



# TOWN OF OAK ISLAND, NC COMPREHENSIVE CAMA LAND USE PLAN UPDATE

2025



Adopted by Oak Island  
Town Council:  
October 14, 2025

Certified by the Coastal  
Resources Commission:

## ACKNOWLEDGMENTS

A special thank you to all of the participants who took their personal time to provide feedback and input during the planning process.

### TOWN COUNCIL

Elizabeth White, Mayor  
John Bach, Mayor Pro Tempore  
Terri Cartner  
Bob Ciullo  
Bill Craft  
Mark Martin

### PLANNING BOARD

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Kerri McCullough, Vice Chair  
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This document has been prepared by  
WithersRavenel on behalf of the Town of  
Oak Island, NC.

Local Adoption:  
October 14, 2025

Coastal Resources Commission Certification:

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## CAMA MATRIX OF REQUIRED ELEMENTS

MATRIX FOR LAND USE PLAN ELEMENTS - 15A NCAC 7B.0702	PAGE REFERENCES
<b>ORGANIZATION OF THE PLAN</b>	
Matrix that shows the location of the required elements as set forth in this Rule	Pages 4-10
<b>COMMUNITY CONCERNS AND ASPIRATIONS</b>	
Description of the dominant growth-related conditions that influence land use, development, water quality, and other environmental concerns in the planning area.	Pages 38-44
Description of land use and development topics most important to the future of the planning area, including: <ul style="list-style-type: none"><li>• Public Access</li><li>• Land Use Compatibility</li><li>• Infrastructure Carrying Capacity</li><li>• Natural Hazard Areas</li><li>• Water Quality</li></ul>	Pages 38-77
<b>COMMUNITY VISION</b>	
Description of the general physical appearance and form that represents the local government's plan for the future. It shall include objectives to be achieved by the plan and identify changes that may be needed to achieve the planning vision.	Page 87-88
<b>EXISTING AND EMERGING CONDITIONS</b>	
<b>Population, Housing, and Economy</b>	
Discussion of the following data and trends:	
Permanent population growth trends using data from the two most decennial Censuses	Page 22
Current permanent and seasonal population estimates	Page 22-25
Key population characteristics including age and income	Page 26-29
Thirty-year projections of permanent and seasonal population in five-year increments	Page 25
Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multifamily, and manufactured)	Page 28
Description of employment by major sectors and community economic activity	Page 77
<b>Natural Systems</b>	
Description of natural features in the planning jurisdiction to include:	
Areas of Environmental Concern (AECs) as set forth in Subchapter 15A NCAC 07H	Pages 54-72

Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development	Pages 70-71
Environmental Management Commission (EMC) water quality classifications and related use support designations	Page 60
Division of Marine Fisheries (DMF) shellfish growing areas and water quality conditions	Page 62
Flood and other natural hazards	Pages 54-55
Storm surge areas	Page 64-69
Non-coastal wetlands, including forested wetlands, shrub-scrub wetlands, and freshwater marshes	Pages 58-59
Water supply watersheds or wellhead protection areas	Page 70
Primary nursery areas	Pages 62-63
Environmentally fragile areas, such as wetlands, natural heritage areas, areas containing endangered species, prime wildlife habitats, or maritime forests	Pages 62-63, 72
Additional features or conditions identified by the local government	Pages 73-77
<b>Environmental Conditions</b>	
Discussion of environmental conditions within the planning jurisdiction to include an assessment of the following conditions and features:	
Status and changes of surface water quality; including:	
<ul style="list-style-type: none"> <li>Impaired streams from the most recent Division of Water Resources (DWR) Basin Planning Branch Reports</li> <li>Clean Water Act 303(d) List</li> <li>Other comparable data</li> </ul>	Pages 60-61 (see 61 for other comparable data)
Current situation and trends on permanent and temporary closures of shellfish waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation and Recreational Water Quality Section of the DMF	Page 62
Areas experiencing chronic wastewater treatment malfunctions	N/A
Areas with water quality or public health problems related to non-point source pollution	61
Areas subject to recurrent flooding, storm surges, and high winds	Pages 54-55, 64-69
Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities	61
Environmentally fragile areas (as defined in Part (c)(2)(A)(ix) of this Rule) or areas where resources functions are impacted as a result of development	Pages 54-63
Natural resource areas that are being impacted or lost as a result of incompatible development. These may include, but are not limited to the following: coastal wetlands, protected open space, and agricultural land	N/A

## CAMA MATRIX OF REQUIRED ELEMENTS

<b>Existing Land Use and Development</b>	
MAP of existing land use patterns <ul style="list-style-type: none"> <li>• Description of existing land use patterns</li> <li>• Estimates of the land area allocated to each land use category</li> <li>• Characteristics of each land use category</li> </ul>	Pages 40-41
MAP of historic, cultural, and scenic areas designated by a state or federal agency or by the local government <ul style="list-style-type: none"> <li>• Descriptions of the historic, cultural and scenic areas</li> </ul>	Page 45
<b>Community Facilities</b>	
Evaluation of existing and planned capacity, location, and adequacy of community facilities to include:	
MAP of existing and planned public and private water supply service areas	
Description of existing public and private water supply systems to include: <ul style="list-style-type: none"> <li>• Existing condition</li> <li>• Existing capacity</li> <li>• Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR</li> <li>• Future water supply needs based on population projections</li> </ul>	Page 46-49
MAP of existing and planned public and private wastewater service areas	
Description of existing public and private wastewater systems to include: <ul style="list-style-type: none"> <li>• Existing condition</li> <li>• Existing capacity</li> <li>• Documented overflows, bypasses, or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR</li> <li>• Future wastewater system needs based on population projections</li> </ul>	Page 46-49
MAP of existing and planned multimodal transportation systems and port and airport facilities	
Description of any highway segments deemed by the NCDOT as having unacceptable service as documented on the most recent NCDOT Transportation and/or Thoroughfare Plan <ul style="list-style-type: none"> <li>• Description of highway facilities on the current thoroughfare plan or current transportation improvement plan</li> <li>• Description of the impact of existing transportation facilities on land use patterns</li> </ul>	Page 50-52

<ul style="list-style-type: none"> <li>• Description of the existing public stormwater management system</li> <li>• Identification of existing drainage problems and water quality issues related to point source discharges of stormwater runoff</li> </ul>	Page 54
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MATRIX FOR LAND USE PLAN ELEMENTS - 15A NCAC 7B.0702	POLICY	PAGE REFERENCES
<b>FUTURE LAND USE</b>		
<b>Policies</b>		
Policies that exceed the use standards and permitting requirements found in Subchapter 7H, State Guidelines for Areas of Environmental Concern	N/A	N/A
Policies that address the Coastal Resources Commission's (CRC's) management topics:		
Public Access Management Goal:		
Maximize public access to the beaches and the public trust waters of the coastal region.		
The planning objectives for public access are local government plan policies that:		
Address access needs and opportunities	1.2.2, 2.1.3, 2.2.2, 2.2.3, 4.1.2, 5.1.3	Pages 92-101
Identify strategies to develop public access	1.1.1, 1.3.2, 2.2.5, 4.1.2, 5.1.3	Pages 92-101
Address provisions for all segments of the community, including persons with disabilities	1.1.1, 2.2.3, 2.2.6	Pages 92-101
For oceanfront communities, establish access policies for beach areas targeted for nourishment	3.1.3	Pages 92-101

## CAMA MATRIX OF REQUIRED ELEMENTS

<b>Land Use Compatibility Management Goal:</b> Ensure that development and use of resources or preservation of land balance protection of natural resources and fragile areas with economic development, and avoids risks to public health, safety, and welfare.		
The planning objectives for land use compatibility are local government plan policies that:		
Characterize future land use and development patterns	1.4.1, 1.4.2, 5.1.1, 5.1.3, 5.2.1, 6.1.2, 6.2.2	Pages 92-101
Establish mitigation criteria and concepts to minimize conflicts	1.4.2, 3.2.4, 6.1.2	Pages 92-101
<b>Infrastructure Carrying Capacity Management Goal:</b> Ensure that public infrastructure systems are sized, located, and managed so the quality and productivity of AECs and other fragile areas are protected or restored.		
The planning objectives for infrastructure carrying capacity are local government plan policies that:		
Establish service criteria	1.2.1	Pages 92-101
Ensure improvements minimize impacts to AECs and other fragile areas	3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5, 3.1.6	Pages 92-101
<b>Natural Hazard Areas Management Goal:</b> Conserve and maintain barrier dunes, beaches, floodplains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.		
The planning objectives for natural hazard areas are local government plan policies that:		

Establish mitigation and adaptation concepts and criteria for development and redevelopment, including public facilities	1.1.1, 1.1.2, 3.1.1, 3.1.2, 3.1.3, 3.1.4 3.1.5, 3.1.6	Pages 92-101
Minimize threats to life, property and natural resources resulting from erosion, high winds, storm surge, flooding, or other natural hazards	3.1.2, 3.1.3, 3.1.4, 3.1.5, 3.1.6	Pages 92-101
<p><b>Water Quality Management Goal:</b> Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.</p> <p>The planning objectives for water quality are local government plan policies that:</p>		
Establish strategies and practices to prevent or control nonpoint source pollution	1.1.1, 1.1.2, 2.1.2, 2.2.1, 2.2.5, 2.2.6, 3.1.2, 3.14, 3.1.6	Pages 92-101
Establish strategies and practices to maintain or improve water quality	1.1.2, 3.1.2, 3.1.4, 3.1.6	Pages 92-101

## CAMA MATRIX OF REQUIRED ELEMENTS

FUTURE LAND USE MAP	
MAP of future land uses that depicts the policies for growth and development and the desired future pattern of land use and development with consideration given to natural system constraints and infrastructure	Page 112-120
TOOLS FOR MANAGING DEVELOPMENT	
Description of the role of plan policies, including the future land use map, in local decisions regarding land use and development	Pages 88-92, 102
Description of the community's development management program, including local ordinances, codes, and other plans and policies	Pages 38-39
ACTION PLAN AND IMPLEMENTATION SCHEDULE	
Description of actions that will be taken by the local government to implement policies that meet the CRC's management topic goals and objectives, specifying fiscal year(s) in which each action is anticipated to start and finish	Pages 91, 102
Identification of specific steps the local government plans to take to implement the policies, including adoption and amendment of local ordinances, other plans, and special projects	Pages 92-101

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# 1

## INTRODUCTION

## PURPOSE

Since its incorporation in 1999 through the merger of the Towns of Yaupon Beach and Long Beach, two historic coastal communities, Oak Island has evolved into a vibrant destination, balancing its rich heritage with modern development and community-focused initiatives. This unification brought together the distinct character, resources, and traditions of both towns under one municipality, fostering a more cohesive approach to growth, development, and coastal management. The Town of Oak Island has experienced steady growth over the last 25 years. Like many other coastal communities in North Carolina, the Town attributes much of its growth to a growing tourism industry and the community's desirability for retirees. This growing interest in Oak Island must be considered as certain development patterns can lead to impacts and stressors for the community. Additionally, the Town has jurisdiction over several large parcels by way of annexation on the mainland largely adjoining NC 211, which offer significant opportunities for the community's growth. A Comprehensive

Plan should be updated regularly (every 5-10 years), as a document that organizes the needs, wants, and desires of a community over time, which change as the community experiences growth and development. One way to mitigate development impacts and realize opportunities is to plan for the future via through a Comprehensive Land Use Plan. This document takes a holistic look at the Town's features, amenities, land uses, environmental considerations, and community character, among other elements and sets achievable goals and actions items to address community concerns and expand opportunities for residents and visitors. Comprehensive land use plans are developed to identify community goals for the future, about 20-25 years, and establish a pathway for reaching the desired vision of the community. As this document serves the community, public engagement and feedback is an integral part of the plan's development. Oak Island's Comprehensive Land Use Plan is broadly constructed as such:

### WHY

Since the adoption of the last Land Use Plan (2017), Oak Island has evolved. This plan update will confirm the shared vision for the future and provide a roadmap for Town leadership and staff in achieving those goals.

## COASTAL AREA MANAGEMENT ACT (CAMA)

Oak Island must also consider the Coastal Area Management Act (CAMA) during this planning process. This state act was first passed in 1974 and is intended to protect the critical natural resources of North Carolina's coasts. Throughout this document, the plan will make specific consideration of CAMA elements as they relate to coastal resources and development. The act also established the Coastal Resources Commission (CRC), which is a state-level organization that guides growth and development in 20 coastal counties.

Notably, CAMA requires specific permitting process for coastal developments which are considered to be in Areas of Environmental Concern (AEC). These areas are generally located on the coast or near other significant environmental features like wetlands or streams. AECs are designated by the previously mentioned CRC group, and the permitting process is required when a project is considered a "development" under CAMA. The term "development" relates to both residential and commercial proj-

ects, development of docks or bridges, and water-front roadway development, but can also mean earth-work such as dredging and fill. CAMA defines a development project as:

"...any activity in a duly designated Area of Environmental concern involving, requiring, or consisting of the construction or enlargement of a structure; excavation; dredging; filling; dumping; removal of clay, silt, gravel, or minerals; bulkheading; driving of pilings; clearing or alteration of land as an adjunct of construction; alteration or removal of sand dunes; alteration of the shore, bank, or bottom of the Atlantic Ocean or any sound, bay, river, creek, stream, lake, or canal."

[North Carolina General Statue 113A-103(5)(a)]

AECs similarly are defined via the CAMA legislation. Largely these areas can be identified by the following:

- Coastal Shorelines
- Coastal Wetlands
- Estuarine Waters
- Public Water Supplies
- Public Trust Areas

While this plan is designed to meet CAMA requirements for coastal planning, further information regarding development criteria, permitting procedures, and other project-specific considerations may be found in the [CAMA Handbook for Development in Coastal North Carolina](#).

## PROCESS

This Comprehensive Plan update began in Fall 2024. The project consisted of multiple stages of varying involvement for stakeholder groups, residents, business owners, Town staff, and elected and appointed leadership.

