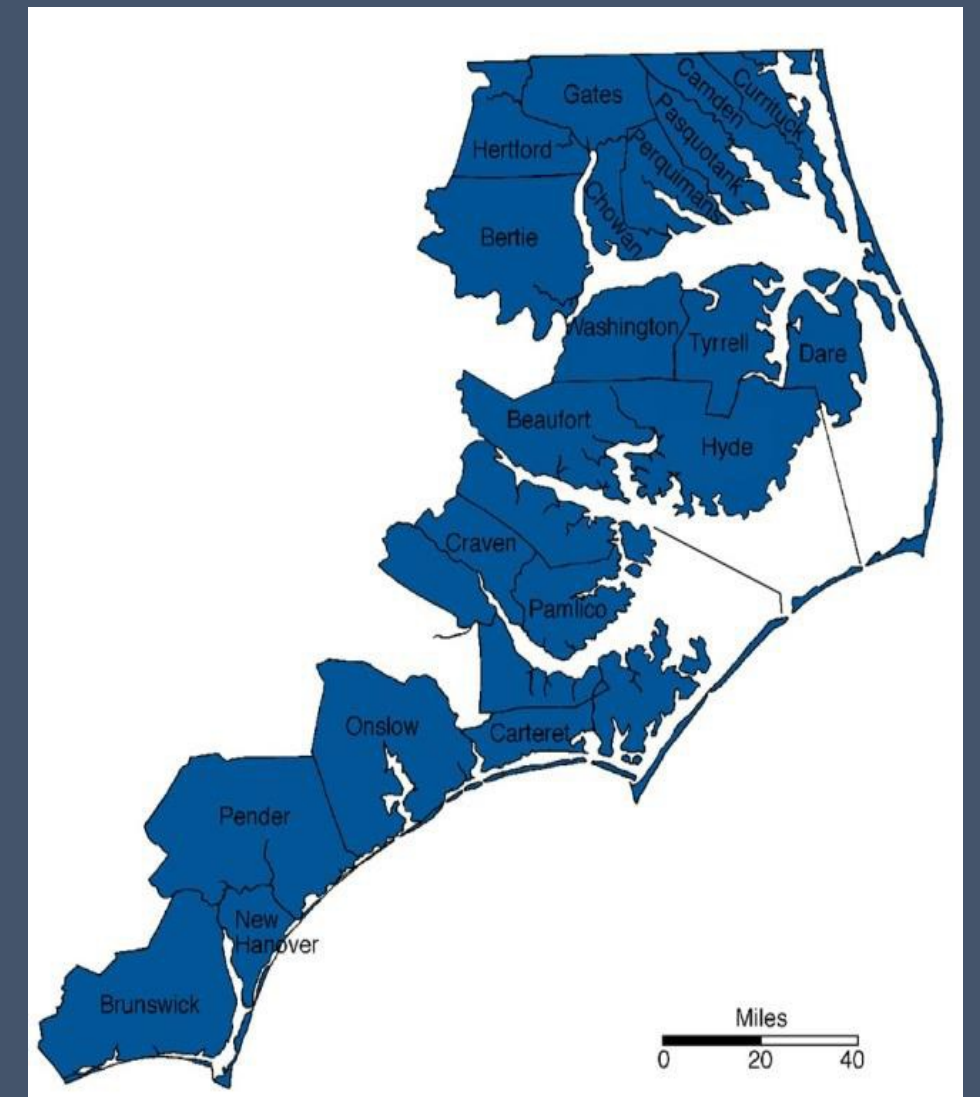
- Courtney Milliron

Field Representative:

- Patrick Amico

DCM District Manager:

- Tara MacPherson



Governing Bodies

- **Division of Coastal Management (DCM)**
 - Under NC Department of Environmental Quality (NC DEQ)
- **Coastal Resources Commission (CRC)**
 - Establishes policies for the N.C. Coastal Management Program and adopts rules for CAMA
- **CAMA Local Permitting Officer (LPO)**
 - Local level official who oversees CAMA Minor activities