The general outline of the plan development included the following phases:

1. Project Kickoff – The project began with an intensive two-day kickoff. The first day included a meeting with department heads to gather insights on community challenges and opportunities from those with the strongest understanding of the Town's daily operations. This was followed by a community driving tour led by staff, showcasing various existing land uses and new developments. The day concluded with a community open house, where project process

information and background data were shared with residents to encourage engagement and transparency. The second day featured the first meeting with the steering committee, setting the stage for collaborative planning and discussion of initial findings.

2. Background Research and Analysis – The project team gathered data, conducted desktop analyses of existing conditions and reviewed prior plans to gain a comprehensive understanding of existing conditions and forecasted trends.
3. Public Engagement – Various input sessions and methods were used to gather public opinion and input.
4. Visioning and Goal Setting – Utilizing public survey results, the steering committee collaborated with elected officials to establish a set of guiding goals and craft a unified vision statement for the Town.
5. Development of Plan Recommendations and Future Land Use Map – With the vision and goals in place, the project team developed plan recommendations and a future land use map that reflected the community's aspirations. These were customized to address local needs, based on thorough reviews by the steering committee, Town staff, and stakeholders.

6. Plan Finalization and Adoption – After presenting the draft plan to the public and incorporating feedback, the final plan was refined and prepared for adoption. The project team presented the final version to the Planning Board for recommendation and the Town Council for official adoption.

Using the structure above, the Comprehensive Plan was designed around a backbone of iterative community engagement. Creating a foundation of public input to inform the plan's recommendations is critical for the document's success. Oak Island stakeholders experience the community's challenges and opportunities daily and can help guide policy decisions and "ground-truth" existing conditions. Additionally, community familiarity with the plan and a commitment to seeing the future vision of Oak Island realized in turn can lead to smoother implementation efforts following plan adoption.



## SCHEDULE

The plan update took place over the course of approximately 12 months beginning in September 2024. Throughout the project timeline, coordination meetings occurred between staff and the project team (WithersRavenel). In addition to the presence of four members from the Planning Board and Town Council on the comprehensive plan update steering committee, regular updates were also made to the Town Council and Planning Board. This helped ensure that there is awareness and participation from elected and appointed officials in shaping the plan to ensure local needs are addressed.

## STUDY AREA

Situated along the Atlantic Ocean in Brunswick County, NC, the Town of Oak Island is one of six barrier islands in the county. The town spans approximately 14 miles (~10 miles of shoreline) and covers just over 10,000 acres within its corporate limits and extra-territorial jurisdiction (ETJ). This plan uses these boundaries as the study area. The Town of Oak Island is supported by the following departments:

Task and Event	2024					2025								
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
<b>Project Initiation and Analysis</b>														
Data gathering, mapping, plan review, community profile														
Community tour and kickoff meetings														
Steering Committee		9/19		11/6		1/13								
Stakeholder interviews														
Planning Board / Council update meeting														
<b>Visioning and Plan Development</b>														
Community survey				11/7-12/7										
Draft community vision statement and goals														
Steering Committee					12/11		2/13		4/7		6/12			
Public Meeting	9/19					2/12								
Draft Future Land Use Map and Plan Recommendations														
Council update meeting								4/8						
<b>Plan Refinement and Adoption</b>														
Public Meeting and adoption draft review period										6/11	1-month			
Review public comment on adoption draft												6/11	1-month	
Present adoption draft to the Planning Board and Council												8/21	9/9	
<b>Streetscape Master Plan</b>														
Project coordination meetings	8/21		BAB	S	BAB	S								
Due diligence, information gathering, and site inventory														
Stakeholder engagement and alternatives exploration														
Public engagement workshops	9/19					2/12								
Concept refinement and delivery														

- Administration
- Clerk
- Communications
- Development Services
- Economic Development
- Finance
- Fire Department
- Police Department
- Public Utilities
- Public Works
- Recreation Department



## Study Area

The map above reflects the area studied as part of Oak Island's Comprehensive Land Use Plan. This boundary includes the Town's Corporate Limits and Extra Territorial Jurisdiction (ETJ).

## PLANNING PROCESS & PUBLIC ENGAGEMENT

Charting the Course 2045 was fundamentally developed using three simple questions:

- Where is Oak Island today?
- Where does Oak Island want to be in 2045?
- How does Oak Island get there?

Using these questions as a framework, the project team was able to create a workflow for plan development based on the following overarching process:

1. Data Collection, Map Creation & Review
2. Engage the Oak Island Public to Understand Community Needs
3. Develop a Vision for the Community
4. Draft Recommendations and a Future Land Use Map
5. Refine Elements Through Community Engagement
6. Adopt the Plan
7. Receive Certification by the Coastal Resources Commission

Using this structure, the Comprehensive Plan was designed around a backbone of iterative community engagement. Creating a foundation of public input to inform the plan's recommendations

is critical for the document's success. Oak Island stakeholders experience the community's challenges and opportunities daily and can help guide policy decisions and "ground-truth" existing conditions. Additionally, community familiarity with the plan and a commitment to seeing the future vision of Oak Island realized in turn can lead to smoother implementation efforts following plan adoption.

### COMMUNITY KICKOFF

The Comprehensive Planning effort began on September 19th, 2024 when members of the project team met with community stakeholders and leaders over the course of a two-day project kickoff. On the first day, the team engaged staff department heads and conducted a joint community tour. Following the tour, the team met with community stakeholders and hosted a public meeting to introduce the project. On the second day, the team conducted additional stakeholder interviews and hosted the first project steering committee meeting.

### STEERING COMMITTEE

Throughout the plan's development, the project team conducted virtual and in-person meetings with a project Steering Committee. This committee, formed of Oak Island residents, stakeholders, and leaders advised the project team throughout the process and help identify community priorities. This committee met six times over the course of the project and were tasked with review of document materials and chapters between scheduled meetings.

### STAKEHOLDER INTERVIEWS

As a component of the Community Kickoff event, the project team met with and interviewed key stakeholders in Oak Island. The stakeholder groups consisted of the following representatives:

- Developers, Real Estate Brokers, and Land Development Professionals
- Appointed and/or Citizen Board Representatives
- Business Owners & Employers
- Citizen Groups and Community Leaders

Interview sessions with these groups helped round out the project team's understanding of current conditions and special opportunities as they related to the specific nature of each group.

## COMMUNITY SURVEY

In addition to the in-person engagement conducted throughout the process, a virtual community-wide survey was developed and launched early in the process. Virtual surveys allow for a "wide-net" to be cast, as they are easily accessible, easy to complete, and take no more than 10 minutes of the public's time. The Comprehensive Plan's survey was launched in November of 2024 running parallel to many of the other in-person efforts. Like the other efforts at this time, the survey was used to understand existing conditions of the Town and preliminary community needs and opportunities.

## PUBLIC MEETINGS

Three public meetings were also held during the project. These meetings were held during the beginning, middle, and end of plan development. This allowed the project team to share critical findings with the public at large and collect

any comments or feedback relevant to the effort. During the Community Kickoff, the first public meeting was held to share existing conditions and learn about preliminary challenges and opportunities. The second meeting was held to review the draft plan vision and preliminary recommendations. The final meeting was used to review final recommendations and collect any final feedback prior to Town adoption. Public meetings were advertised through the Town of Oak Island's social media accounts.

Public engagement efforts were conducted at key milestone check-ins throughout the development of the Comprehensive Plan (see Public Engagement Plan/Schedule graphic). A detailed description of these events and the subsequent key takeaways may be found in Chapter 5 Public Engagement Summary.

## PROJECT WEBPAGE

The Charting the Course 2045 Comprehensive Land Use Plan utilized a dedicated webpage hosted on the Town of Oak Island's website to keep community members informed about the plan's progress throughout its creation. This webpage offered project information in the form of monthly updates, including notifications for upcoming community open house events and other public input opportunities.

August 2024

On Wednesday, August 21, Town Staff and representatives from WithersRavenel held an initial project meeting to review the scope and deliverables for both Comprehensive Plan and "Task 4" (Streetscape improvement).

The meeting also held a review of schedules, roles and lines of communication, and points of contact for project management.

Afterwards a field review was conducted.

September 2024

November 2024

December 2024

January 2025

February 2025

March 2025

The sixth Steering Committee meeting took place on April 7, 2025, focusing on DRAFT Action Items tied to the Plan's Goals and Objectives.

The following day the project team presented a status update on the Comprehensive Plan process to the Town Council during its [April 8, 2025 Regular Meeting](#).

Click the link below to view the presentation.

Photo from Project Webpage



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# COMMUNITY PROFILE

## HISTORICAL CONTEXT OF OAK ISLAND

Oak Island was incorporated in 1999 when the communities of Yaupon Beach and Long Beach merged. The area's United States history dates back to the construction of Fort Caswell, which was constructed and operated by U.S. soldiers circa 1836 to defend the mouth of the Cape Fear River and the City of Wilmington. The fort was also utilized during the Civil War and in World War II as a base to hunt for German U-Boats. Prior to the presence of the United States, the island was a fishing and hunting ground for the Waccamaw Siouan peoples.

Through the 1930's and 1940's, the Town continued to develop with both timber exportation and fox hunting lending to its growth. However, the area of Oak Island today would face utter destruction resulting from Hurricane Hazel in 1954. Of the over 300 structures on the island at the time, only five buildings were said to remain after the hurricane passed. Regardless of the destruction both Yaupon Beach and Long Beach rebuilt and were incorpo-

rated independently in 1955, one year after Hazel. The two communities would merge forty-four years later.

Since 1999, the Town of Oak Island has almost tripled in size and population has continued to grow. The community has remained resilient against coastal impacts from Hurricanes Matthew, Florence, and Isaias in recent years. Today, all eyes are on Oak Island as many flock to the community for residence and recreation.

From a broader perspective, the Town is located in Brunswick County, the southernmost county in North Carolina. Residents and visitors access the island portion of the Town via bridges on NC 906 and NC 133 which connect to the greater region via NC 211. The Town is located approximately 30 miles east of the South Carolina state line and 30 miles south of the City of Wilmington.

## DEMOGRAPHIC TRENDS & POPULATION PROJECTIONS

### INTRODUCTION

Evaluation of demographic data can help identify trends in the community that warrant consideration during the planning process. Furthermore, data can also inform future trajectories or projections, an important consideration for both Oak Island's future and for coastal management. The following analysis provides information about Oak Island's population and housing elements. This data and derived trends are intended to allow staff and leadership of Oak Island to make growth management decisions based on an understanding of the Town's history and anticipated future.

Coastal communities like Oak Island must also consider seasonal swings in community size due to tourism and part-time residents. The CAMA process requires that seasonal populations be considered alongside permanent town residents in the planning process. Understanding the non-resident population can help estimate development

pressures that may impact coastal resources, land development patterns, Town services, and community infrastructure such as roads and sewer.

The data provided in the following sections are derived from the United States Decennial Census, the American Community Survey, and the Office of State Budget and Management. Please note that data from these sources may differ in both estimates and timeframes due to differentials in survey methods and margins of error. Information provided below represents a consolidation of the various sources to create a clear picture of current and estimated conditions.

## PERMANENT POPULATION

The permanent population of Oak Island has experienced rapid growth over the last ten years. Census data indicated that the Town had a population of 6,529 in 2000. Between 2000 and 2010, the population had only grown to 6,783, about a 3.9% increase. However, between 2010 and 2020, the population grew to 8,396 representing a 23.8% increase.

Oak Island Population (Decennial Census)		
Year	Population	Percent Increase
2000	6,529	-
2010	6,783	3.9%
2020	8,396	23.8%

According to the North Carolina Office of State Budget and Management (NCOSBM), the Town of Oak Island has a certified population of 9,712 as of July 1, 2023. This population total includes any population living within areas annexed by the Town since July 1, 2024. Using the 2020 census population estimate, the Town has grown by 15.67% in over a 4-year span. Growth is certainly expected to continue, primarily on the mainland portion of the Town's jurisdiction.

## Emergency Services Considerations With a Fluctuating Population

Oak Island's population increases substantially during peak tourist seasons, which affects the demand for fire and police services. These fluctuations can impact staffing needs, response times, and overall emergency service capacity. Understanding how seasonal changes influence service demand is critical for assessing the town's emergency preparedness and public safety.



## SEASONAL POPULATION

Seasonal population reflects the estimated number of people within the Oak Island community during prime months of the year. For North Carolina communities, these seasonal months typically run from late May through early September. The aforementioned data sources do not track information regarding seasonal visitors for municipalities in North Carolina. Therefore, it can be difficult to identify an exact seasonal population for Oak Island. Additionally, seasonal populations are not consistent throughout the year, and certain days may result in peak visitor populations, such as summer holidays. Two current seasonal population estimates have been identified below to help capture visitor populations in Oak Island:

- The first estimate represents the peak day population of Oak Island to represent the largest yearly population of Oak Island during a special holiday or event. This calculation includes hotel occupancy numbers, the permanent population of the town with a 25% contingency to account for family and friends visiting, seasonal unit bedrooms (x2 two attendees per room), and visitors

coming to town for the day (via the two bridges accessing the island).

- The second estimate represents a seasonal-weekly population which is intended to reflect the populations staying for an extended seasonal visit. This calculation includes hotel occupancy numbers, the permanent population of the town, and seasonal unit bedrooms (x2 two attendees per room).

Data derived for these calculations is provided below:

- Hotel Occupancy: Occupancy data was derived from the Town's previous CAMA plan with the understanding that no new hotel units have been constructed in Oak Island since the 2017 plan's adoption. In the prior plan, the project team obtained data from local hotels to suggest that an average of 3.75 persons utilized each room.
- Permanent Population: Permanent population for Oak Island was obtained from the Decennial Census for 2020. A 25% contingency was applied for the peak day visitor calculation.
- Seasonal Population: Seasonal

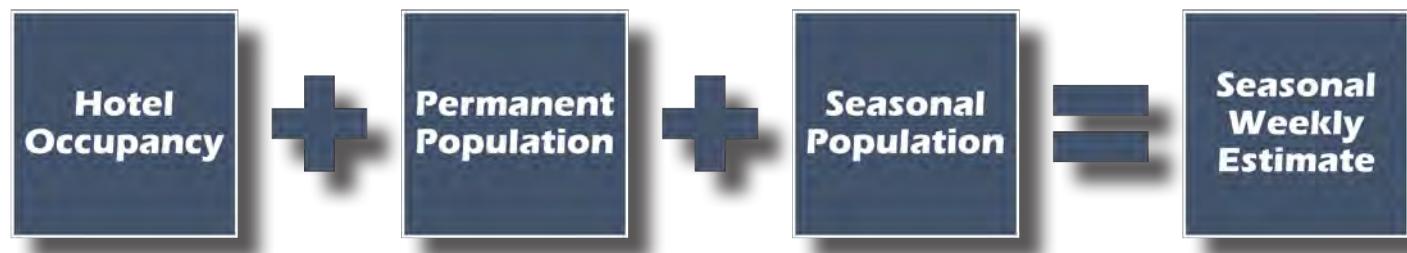
population was also obtained from the American Community Survey 2022 (dataset B25023) to reflect seasonal unit bedrooms using the most recent available data. These seasonal units reflect rental properties and the like which are largely used by visitors in lieu of hotels. The number of seasonal bedrooms was multiplied by two to reflect an average of two visitors for each room.

- Day Visitors: Day trips into the island were derived from the North Carolina Department of Transportation's Average Annual Daily Traffic (AADT) Mapping Application. AADT was pulled for Swain's Cut Bridge and G.V. Barbee Sr Bridge to identify vehicular travel to and from the island. From there, the AADT for the two bridges was divided in half to reflect the southbound trips to the island conducted by visitors. The resulting trips were then multiplied by four to reflect four visitors navigating southbound to the island for a peak day trip.

The calculations below reflect the current estimate for both peak day population and seasonal weekly populations in Oak Island.

**PEAK DAY POPULATION**

$$720 + 10,495 + 39,248 + 38,600 = 89,063$$

**SEASONAL WEEKLY ESTIMATES**

$$720 + 8,396 + 39,248 = 48,364$$

## PERMANENT AND SEASONAL POPULATION PROJECTIONS

The tables below present permanent and seasonal population projections for the next 30 years. Permanent population estimates are based on Oak Island's population ratio relative to Brunswick County, while seasonal projections apply a 4.67 visitors-to-residents ratio to the town's share of the county population.

Permanent Population Projections (2025-2055)	
2025	9,974
2030	11,746
2035	12,833
2040	13,920
2045	14,956
2050	15,993
2055	17,880

Seasonal Population Projections (2025-2055)	
2025	46,624
2030	54,907
2035	59,989
2040	65,070
2045	69,913
2050	74,760
2055	83,582

OAK ISLAND, NC

### Brunswick Nuclear Station: Peak Season Evacuation Times

Public safety must be considered in relation to the Brunswick Nuclear Station, especially during peak season months where tourism fills Oak Island. The plant's Radiological Emergency Response Plan was reviewed for its impact on Oak Island, and evacuation off the island correlated to longer evacuation scenarios. Evacuation times involving the island were estimated at over nine hours in the summer and six hours in the winter. Emergency response across all community departments will be critical in mitigating exposure to radioactivity in the event of a plant failure.



**Brunswick Nuclear Plant**  
Image Source: StarNews

### Data Sources:

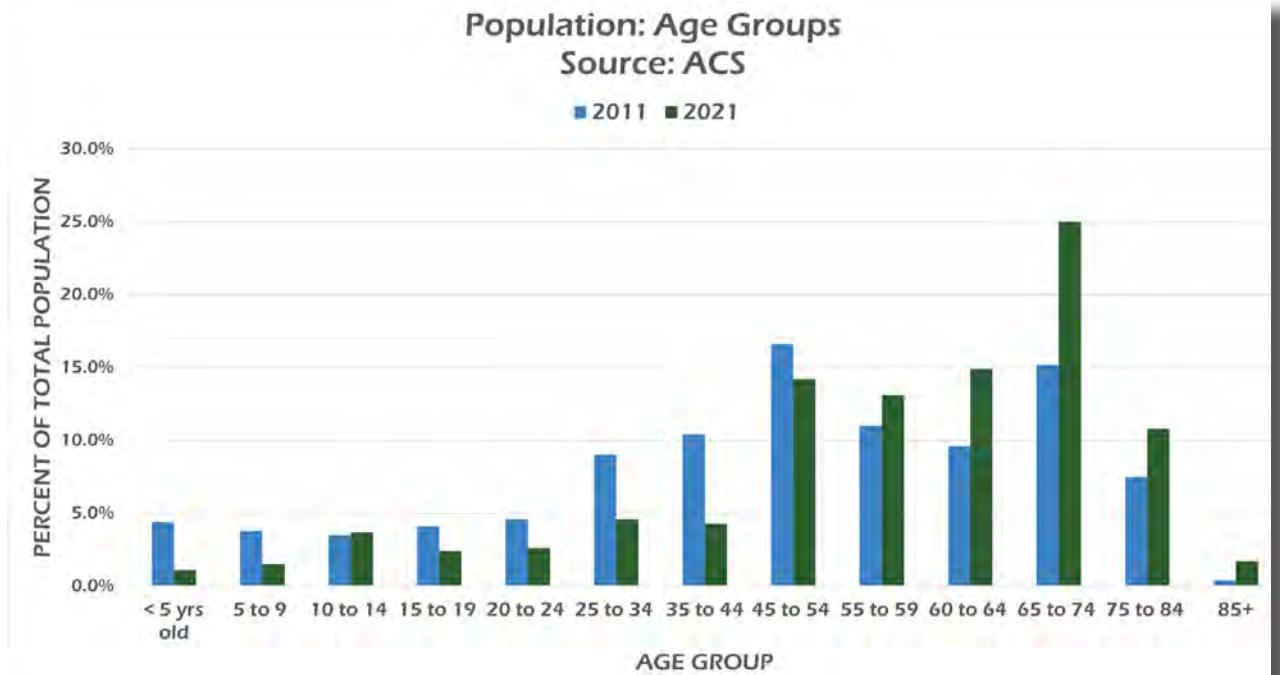
- Hotel Occupancy: 192 Units x 3.75 persons per unit
- Permanent Population: 8,396 (DC 2020) x 1.25 for peak day
- Seasonal Population: 19,264 (ACS 2022) x 2 persons per room
- Day Visitors: 19,300 (AADT for bridges) / 2 for southbound trips x 4 persons per vehicle per day
- Office of State Budget and Management (OBSM)

## AGE

The permanent population of coastal communities typically trend towards higher age ranges than mainland communities due to the retirement populations that call these communities home. Oak Island is no exception to this rule, and according to data from the American Community Survey for the years of 2012 and 2022, the median age of the community has significantly increased. In 2012 the median age of Oak Island was 49.7 years old. Children under 18 represented about 14.2% percent of the population and seniors 65 and up represented 22.8% of the population. In 2022, the median age is now 60.7 years old. This indicates that the median age has increased in Oak Island by 11 full years from 2012 to 2022. Furthermore, children under the age of 18 now only account for 8.3% of the population (a 5.9% decrease from 2012) and seniors 65 and older now represent 37.5% of the population (a 14.7% increase). In fact, the only younger age cohort to have increased from 2012 is the 10 -14 year old population that increased by 0.2% since 2012. All other cohorts have effectively reduced as the overall population aged up.

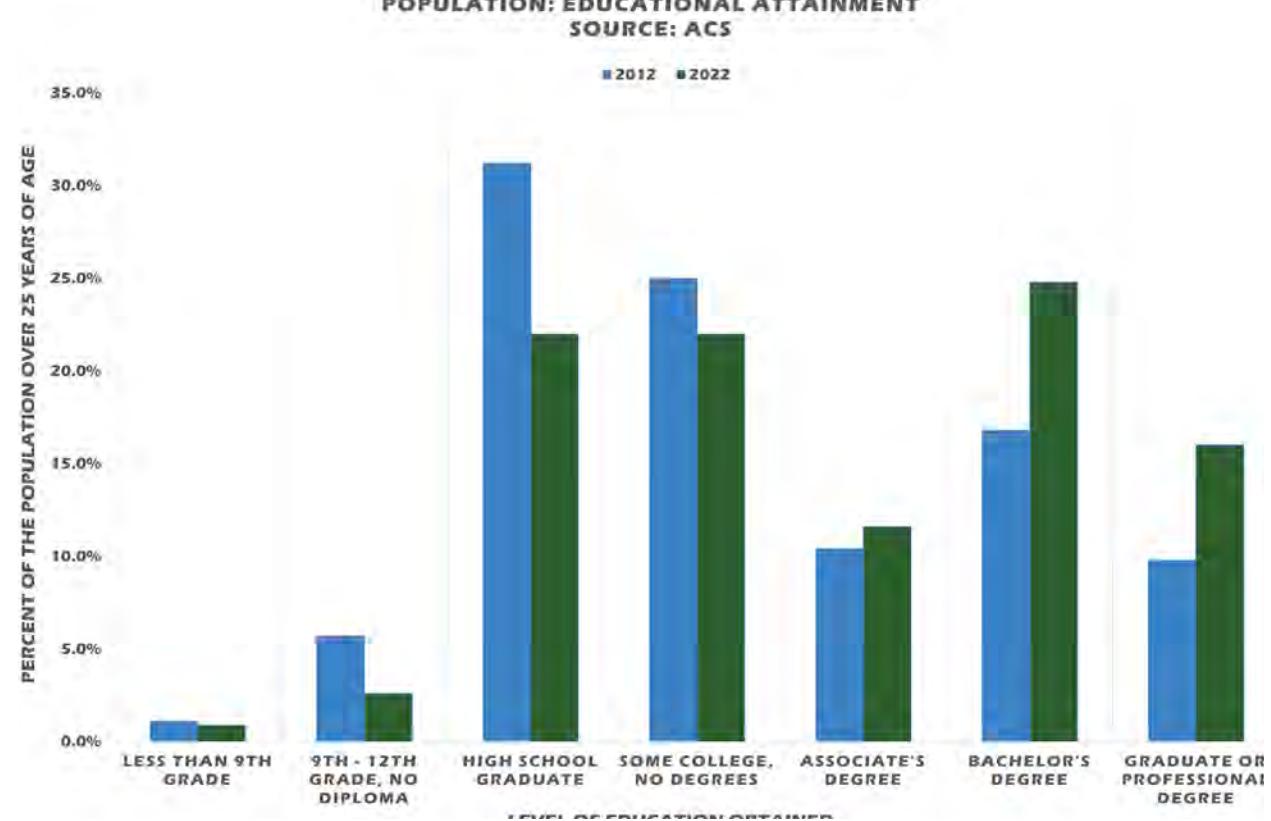
For the purposes of this plan, a significantly increasing older population can indicate several things. Firstly, young professionals and young families have moved away from and are not moving into the town. A community with a median age of 60.7 years old also reflects a population that largely has retired or is closely approaching retire-

ment. As such, leisure and recreation oriented towards older adults may be a large focus of the general population, with less of a focus on job creation and child-oriented services and amenities. Safety services for elderly support and healthcare may conversely be a more important factor for Oak Island's permanent resident population.



## EDUCATIONAL ATTAINMENT

Education trends are often measured as an indicator of economic mobility and socioeconomic status. Low levels of basic educational attainment may also signify larger economic and health concerns. Oak Island's educational trends demonstrate an increasing educated population. The number of high school graduates increased slightly from 95.8% of the population in 2012 to 96.5% in 2022. This represents that residents of Oak Island have a fundamental level of education. More significantly, the share of the Town's population who have obtained bachelor's degrees or higher levels of education grew from 10.2% of the population in 2012 to 40.8% in 2022. This demonstrates that Oak Island experienced a 30.6% increase in a higher educated population over that last 10 years of data. Combined with the increasing population age, this may indicate that retirees moving to Oak Island had obtained higher education and worked in well-paying industries prior to their move.



## HOUSING

Housing data provided in this section includes housing stock, unit type, age, occupancy type, and property value. These factors are critical to understanding current and projected housing development in coastal communities like Oak Island.

### Housing Stock & Occupancy Status

In 2012, the Town had approximately 8,749 housing units. Over the past ten years, the housing stock grew by 1,266 units to a total of 10,015 in 2022. However, stock alone does not provide a complete visual of housing conditions in Oak Island. To further the evaluation, occupancy of buildings must be evaluated. In 2022, 3,497 of the 10,015 units were owner-occupied. 551 units were renter-occupied, and 5,967 units were designated as vacant in 2022. The table at the top of the page shares the comparisons of 2022 data with metrics from 2012.

Dwelling Units	2012 Data	2022 Data	% Change
Owner Occupied	2,547	3,497	+37.3%
Renter Occupied	910	551	-39.5%
Total Occupied	3,457	4,048	+17.1%
Vacant	5,292	5,967	+12.8%
Total Units	8,749	10,015	+14.5%

In 2022, vacant properties accounted for 59.6% of the Town's housing stock. Considering the additional stock present in 2022, and the increasing occupation of properties from 2012, the vacancy rate for the Town is actually lower than 2012. Additionally, the table indicates that rental properties decreased significantly between 2012 and 2022, most likely due to the popularity of seasonal units and home ownership.

Of the 5,967 vacant units in 2022, 83.4% were identified for seasonal use. The table below illustrates a significant reduction in vacant units that are for sale or for other uses. Rental vacancies slightly increased, as mentioned above most likely due to seasonal unit popularity, which is shown at a 25.7% increase from 2012.

Vacancy	2012 Data	2022 Data	% Change
For Rent	588	692	+17.7%
For Sale	375	127	-66.1%
For Seasonal Use	3,958	4,975	+25.7%
Other	371	173	-53.4%

### Housing Unit by Type

As of 2022, almost 89% of the Town's housing stock was comprised of single-family detached units. Single-family attached units represented 2.7% of the overall stock. Apartment units, notably 2-unit and 10+ unit apartments, accounted for a little over 6.5% of the overall housing stock. Mobile homes and similar unit types accounted for 1.8% of the stock.