Areas of Environmental Concern

- **Ocean Hazard Areas**
 - Ocean Erodible area, Inlet Hazard area, And Unvegetated Beach Area
- **Coastal Shorelines**
 - Coastal (non-ocean) shorelines
 - Public Trust waters, Estuarine waters, and coastal wetlands

CAMA Permits and Site Visits

- **Permit Reviews**
 - 133 Exemptions
 - 75 Minor
- **Site Visits**
 - 237 First Line of Vegetation
 - 86 General Site Visit and Consultation
 - 50 Site Visits for Minor Permit Reviews
 - 12 Inspections for Complaints
 - 26 Other

January 2013



Google earth

February 2014



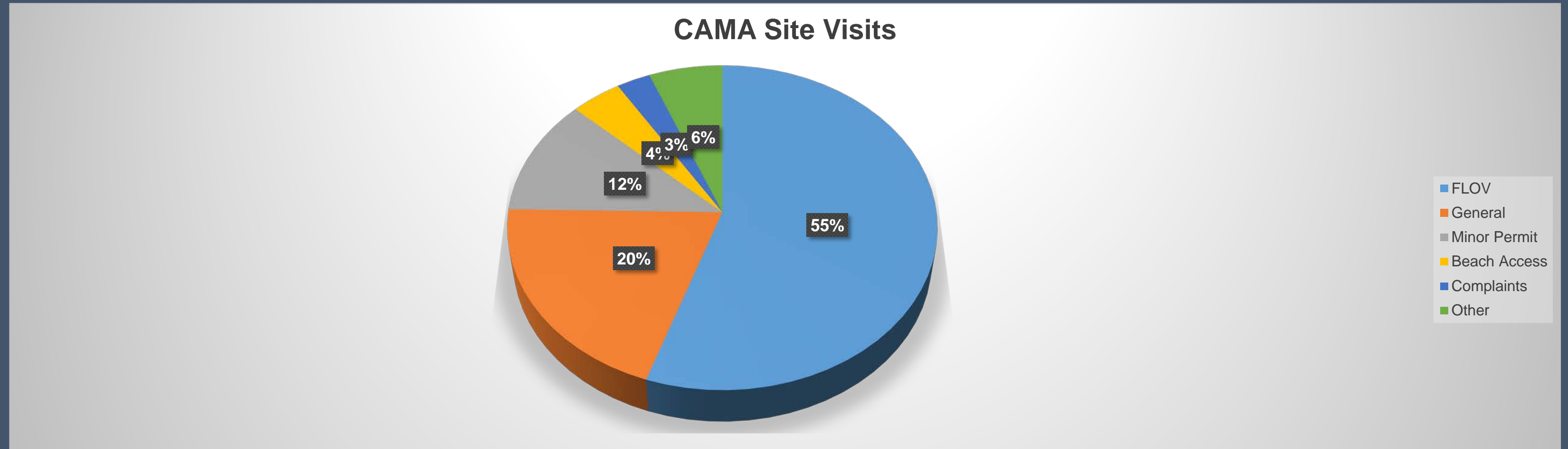
Image © 2015 DigitalGlobe

Google earth

October 2014



CAMA Site Visits



Flood Hazard Prevention

Hurricane Floyd
Impacts to Oak
Island in 1999.



Flood Zones

- **Flood zones** are geographic areas that the FEMA has defined according to varying levels of flood risk the Federal Emergency Management Agency (FEMA).
- Everyone lives in a **flood zone** -- it's just a question of whether you live in a low, moderate, or high-risk area.

Flood Zones

Oak Island is comprised of **FIVE** flood zones:

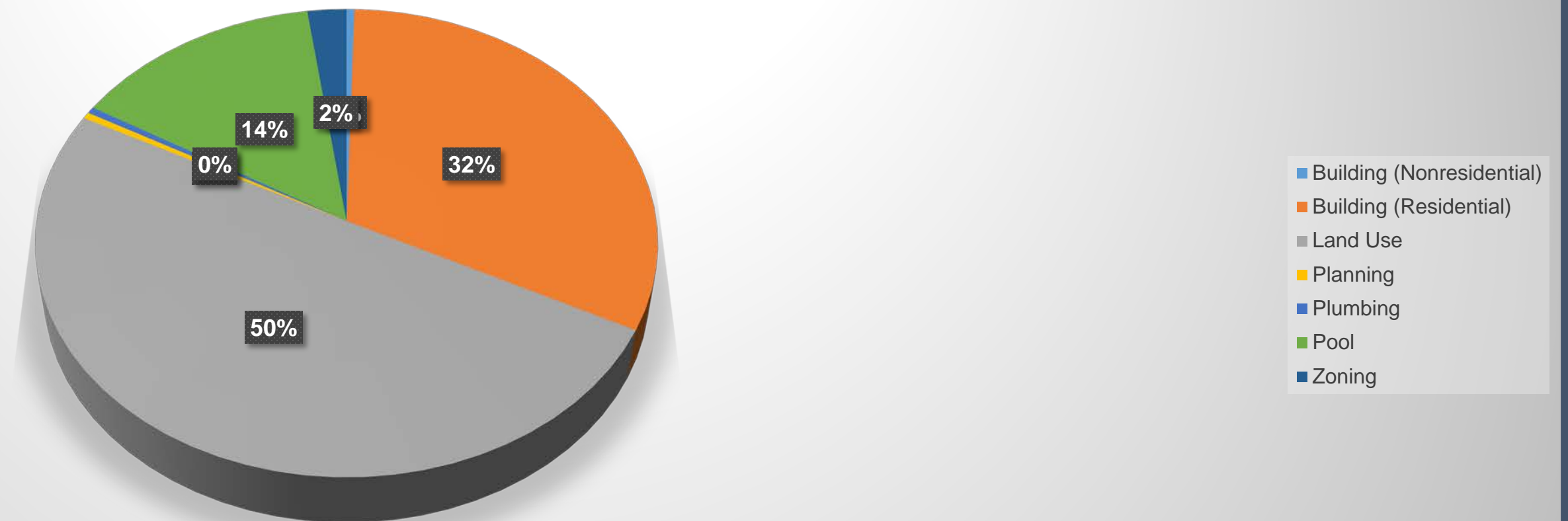
- **Zone X:** Areas determined to be outside the 0.2% annual flooding risk
- **Zone Shaded X:** 0.2% annual chance of flooding
- **Zone AE:** Areas with 1% annual chance of flooding (BFE determined)
- **Zone VE:** Areas with 1% annual chance of flooding with velocity hazard, wave action greater than 3 feet (BFE determined)

Permits

- Flood Hazard Permits in the past 12 months 225
 - 1 Building (Nonresidential)
 - 72 Building (Residential)
 - 113 Land Use
 - 1 Planning
 - 1 Plumbing
 - 32 Pool
 - 5 Zoning