## Housing Unit by Age

The table below illustrates Oak Island's housing stock according to the years the units were constructed. Housing construction began increasing in the 70's and has maintained a steady momentum of new construction since then. As a whole, this reflects a continued residential market with a small percentage of existing units that may be considered as aging.

Year Built	Quantity	% of Housing Stock
Built 2020 or later	168	1.7%
Built 2010 to 2019	1,579	15.8%
Built 2000 to 2009	2,242	22.4%
Built 1990 to 1999	1,781	17.8%
Built 1980 to 1989	2,352	23.5%
Built 1970 to 1979	1,196	11.9%
Built 1960 to 1969	498	5.0%
Built 1950 to 1959	173	1.7%
Built 1940 to 1949	19	0.2%
Built 1939 or earlier	7	0.1%

## Housing by Property Value

In 2012, the median property value in Oak Island was \$270,900. This value has risen by 28.7% to \$348,600 in 2022, reflecting a \$77,700 increase in overall value. Coastal communities can typically have higher property values than non-coastal communities due to the attractiveness of the location and increased demand for housing.

## Median Household Income

Source: ACS 2022

**\$85,513**

## Median Property Value

Source: ACS 2022

**\$348,600**

# 3

## PAST PLANNING

Comprehensive planning is a continuous process, which should always consider, and bring forward relevant ideas and material from previous planning efforts. Oak Island is fortunate to have several analyses and studies performed over the years. The purpose of reviewing past efforts is to bring forward community-backed ideas which remain priorities for the Town. This section contains overviews of past planning efforts relevant to the comprehensive plan update.

## PAST PLANNING

### 2017 COMPREHENSIVE LAND USE PLAN

The 2017 Comprehensive CAMA Land Use Plan provided important context and a framework for this plan update. During the review of the 2017 plan, the project team engaged the community in an exercise to assess where current priorities align with those identified in 2017, and where they may have shifted. Ultimately, the 2017 plan confirmed that many ideas remain relevant to the community today. However, it also highlighted the need to update the implementation framework. A key objective of this update was to restructure the

goals and objectives into a more actionable format, offering the community a clear roadmap for achieving its vision.



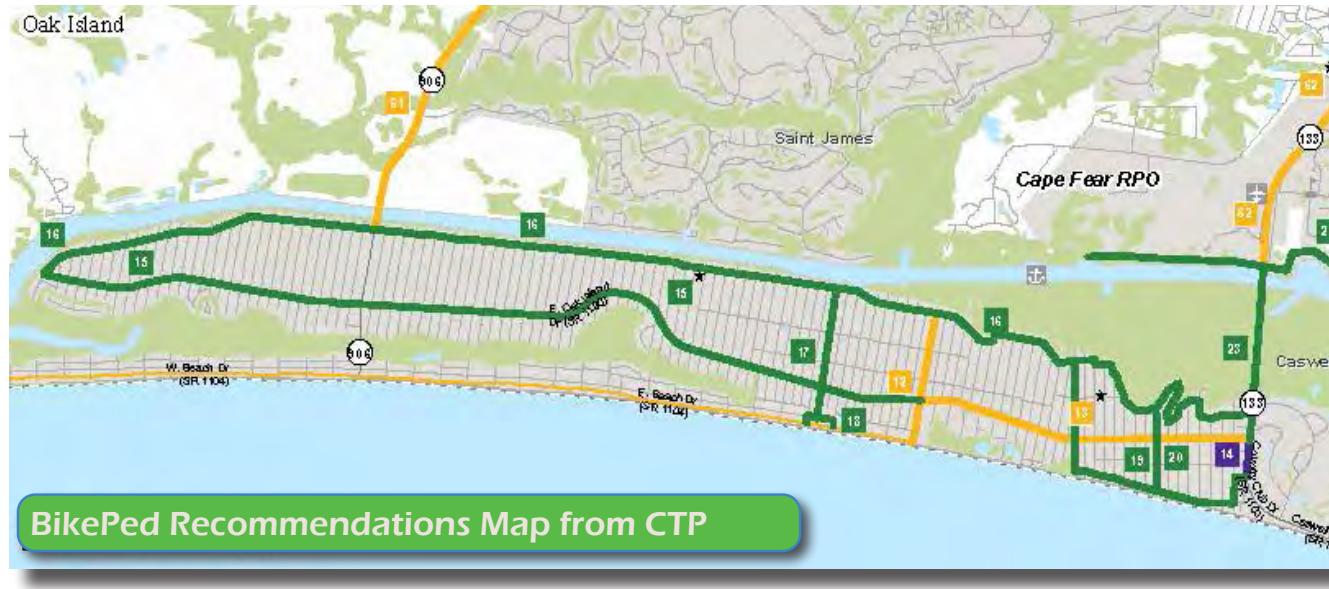
### 2024 BRUNSWICK COUNTY COMPREHENSIVE TRANSPORTATION PLAN (CTP)

The Brunswick County Comprehensive Transportation Plan represents a coordinated effort between the state, county, individual municipalities and regional planning organizations. The purpose of the plan is to identify transportation needs throughout the county, and to prepare recommendations for implementation over the next 28 years. Plan

recommendations range from regional highway improvements to street-level pedestrian enhancements.

Of particular note, the CTP makes recommendation for modification to East Oak Island Drive. The plan recommends that the road be enhanced to 12-foot lanes with a bike lane from Country Club Drive to 58th Street and sidewalk throughout. The intent of these enhancements is to utilize the route's 100-foot right-of-way to diversify transportation options. Various other bicycle and pedestrian recommendations are provided along the corridor and throughout the Town core, including a multi-use path that extends along W. Yacht Drive (60' right-of-way). The plan also recommends that a "Park-and-Ride" lot be established at 209 SE 77th Street. This would expand transit opportunity throughout the County, as the CTP makes similar recommendations in Sunset Beach, Ocean Isle Beach, and Holden Beach.

This plan considers how to leverage and forward the recommendations provided in the Brunswick County CTP. These enhancements will greatly increase the walkability and bikability through sections of Oak Island, which benefits the Town in a multitude of ways.



## 2021 NC 211 EAST COAST GREENWAY FEASIBILITY STUDY

The purpose of the NC 211 Feasibility Study was to analyze opportunities for bicycle and pedestrian facilities along the corridor, notably the interconnection of NC 211 with the East Coast Greenway. The portion of NC 211 assessed during this study was approximately 17 miles of two- and three-lane segments of roadway within Brunswick County. While partially adjoining NC 211, the Town of Oak Island is primarily accessed via EF Middleton Boulevard and Country Club Drive.

The study recommends several bicycle and pedestrian improvements within Oak Island, including a pedestrian signalized intersection at E F Middleton Boulevard and NC 211, mid-block pedestrian crossings along NC 211, and improvements to the N Middleton Avenue Bridge that allow for a separated pedestrian trail. Notably, the study recommends on- and off-road pedestrian improvements via the main connectors into Oak Island. These connections include separated multi-use paths, elevated boardwalks, and bollard-separated on-road improvements. Additionally, recommendations are made for a separated pedestrian path on the north side of East Oak Island Drive to help supplement the existing sidewalk



on the south side of the roadway. These improvements represent a direct pedestrian connection through the heart of Oak Island from NC 211.

The study also provides several funding sources and considerations for implementation of the recommendations. These recommendations and funding solutions must be closely considered during the comprehensive planning effort to effectively diversify transportation options into Oak Island and along the East Coast Greenway. For more information on the East Oak Island streetscape project and its integration with future pedestrian improvements, please refer to Appendix A.



**E. Oak Island Drive  
Cross Section from 2021  
ECG Study**

## 2006 OAK ISLAND BIKEPED PLAN

The Town of Oak Island's 2006 Bicycle and Pedestrian Plan focuses on improving and expanding the town's infrastructure to support safe, accessible, and efficient walking and biking. Key objectives include enhancing safety by addressing traffic concerns, improving pedestrian and cyclist access to key areas such as beaches, parks, and commercial zones, and promoting non-motorized transportation as a sustainable alternative.

The plan proposes a network of bike lanes, sidewalks, and multi-use paths

that link residential neighborhoods with recreational and commercial destinations. It also emphasizes educating the public on the benefits of walking and biking, encouraging more residents and visitors to use these modes of transport. Specific recommendations are made to address existing gaps in infrastructure, improve signage and crossing points, and ensure compliance with ADA (Americans with Disabilities Act) standards.

The plan aligns with the broader goals of enhancing quality of life, reducing vehicle congestion, and promoting healthy living through active transportation options.

## 2024 STATE TRANSPORTATION IMPROVEMENT PLAN (STIP)

The State Transportation Improvement Plan (STIP) is a federally mandated, 10-year plan managed by the North Carolina Department of Transportation (NCDOT). The plan identifies priority

transportation projects and prepares timetables for project construction. NCDOT updates the STIP every two years as projects are completed and new projects are submitted.

There are a total of five projects within and surrounding the Town. Three of the projects are associated with improvements to NC 211. Projects R-5947 and R-5021 are primarily associated with widening US-211 and construction of a new interchange at NC 906. The interchange project and surrounding widening efforts has been funded and is currently under construction (R-5021). R-5947, which solely relates to widening US-211 westbound from NC 906 to Sunset Harbor Road has not yet been funded. The other two projects are associated with Fort Fisher Ferry in Southport and the Cape Fear Regional Jetport. See the following page for STIP project descriptions.

Project ID	Project	Description	Status
R-5947	NC 211	Roadway widening. Sunset Harbor Road to Midway Road.	Not Funded
R-5021	NC 211	Roadway widening. Midway Road to NC 87.	Under Construction
EB-5982	NC 211	Sidewalk construction. East Owen Street to Dosher Hospital.	Anticipated 2025
F-5705	Fort Fisher Ferry	Construct river class ferry.	Not Funded
AV-5739	Cape Fear Regional Jetport	Approach clearing at runways 5 and 23.	Completed

The Comprehensive Plan represents an important tool in identifying local projects for the STIP. Coordination with the Cape Fear Rural Planning Organization (CFRPO) will be necessary to include any recommended projects in the project prioritization efforts that the organization conducts.

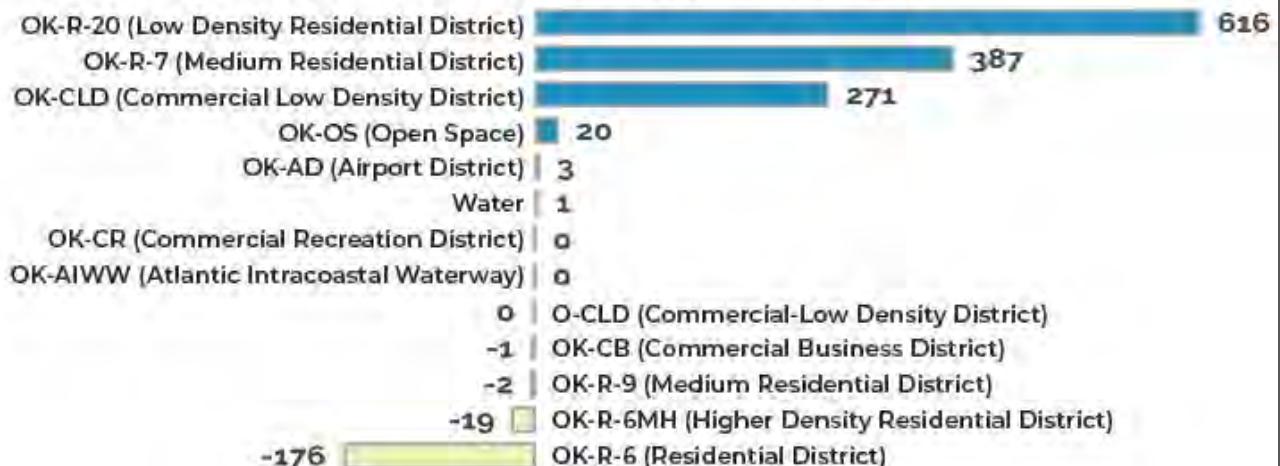
## 2023 TREE CANOPY COVER ASSESSMENT

The Town of Oak Island's 2023 Tree Canopy Cover Assessment used satellite imagery to evaluate vegetative cover across the Town. Analysis identified that the Town had 59% tree canopy cover in 2022. This marks a 9% increase in total canopy cover within Oak Island from 2014. While net coverage grew, the assessment identified that most canopy loss occurred in the OK-R-6 residential zoning district. The assessment also noted that the OK-CLD commercial district has 530 acres of plantable space. Using tools provided by the

United States Department of Agriculture (USDA), the benefits of Oak Island's existing tree canopy were calculated to be over \$2.5 million annually. These benefits include air quality enhancement, stormwater reduction, carbon sequestration, and carbon storage. The assessment recommends community education and outreach to demonstrate the value of tree canopy preservation, strategically planting trees in locations suitable for future canopy, and continued evaluation of tree coverage.

Comprehensive planning efforts must work to strategically expand tree canopy within Oak Island. In addition to the economic benefits outlined in the

### TREE CANOPY CHANGE BY ZONING (ACRES)



assessment, the benefits of tree coverage extend to community character, environmental resilience, and infrastructure.

Continual evaluation of the Town's regulatory requirements for tree canopy in addition to tree planting initiatives will preserve and enhance Oak Island's vegetative canopy.

## **TOWN OF OAK ISLAND UNIFIED DEVELOPMENT ORDINANCE (UDO)**

The Unified Development Ordinance (UDO) for The Town of Oak Island, located in Appendix A of the Town's Code of Ordinances, outlines various regulations governing land use and development, including zoning provisions, administrative and legislative procedures, development standards, and enforcement mechanisms. The UDO plays a crucial role in the Town of Oak Island's CAMA Comprehensive Land Use Plan update process by serving as the legal framework through which several of this plan's goals, objectives, and action items are implemented. The UDO governs land use, development, and environmental regulations, aligning them with the overarching goals of sustainability, environmental

protection, and growth management, which are central to the CAMA Comprehensive Land Use Plan.

In summary, the UDO acts as an implementation tool for this plan. Action Items developed may be reflected in UDO revisions to ensure that Oak Island's development regulations are equipped to protect the environment, manage coastal resources, and promote sustainable, resilient growth and align with community preferences revealed through this land use plan update process. Refer to the Community Vision and Goals Chapter of this plan for UDO-related action items.

## **TOWN OF OAK ISLAND WATER SUPPLY PLAN (2023)**

The 2023 Local Water Supply Plan for Oak Island reports that the Town's water system includes approximately 120 miles of water line infrastructure. This system supports both residential and non-residential users, with 11,012 residential and 203 commercial metered connections. The water lines are part of a well-maintained system that serves the town's year-round population and a peak seasonal population of around

35,000 during the summer months. The Town's infrastructure is further supported by Brunswick County, which supplies Oak Island with up to 3 million gallons of water per day, ensuring that the water network can meet the demands of current and future growth.

In 2023, infrastructure improvements included the replacement of 487 meters and the addition of 580 feet of new water mains, demonstrating Oak Island's commitment to maintaining and expanding its water supply system.

According to the 2023 plan, the current capacity of the water system is adequate for the town's foreseeable growth. Future development should continue to be focused in areas where this infrastructure is readily available, ensuring that new residential and commercial growth does not outpace the system's ability to deliver quality water services. Monitoring and periodic upgrades will be necessary to maintain capacity as demand fluctuates, particularly during peak tourist seasons.



# 4

## CURRENT & FUTURE CONDITIONS

## EXISTING & FUTURE CONDITIONS

In order to develop clear and effective land use goals, objectives, and action items for the Town, the project team gathered extensive data to assess the community's current conditions. This data reflects existing trends in land use, recreation, transportation, the environment, and utilities within the community.



## LAND USE & DEVELOPMENT REGULATION

Oak Island's zoning map represents its regulatory authority over land development within the Town. Zones on the map represent what types of uses are permitted in addition to controlling various other design criteria such as parking and landscaping. Zoning districts on the island are largely residential, with much of the uses on Yacht Drive and north of Oak Island Drive being designated as the R-6 Residential District. As you move southward towards the ocean, the denser, R-7 Medium Density Residential District, is used. Small patches of the Community Business (CB) District are also found on the island, largely concentrated in the east along Oak Island Drive, represent the community's coastal shopping opportunities.

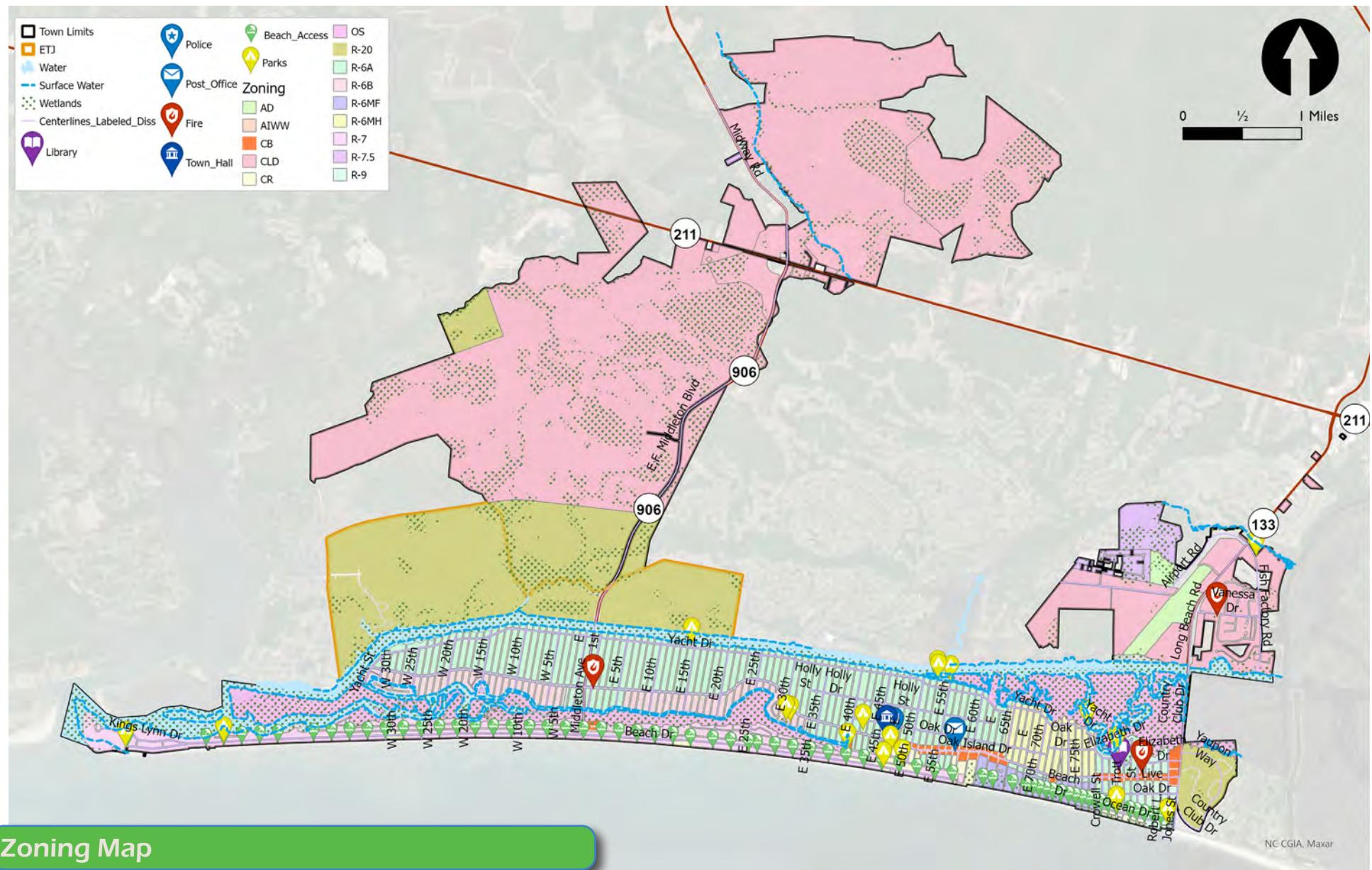
Uses off the island are diverse. Along NC 906, land is either R20 Low Density Residential or otherwise zoned as a Planned Unit Development (PUD). Unlike other districts, the PUD district provides mechanisms to allow for a mixture of uses on the site, including commercial and residential opportu-

nities. To the east, along NC 133, the airport is understandably identified with the Airport (AD) District. Surrounding features are primarily commercial under the Commercial Low Density (C-LD) District, with some residential areas northwest of the airport.

The map illustrates that Oak Island is primarily a community of residential development. On-island uses capitalize on the beach access for homes, while still

providing some key locations for retail businesses. Off-island districts represent a more integrated mixture of residential and nonresidential uses, primarily through PUD development of some of the Town's largest parcels.





## Zoning Map

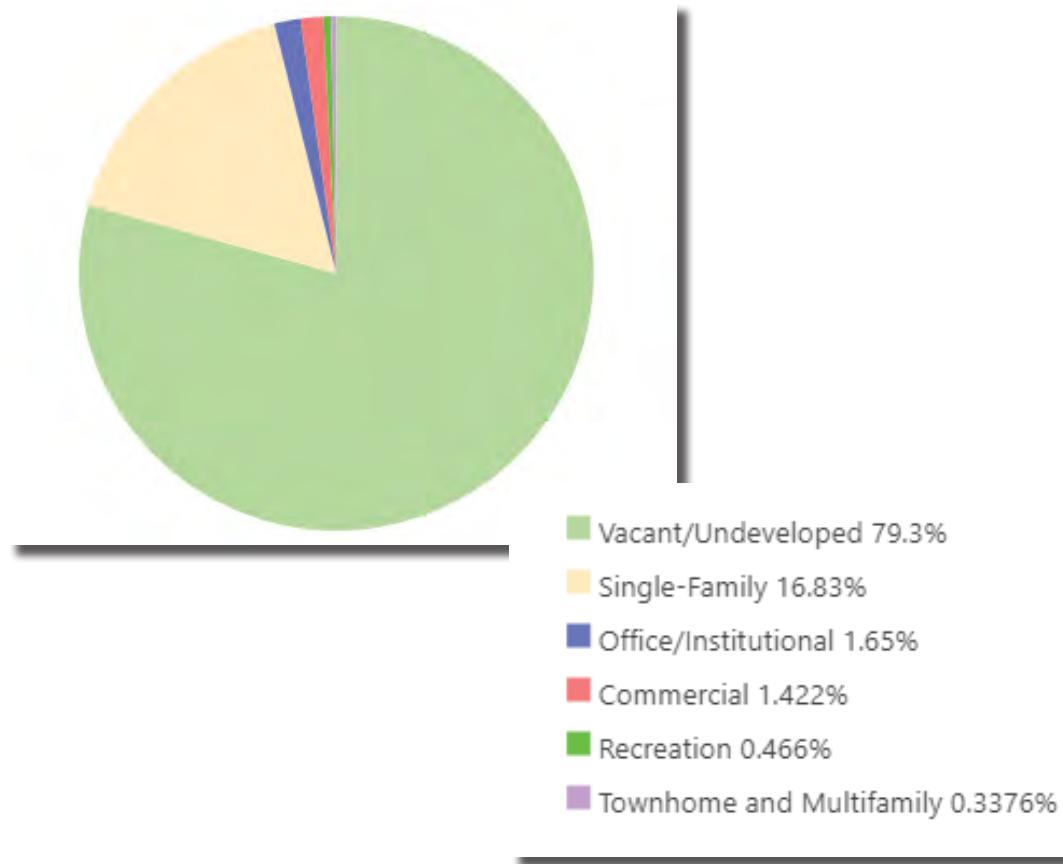
## The official Zoning Map of Oak Island.

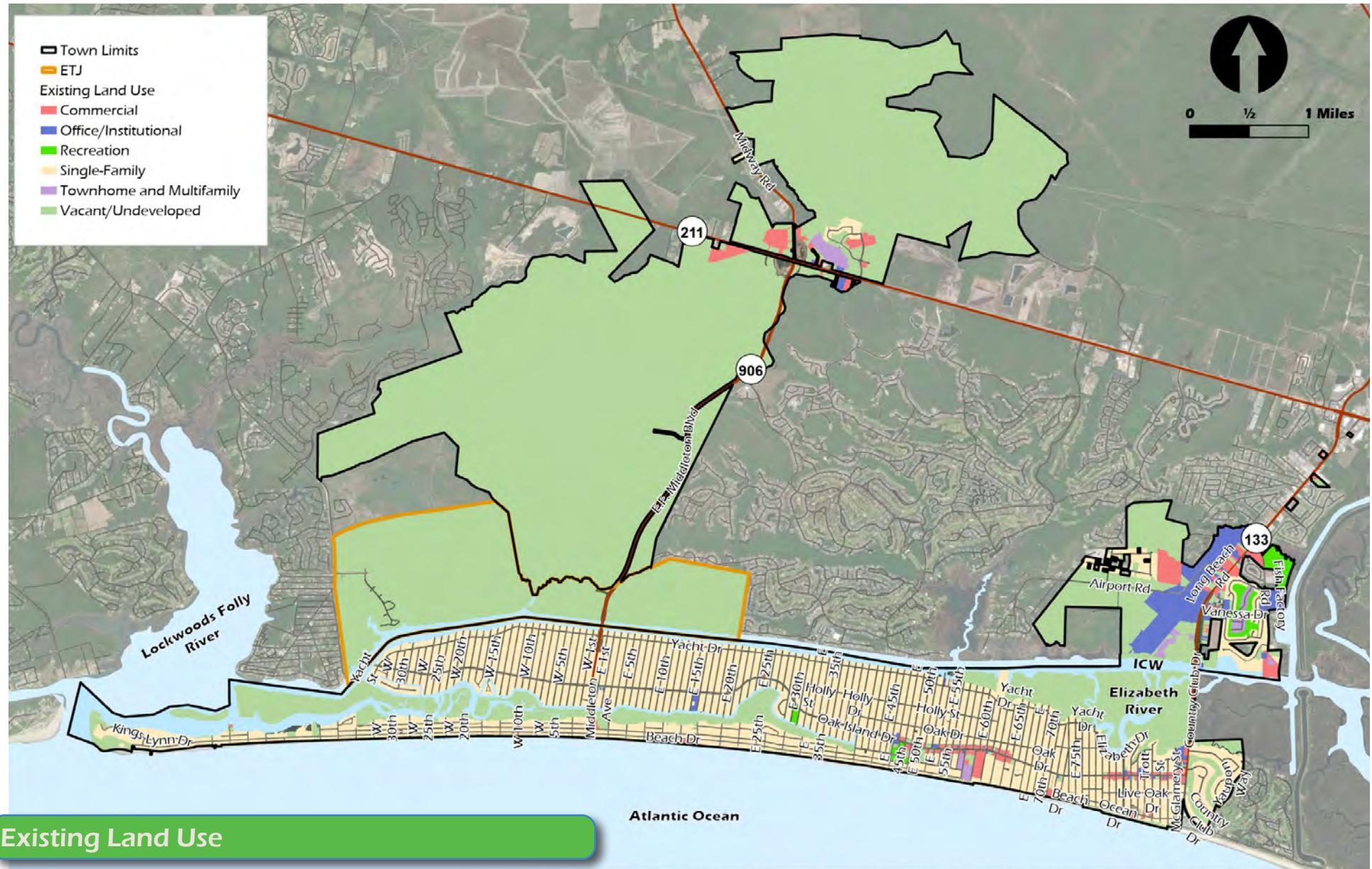
## EXISTING LAND USE

Existing Land Use data was from the Land Use Description from data acquired from the Brunswick County GIS Department, and vetted via aerial imagery 'ground-truthing' to best ensure map accuracy. The Town of Oak Island has been categorized into six overarching land use categories:

- Commercial – Representing land uses associated with retail trade, restaurants, and similar services.
- Office/Institutional – Consisting of government facilities, offices, and the Cape Fear Regional Jetport.
- Recreation – Including parks, community centers, golf courses, and open space.
- Single-Family – Representing the largest residential use across the Town.
- Townhome and Multifamily – Illustrating the higher density residential uses.
- Vacant/Undeveloped – Including preserved environmental lands along the community's coastlines and areas ready for development along US-211.