CAMA Site Visits

Flood Hazard Permit Reviews



Unified Development Ordinance

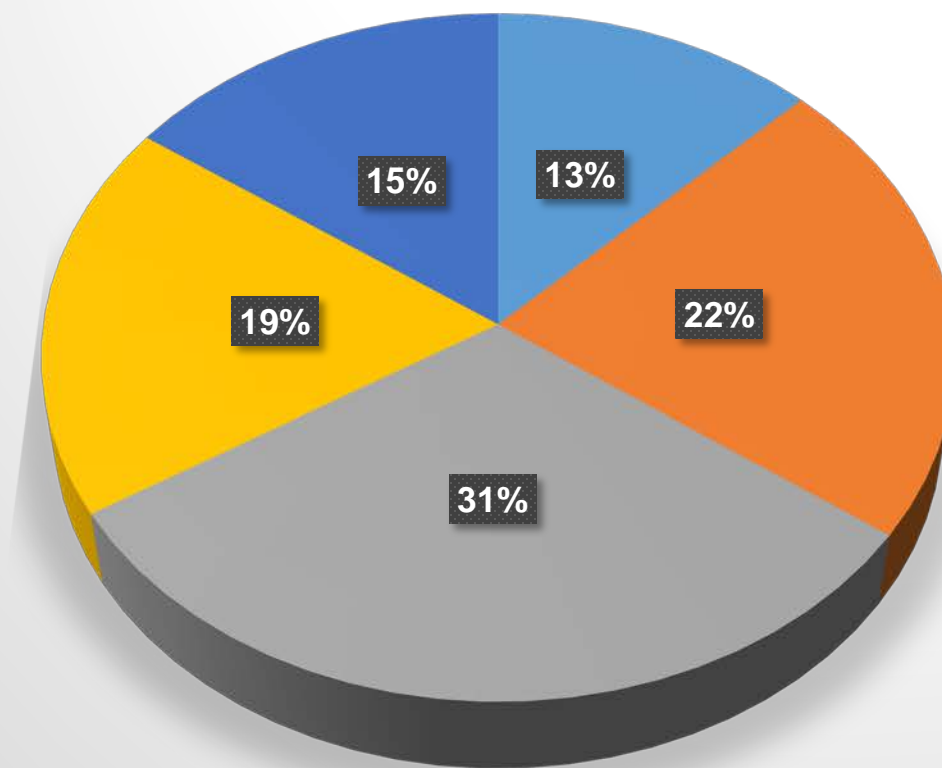
- Appendix A of the Town of Oak Island Code of Ordinances
- Contains regulations for Zoning, Subdivisions, and Development Review Processes
- Zoning – Regulating uses, building placement, and site design
- Subdivision – Regulating how to divide property, as well as design new roads and divisions of land
- Development Review Processes – Regulating how the Town reviews new proposals

Unified Development Ordinance

- Reviewed 1,017 Permit Applications in past 12 months
- 10 Minor and 2 Major Project Reviews
- 2,707 Inspections
 - 341 Site Compliance
 - 604 Stormwater
 - 846 Final Planning/Zoning
 - 505 Site Fence/Temporary Construction Driveways
 - 411 Driveway Forming