A summary chart of land use acreage has been provided below to illustrate the estimated breakdown of each of the described uses:

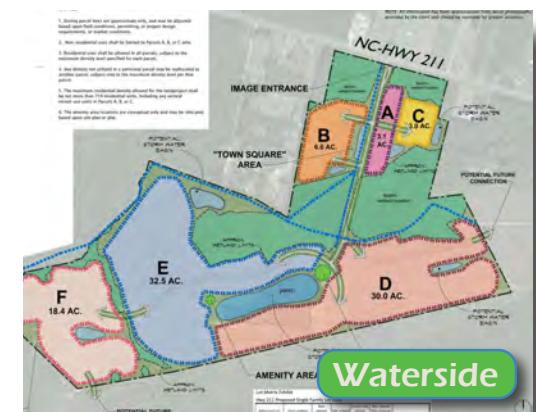




The map above illustrates existing land uses in Oak Island.

## PROJECTED LAND USE

In addition to analyzing the existing land use map and conducting broader data collection, the project team also evaluated projected land use based on significant entitled development projects. Specifically, this analysis included three major Planned Unit Developments (PUDs): the Williamson Tract, Pine Forest, and Waterside. Detailed information on the land use distribution within each of these approved developments is provided in the tables below.



Waterside

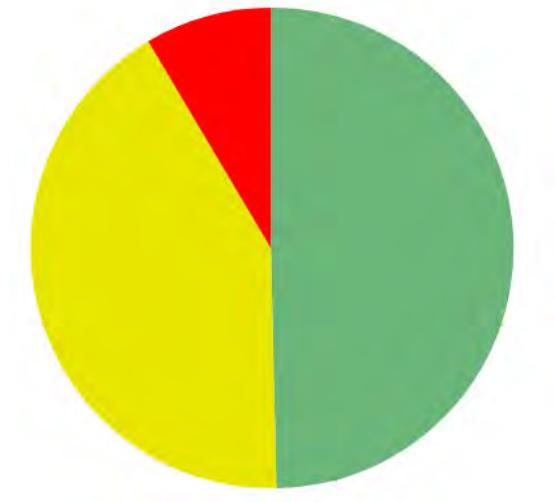
Pine Forest  
Phase IIPine Forest  
Phase I

Williamson Tract

PUD	Acreage	Residential Acreage	Non-Residential Acreage	Amenity (Open Space) Areas
Waterside	162.14	90.5	0.73	24.32
Pine Forest Phase I	564	316.5	14.44	90
Pine Forest Phase II	1,546.51	626.4	33.93	200.9
Williamson Tract	3,196.3	2,032.2	266	565.9

Additionally, the project team georeferenced (overlaid) the conceptual plans for each of these developments onto the existing land use map to better visualize their projected land use patterns. This exercise was especially valuable to the community and supports key action items in this plan aimed at increasing commercial opportunities to serve the growing residential population and to help diversify Oak Island's tax base.

Non-Residential	This includes both existing and future commercial areas identified within the approved development plans.
Residential	Comprising existing and planned single-family homes, townhomes, and multifamily units.
Vacant, Undeveloped, or Recreation	Encompasses undeveloped parcels, environmentally constrained properties, existing parks and recreational areas, as well as open space designated within future development plans.

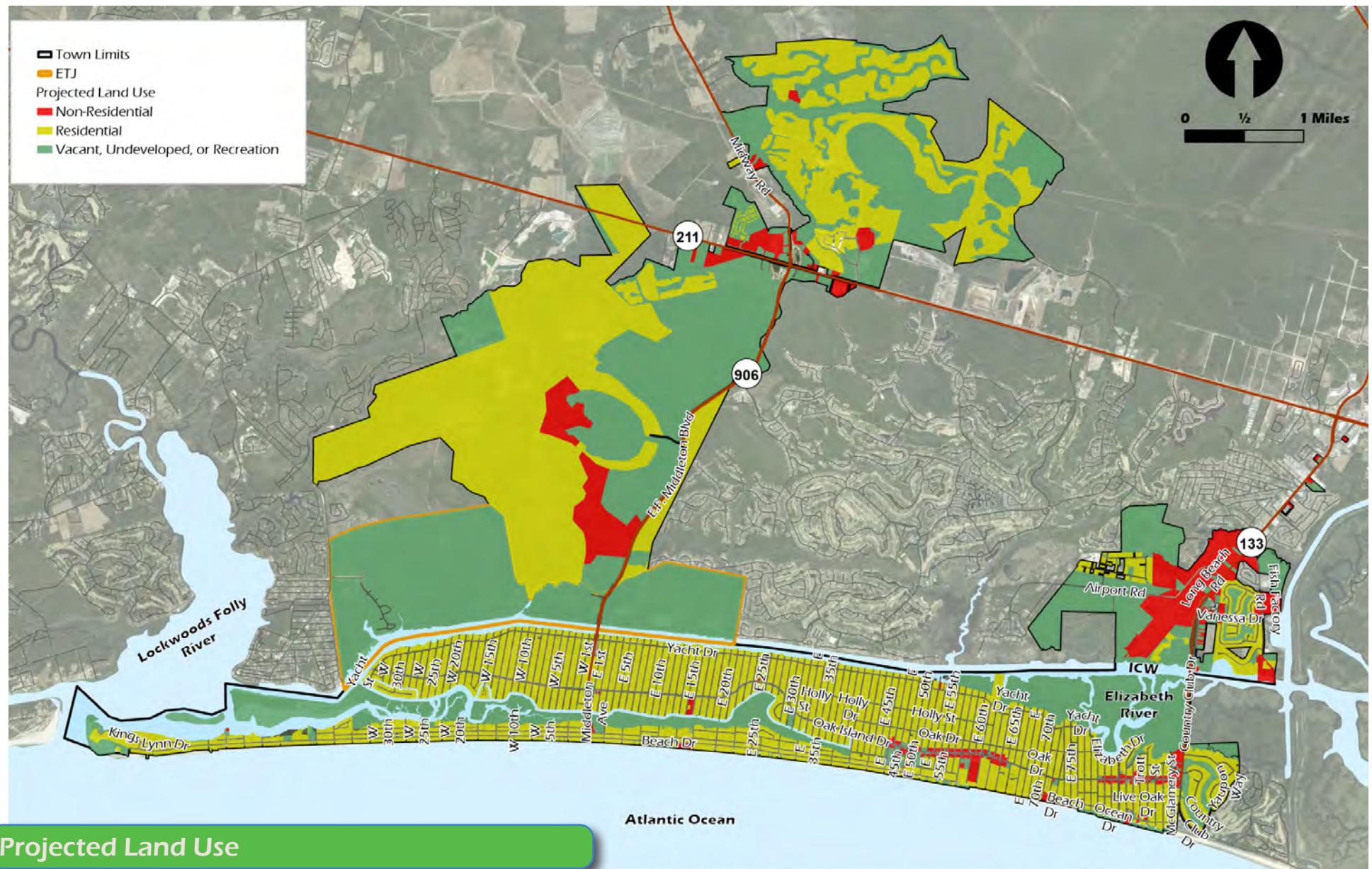


The accompanying pie chart highlights the distribution (in acres) of projected land uses across three categories. Notably, Oak Island shows a significant proportion of projected and existing residential development, with comparatively limited non-residential uses. This plan includes action items encouraging the Town to evaluate and pursue a balanced ratio of residential to non-residential land uses that aligns with its long-term goals and community needs.

The project team found it important to analyze both existing land use (discussed earlier in this chapter) and projected land use, given that full build-out of currently entitled units could significantly alter Oak Island's land use patterns. Projections indicate a 54% increase in non-residential acreage, a 127% increase in residential acreage, and a 40% decrease in vacant or undeveloped land. Additionally, in the protected land use exercise, the ratio of residential to non-residential land, excluding vacant, undeveloped, and recreational areas was 89% residential to 11% non-residential.



## CURRENT & FUTURE CONDITIONS



The map above illustrates projected land use based on existing and approved projects within the Town of Oak Island.

## HISTORIC, CULTURAL, AND SCENIC AREAS

There are no structures in Oak Island that are listed on the National Register of Historic Places. The closest state or nationally-registered facilities are located just east of Oak Island in Southport and Caswell Beach. Five structures in Oak Island have been surveyed for historic eligibility with the North Carolina Historic Preservation Office, with no further action as of the development of this Plan:

Site ID	Site Name	Site Description
BW0540	House	1960s Misc. Modernist Concrete
BW0539	Oak Island Pier	1955 Std Comm/Indust stucco
BW0537	Driftwood Motel	1960s Misc. Modernist Concrete Block
BW1094	Bridge No. 090014 (G.V. Barbee Sr. Bridge)	1972 bridge
BW0538	House	1945 Period cottage brick



## COMMUNITY FACILITIES

### Water Infrastructure

Water distribution in Oak Island is served by two complementary systems on the island. The East System began construction in 1970 and contains approximately 20 miles of pipe ranging from 2" to 6" in diameter. The West System was constructed in 1967 and received significant upgrades in 1977. This system has approximately 100 miles of pipe ranging from 2" to 14" in diameter. In 2023, 487 meters were replaced and 580 feet of new water mains were added to the system. There are no known system overflows, bypasses, or other problems that would degrade water quality or constitute a threat to public health as documented by the Department of Water Resources.

The system supports 11,012 residential and 203 commercial metered connections per the 2023 Local Water Supply Plan. The system serves the town's year-round population and a peak seasonal population of around 35,000 during the summer months. Brunswick County supplies Oak Island with up to 3 million gallons of water per day (MGD) through a contract that is held until 2061. Oak

Island's average daily purchased water in 2023 was 1.29 MGD. Furthermore, water use projections show that by 2060, only 62% of the 3 million gallons of water allocated for the community is anticipated to be used, illustrating an abundance of water resources for the community's growth.

### DID YOU KNOW?

As of 2023, This system supports both residential and non-residential users, with 11,012 residential and 203 commercial metered connections.

### Wastewater Infrastructure

The Town of Oak Island operates a robust wastewater collection and treatment system designed to support both current needs and future growth. The Oak Island Water Reclamation Facility, with a capacity of 400,000 gallons per day (gpd), treats wastewater using an Activated Sludge process, which efficiently removes over 98% of organic material. The facility's average daily flow in the past fiscal year was 143,426 gpd, with a maximum daily flow of 386,400 gpd. After treatment, the water is disinfected, filtered, and either infiltrated into the ground or used for irrigation at Bill Smith Park and surrounding areas.

Additionally, the town operates a 400,000 gallon per day Satellite Water Reclamation Facility, which employs membrane technology for treatment. This facility has been in compliance with state regulations since 2019 and disposes of treated effluent via rapid infiltration ponds used for irrigation at the Oak Island Golf Course. The facility's average daily flow was 78,277 gpd, with a peak flow of 115,766 gpd.

The town's wastewater collection system includes a combination of gravity lines, vacuum mains, and force

mains, along with multiple pump stations to ensure efficient operation. Regular maintenance and inspections are conducted, including cleaning 10% of gravity lines annually and inspecting vacuum pits biannually. The town's Fats, Oils, and Grease (FOG) program, which helps prevent clogs and damage to the system, includes ongoing inspections of commercial grease traps and public education efforts.

In 2021, the town addressed several deficiencies related to fecal coliform levels at the Water Reclamation Facility, taking corrective actions to bring the plant back into compliance. The system is continually monitored and tested to meet state and federal regulatory requirements, ensuring that wastewater treatment is safe and effective for the community. There are no known system overflows, bypasses, or other problems that would degrade water quality or constitute a threat to public health as documented by the Department of Water Resources.

In addition to Oak Island infrastructure, the Southeast Brunswick Sanitary District provides wastewater services to Oak Island via a purchase agreement. This district serves the eastern portions of Oak Island's mainland, and supplements the existing system's needs.

Overall, the wastewater infrastructure is designed to meet the needs of current residents and businesses, while providing capacity for future growth in Oak Island.

### DID YOU KNOW?

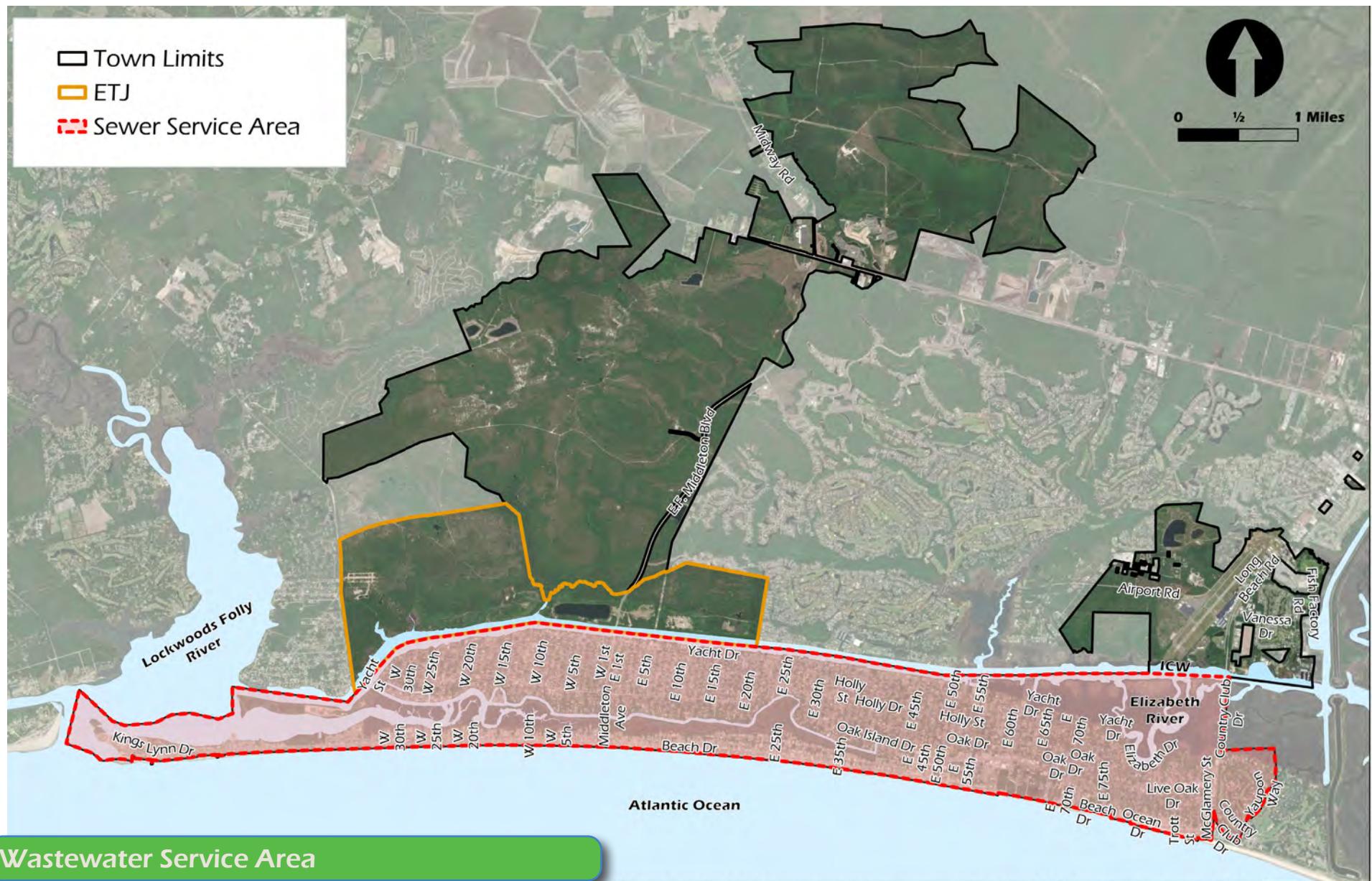
During the 2024 peak season, the Town averaged just over 900,000 gallons per day, which is well under half of the system's total capacity.



## CURRENT & FUTURE CONDITIONS



This map shows the water mains and service areas, providing insight into the distribution and reach of Oak Island's water infrastructure.



## **Wastewater Service Area**

This map outlines the sewer service areas, detailing the extent of sewer coverage within the town and its extraterritorial jurisdiction (ETJ).

## TRANSPORTATION

### Multimodal Transportation

Multimodal infrastructure in Oak Island is primarily located on the island proper. Sidewalks are provided along segments of Oak Island Drive, contributing to a central throughline of the island for pedestrian access. Various north/south sidewalks are present to provide pedestrian access to the community's beaches. Sidewalks have been proposed on the north side of Oak Island Drive, in close proximity to street's commercial uses.

Bicycle infrastructure exists along each side of Beach Drive, allowing users to navigate a majority of the Oak Island beachfront. Recommended bicycle connections are proposed northward along various connections from Beach Drive to Yacht Drive. Additionally, both NC 906 and NC 133 are recommended to include various bicycle infrastructure through the Town to NC 211.

Additionally, Yacht Drive has been previously assessed for multimodal infrastructure in the Brunswick County Comprehensive Transportation Plan (CTP). The plan called for sidewalk infrastructure and bike lanes along the roadway. Community input and Town

leadership have further conceptualized these infrastructure improvements as a separated multi-use greenway along Yacht Drive and Elizabeth Drive, which would safely serve pedestrians and cyclists. Evaluation of this proposed greenway will continue through plan development and implementation to ensure that feasibility and cost effectiveness are assessed.

### Vehicular Transportation

The Brunswick County CTP noted that US-211 was over capacity based on 2017 data and is projected to be over capacity in 2045. Similarly, NC 133 from US-211 to SR 110 was near capacity per 2017 data and is projected to be over capacity in 2045. NCDOT STIP Projects R-5947 & R-5021 are intended to address capacity issues on NC 211, and the Brunswick County CTP recommends lane widening, paved shoulders, and bicycle facilities on NC 133 from Old Long Beach Road to Vanessa Drive.

Existing transportation facilities do not appear to be negatively impacting land use in Oak Island. Much of the transportation and building infrastructure on the island is built out in a preexisting grid pattern. This encourages the

remaining island development and infill that occurs to be developed in harmony with the surrounding uses and existing transportation grid. Off island land uses are more flexible, with Oak Island's major corridors (NC 211, NC 906 and NC 133) serving as the primary access for adjoining roadway. These undeveloped lands, notably those along NC 906 and north of NC 211 are also Planned Unit Developments that are designed to blend land use and transportation considerations internal and external to the site. The enhanced interchange project may continue to provide greater access to Oak Island's undeveloped lands, particularly improving access to parcels north of NC 211.

### Golf Carts and Low Speed Vehicles (LSV)

As is common in many coastal communities, golf carts and low-speed vehicles (LSVs) are a popular mode of transportation in Oak Island, especially during the seasonal months. Residents and visitors primarily use these vehicles to access the beach and local retail establishments.

In 2009, the North Carolina General Assembly passed legislation allowing local governments to regulate the use

of golf carts, which led to the creation of Oak Island's golf cart ordinance. This ordinance mandates that all golf carts be registered through an application submitted to and approved by the Town. To operate a golf cart, individuals must hold a valid registration or permit from the Town, be at least 16 years of age, and possess a valid driver's license.

The Town defines golf carts and low-speed vehicles as follows:

**Golf Cart:** A vehicle designed for use on a golf course for recreational purposes, with a top speed not exceeding 20 miles per hour.

**Low-Speed Vehicle:** A four-wheeled vehicle with a top speed between 20 and 25 miles per hour. All regulations and enforcement procedures related to golf carts and low-speed vehicles are outlined in Chapter 28 of the Town's Code of Ordinances.

### Cape Fear Regional Jetport

Formerly known as the Brunswick County Airport, the Cape Fear Regional Jetport (SUT) covers an area of approximately 185 acres at an elevation of 26 feet above mean sea level. The Jetport continues to serve as a vital transportation hub

for residents and visitors of Brunswick County. In recent years, the airport has experienced significant growth and development, with more desired growth from the Oak Island community, particularly in the form of surrounding commercial and other non-residential uses.

According to a report by the North Carolina Department of Transportation Division of Aviation, the Cape Fear Regional Jetport supports approximately 2,075 jobs, contributing \$196.78 million in personal income and generating a total economic output of \$557.43 million. To accommodate increasing air traffic and larger aircraft, the airport has initiated several infrastructure enhancements. One notable project involves strengthening the existing runway to support 500 annual departures of a Gulfstream 650, identified as the critical aircraft. This project includes removing the displaced threshold to allow aircraft to utilize the entire runway length for landing. The estimated cost for this improvement is \$8.75 million. In response to growing demand, the airport has expanded



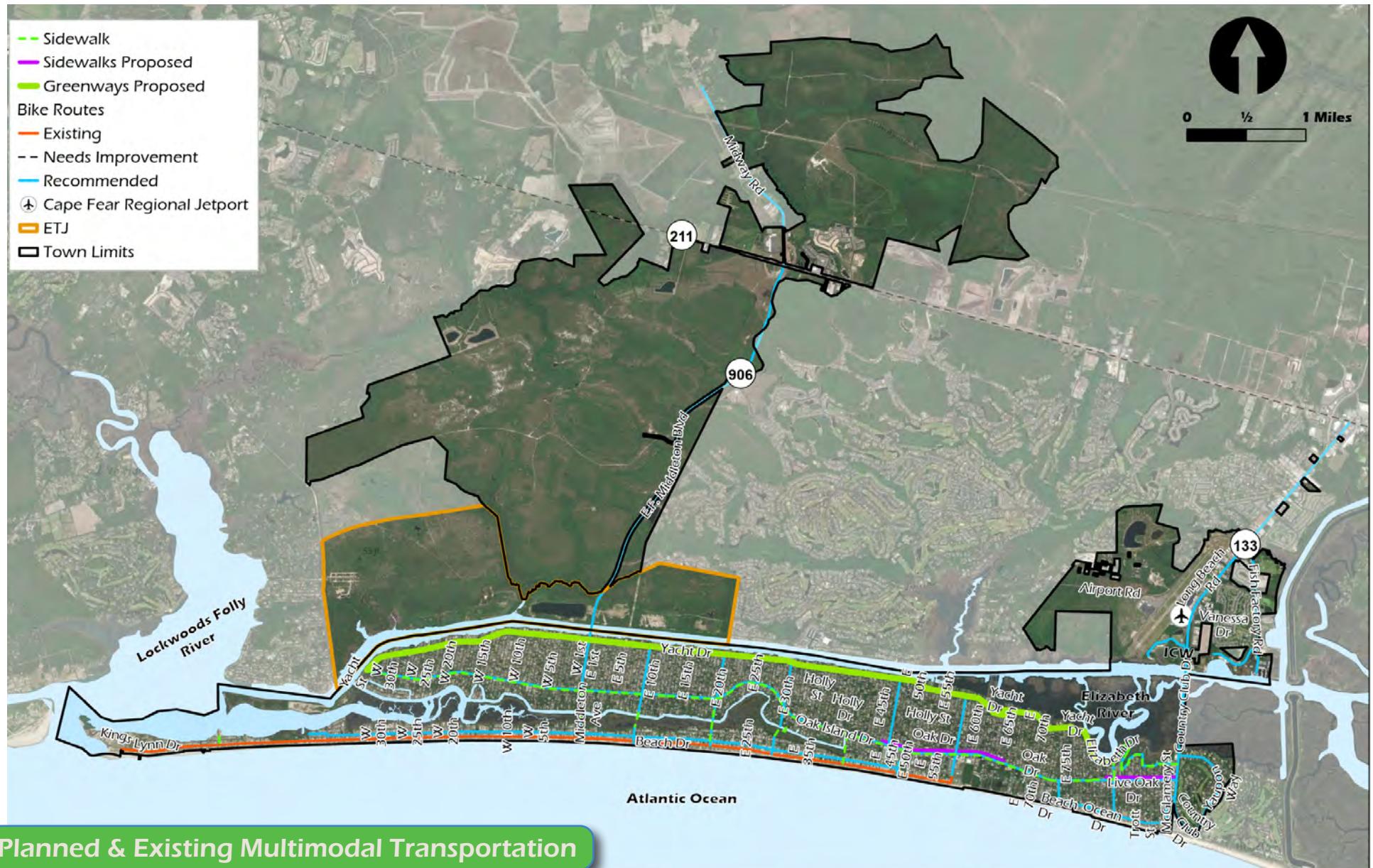
**Cape Fear Regional Jetport**

Image Source: Cape Fear Regional Jetport

its facilities. A new 5,000 square-foot terminal has been constructed to enhance passenger experience and operational efficiency. This expansion aims to provide modern amenities and accommodate increased passenger traffic. Throughout the comprehensive plan update process, the jetport has been identified as an area tagged for additional growth. The recent improvements previously mentioned show a desire to continue the expansion of this transportation facility and increase commercial offerings to the surrounding community.

Source: <http://capefearjetport.com/>

## CURRENT & FUTURE CONDITIONS



## Planned & Existing Multimodal Transportation

This map highlights the existing and potential sidewalks to fill gaps in commercial areas, bike routes, and areas needing improvement, emphasizing the town's focus on enhancing pedestrian and cycling infrastructure.



## STORMWATER INFRASTRUCTURE

The Town of Oak Island Public Works Department is charged with capturing, storing, and treating stormwater. Stormwater, largely caused by rain events, can impact natural waterways by introducing contaminants and bacteria. These events can also cause flooding damage and create standing water, both of which must be mitigated for the purposes of maintaining community health. Land development which increases impervious surface area (i.e. preventing stormwater from infiltrating the ground) also increases the negative effects of storm surges. The Town does not often experience severe and/or reoccurring stormwater impacts. Flooding that occurs is largely located along Beach Drive.

Community leaders and staff have demonstrated proactive measures to plan and design for stormwater impacts. The previous 2017 CAMA plan for the community recommended maintaining a one foot freeboard requirement (the height above base flood elevation) in special flood hazard areas. Additionally, in 2024, Oak Island was awarded \$579,500 from the Goldleaf Foundation

for the development of a Dune Infiltration System (DIS). The DIS system collects stormwater runoff and discharges it into chambers beneath the sand dunes, allowing for natural filtration of stormwater through the sand as it sinks to the chambers. In the chambers below, the stormwater mixes with natural groundwater and is then discharged slowly beneath the ocean. While proactive infrastructure and planning is allowing the community to mitigate flooding impacts in high priority areas of Town, additional low impact design stormwater control measures can be considered for implementation throughout Oak Island.