Unified Development Ordinance

Zoning Technician Inspections

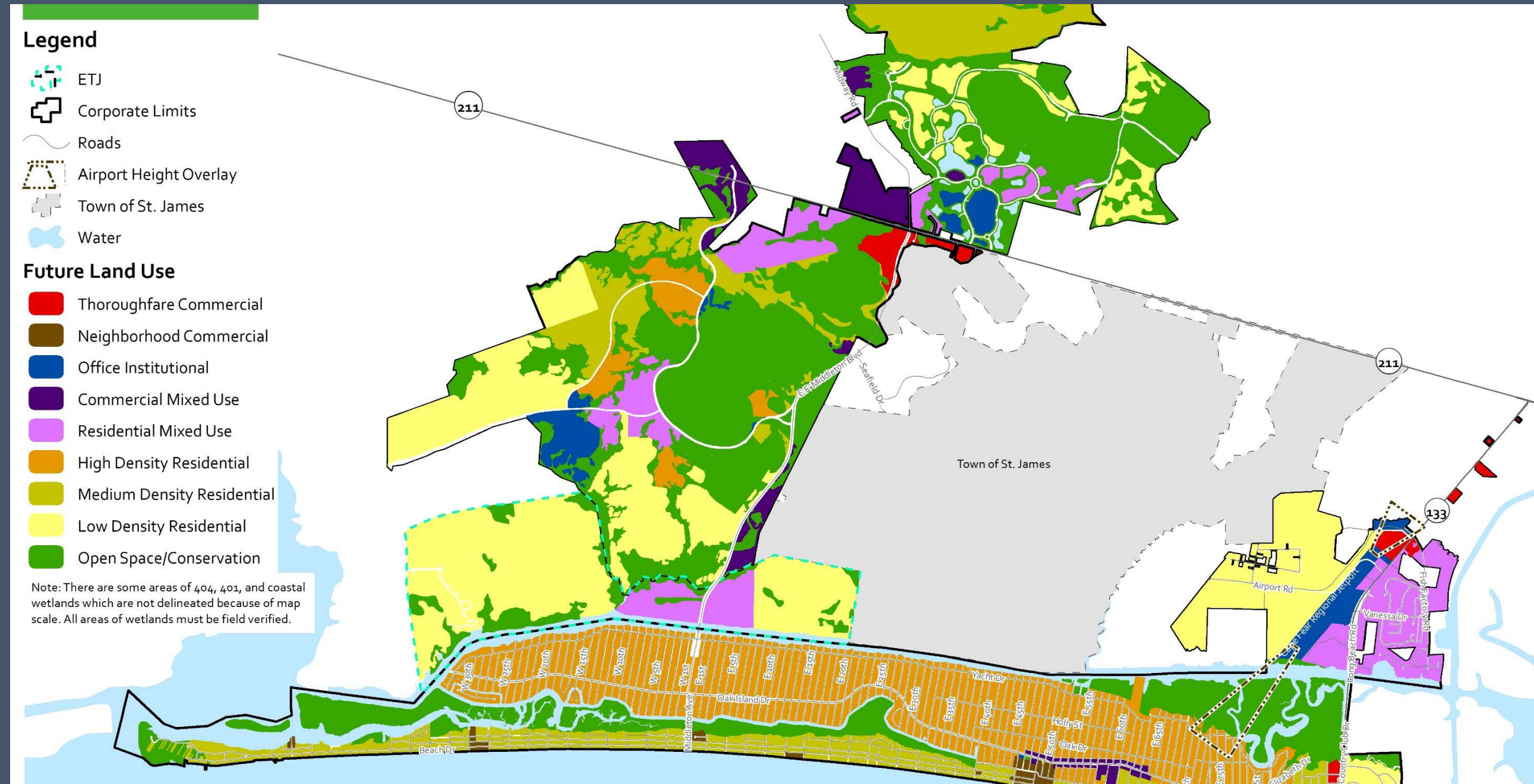


- Site Compliance
- Stormwater
- Final Planning/Zoning
- Silt Fence/Temporary Construction Driveway
- Driveway Forming

Board Staff

- Board of Adjustment – 7 Items
 - 6 Variance Cases
 - 1 Appeal of Staff Determination

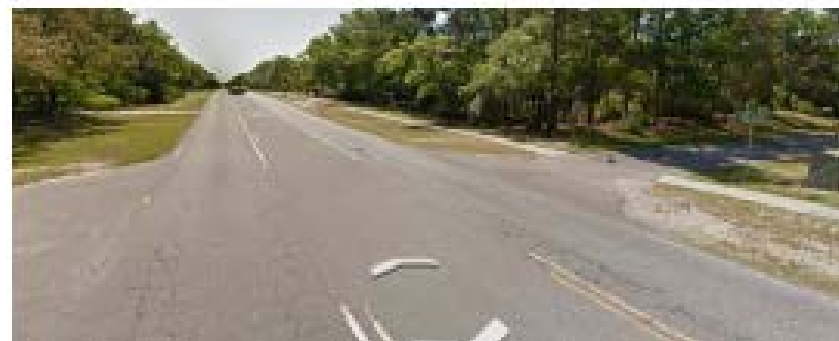
Long Range Planning



Future Land
Use Map
Offers
Guidance for
Planning
Board and
Town Council
Consideration

Long Range Planning

Cape Fear
RPO assists
the Town with
Transportation
Planning
Needs



OBSERVATIONS

- ① Existing 4.5' sidewalk and approximately 16' of right-of-way for future sidepath.
- ② Minimal vegetation and/or barriers for remainder of right-of-way heading west.
- ③ Some live oaks within right-of-way, but still adequate space to accommodate facility.
- ④ Sidewalk begins on north side of road and crosses to south side of road near Crowell St.

Long Range Planning



Provide
Geographic
Information
Systems (GIS)
Support

Future of the Department

- Continue Long Range Planning Efforts
- Enhance GIS Capabilities
- Continue Implementation of UDO Audit Recommendations
- Enhance Flood Hazard Prevention

Goals

- Complete the update of the Comprehensive Land Use Plan
- Evaluate needs for long-range planning efforts and implementation
- Enhance GIS capabilities Town-wide
- Town Zoning Technicians and Planners achieve Certified Zoning Official status
- Town Planning Staff achieve Certified Floodplain Manager certification
- Implement additional recommendations from the UDO audit
- Reach a Grade 5 rating on next CRS rating evaluation