## ENVIRONMENTAL CONDITIONS

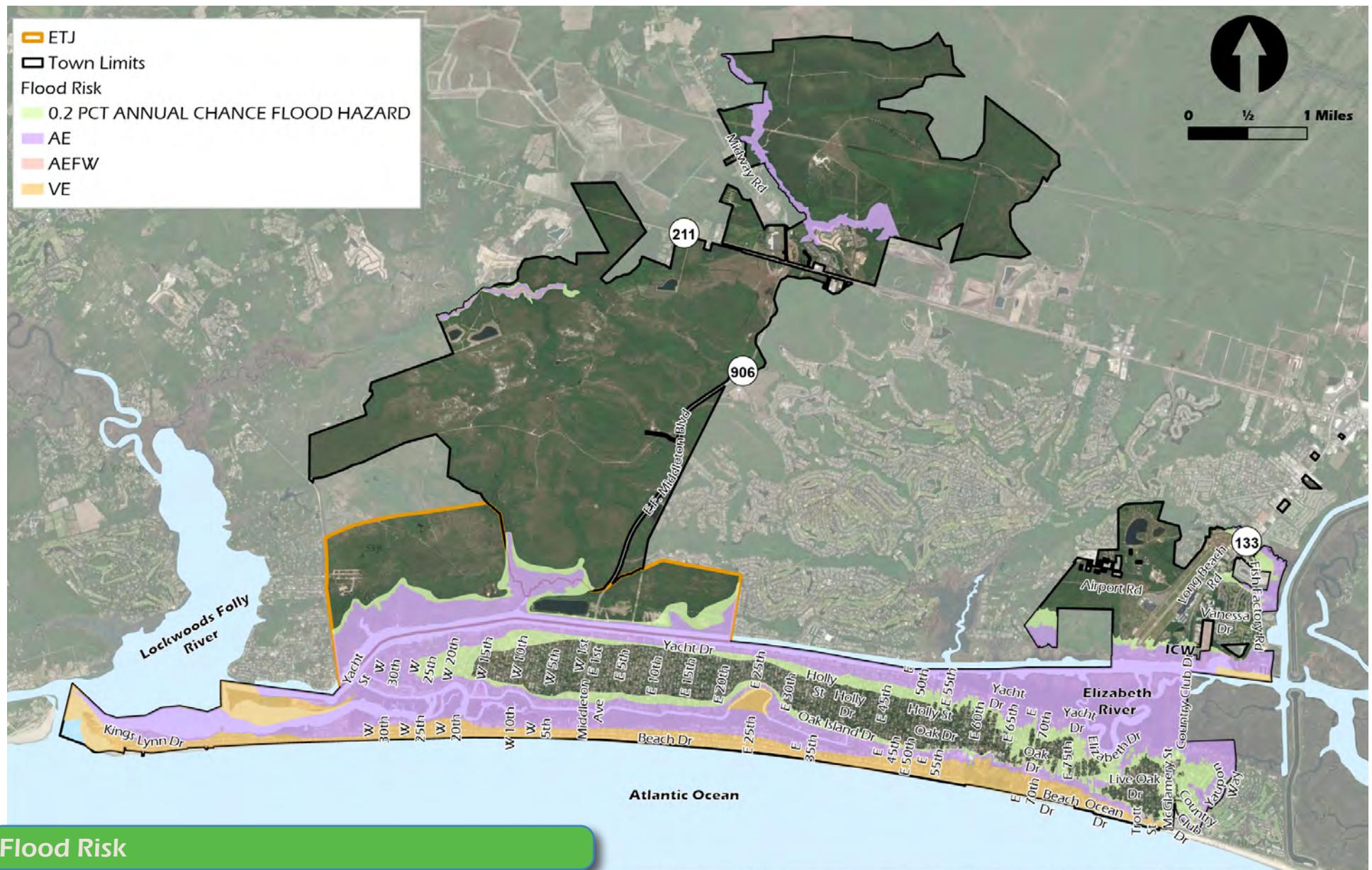
### Flood Risk

A significant portion of Oak Island lies within a Special Flood Hazard Area (SFHA), which is defined as an area with a higher than 1% annual chance of flooding, commonly referred to as a "floodplain." These flood zones are identified on Flood Insurance Rate Maps (FIRMs), which are the authoritative resource for determining the

extent of flood risk in the area. The most recent FIRMs available for Oak Island became effective August 28, 2018. These maps also help establish whether flood insurance is required for properties with a mortgage.

The SFHA is divided into two main types of zones: "AE" and "VE." The "AE" zone, previously known as the 100-year floodplain, represents areas at risk for flooding due to standing or relatively still floodwaters. In contrast, "VE" zones are areas at risk for flooding caused by wave action, such as those along the coast. Additionally, there are "Shaded X" areas, also known as the 500-year floodplain, which are at risk of flooding from a 0.2% chance per year.

Flooding in Oak Island is most likely to occur along the Atlantic Ocean, where properties are at risk of wave-related inundation, particularly during storms and high tides. Areas along the Intra-coastal Waterway and other estuarine zones are more prone to flooding from rising waters and storm surges.



## Flood Risk

The map above depicts the regulatory flood risk within the Town of Oak Island.

## Areas of Environmental Concern (AEC)

As defined by the Coastal Area Management Act (CAMA), there are four groups of AECs which are outlined below:

- Estuarine System: Includes coastal wetlands, estuarine waters, public trust areas and coastal shorelines.
- Ocean Hazard Areas: Includes ocean erodible areas, high hazard flood areas, inlet hazard areas (IHA's) and unvegetated beach
- Public Water Supplies: Surface supply watersheds or public water supply wells
- Natural and Cultural Resource Areas: Includes complex natural areas, and significant archaeological and historical resources.

### Estuarine Waters and Shorelines

Oak Island's estuarine waters refer to saltwater bodies near the Town which are influenced by freshwaters and the Atlantic Ocean. Estuarine waterbodies in Oak Island include the Intracoastal Waterway (ICWW), the Lockwood's Folly River, Elizabeth River, the Davis Canal, and other feeding streams. It is critical that these waters remain protected and

considered in future land use decisions as they provide habitat for wildlife and recreation for residents and visitors. Of equal importance are the Estuarine Shorelines within Oak Island, which include the shorelines of non-public trust waters. Estuarine shorelines extend 75-feet from the normal high water line from these waterbodies and as noted within the Action-Items of this plan, nature based solutions should be implemented in feasible areas to avoid more erosion and ultimately the loss of these shorelines.

### Ocean Hazard Areas

As outlined in 15A NCAC 7H .0303, these areas are inclusive of beaches, frontal dunes, inlet lands, and other areas in which geologic, vegetative, and soil conditions suggest substantial possibility of excessive erosion or flood damage. As outlined previously in this section, an Inlet Hazard Area exists at the Lockwood's Folly inlet, one that is experiencing erosion and shoaling in the inlet itself. Future decisions with respect to development near this area, known as the Point, should continue to be carefully considered as future Inlet Hazard Areas and associated setbacks may increase in future years. Oak Island's

Ocean Erodible Area is unique in the fact that it is a southward facing beach, and incurs different erosion challenges relating to its positioning with the Atlantic Ocean. This orientation makes Oak Island more vulnerable to higher wave energies from tropical storms and hurricanes. Because of the various threats to Oak Island's shoreline along the Atlantic Ocean, careful monitoring of stable vegetation should continue to be a priority. In 2020 Hurricane Isaias struck many coastal communities in North Carolina, bringing with it long-period swells, resulting in shoreline erosion. The Town experienced impacts from this Hurricane which resulted in a proposed Unvegetated Beach AEC designation for two segments starting from 2357 W. Beach Drive and stopping at 1429 E. Beach Drive, where the average vegetation line recession equaled 41.3 feet, according to a memorandum drafted by NCDEQ to the CRC on August 27, 2020. There is no evidence the Unvegetated Beach designation was applied to these areas but does reiterate the importance of stable vegetation monitoring along the Town's beach strand.

## Public Trust Areas

These areas are waters available for public use and enjoyment and should be protected for current and future generations to continue to do so. In Oak Island's case, these areas include all publicly accessible waters, such as the Atlantic Ocean and estuarine waters. Future development should not negatively impact these areas of the community but rather continue to expand and enhance them.

The Town has a proven track record of providing ample public water access to its residents and visitors. As evidenced by the policies (referred to as Action-Items) within this plan, the Town will be continuing to find ways that enhance access to public trust areas through pedestrian infrastructure, including sidewalks and greenways.

## DID YOU KNOW?

The Town of Oak Island offers 65 public beach access locations, more than any other coastal community in the Carolinas

Source: Oak Island Government



## Wetlands, Inlet Hazard Areas (IHA), Setback Factors

Wetlands, inlet hazard areas, and ocean-front setback factors play a critical role in shaping land use, coastal resilience, and environmental protection on Oak Island. These factors influence flood mitigation, habitat preservation, and development regulations to ensure long-term sustainability.

- Estuarine Forest & Shrub/Scrub – Found along coastal and tidal areas, these wetlands protect against shoreline erosion and support a variety of marine and bird species.
- Freshwater & Salt/Brackish Marsh – These marshes act as buffers against storm surge and flooding while maintaining water quality.
- Riverine & Depressional Swamp Forests – Located inland, these wetlands store excess rainfall, helping to reduce flood risks.
- Pocosin & Pine Flat – Typically found in upland areas, these wetland types assist in carbon sequestration and groundwater recharge.

State and federal environmental protections regulate these wetlands, limiting certain types of development and requiring

mitigation measures to preserve their ecological functions.

### Lockwood's Folly Inlet

The Lockwood's Folly Inlet, situated at the western edge of Oak Island, is classified as an Inlet Hazard Area (IHA) due to its highly dynamic and erosion-prone nature, constantly shifting sands, storm surge, and tidal forces make this area particularly vulnerable to coastal changes. The inlet has a history of shoaling, with buildup inhibiting navigability to and from the intercoastal waterway. In 2021, the U.S. Coast Guard issued an urgent bulletin alerting sailors of the inlet's dangerously low depth, and removed the navigational buoys. The U.S. Army Corps of Engineers began work in the Fall of 2021 to dredge the inlet. Despite the project's success, regulations for the inlet hazard area will restrict certain types of development and require additional construction standards to minimize damage from erosion and flooding.

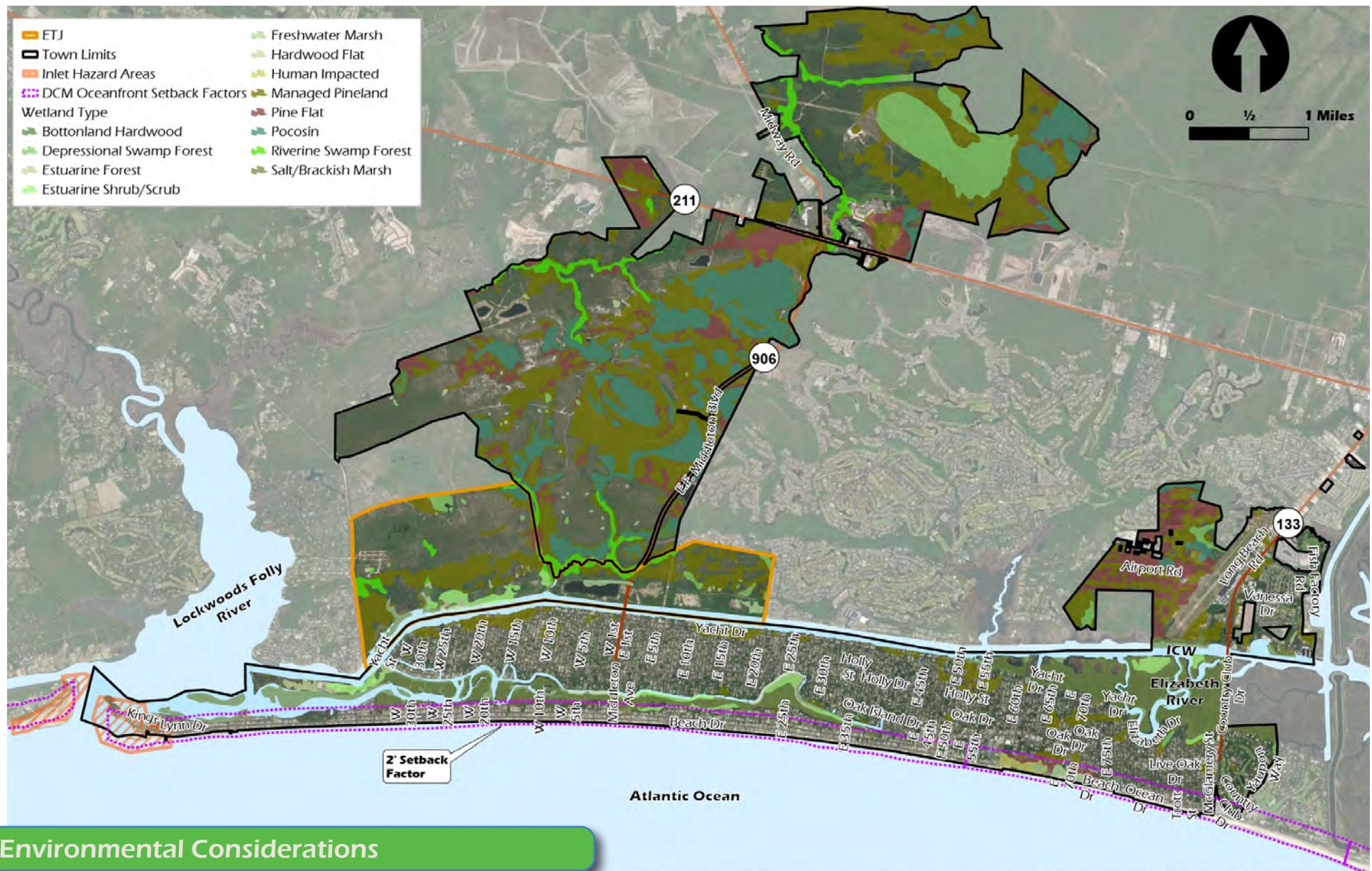
The Division of Coastal Management (DCM) Oceanfront Setback Factors establish minimum building setbacks along the coastline based on historical erosion rates. These setbacks are designed to reduce the risk of property damage from long-term shoreline movement and storm impacts. Factors influencing setback requirements include:

- Documented erosion trends along the coastline
- The size and type of proposed structures
- Distance from the high-water mark

These setback regulations, enforced by the DCM, help balance development with coastal protection efforts.



**Bathymetric Survey of Lockwood's Folly Inlet**



## Environmental Considerations

The map above illustrates environmental considerations in the form of wetlands, inlet hazard areas, and oceanfront setback factors within the Town. Approximately 45% of the Town's planning jurisdiction is believed to have wetland presence (~6,380 acres). Proper delineation of these wetlands as new development moves forward is crucial to the protection of these natural resources.

## Surface Waters

The North Carolina Department of Environmental Quality assigns every stream mile in North Carolina a classification based on its best intended use as outlined in 15A NCAC 02B (North Carolina Administrative Code).

Classification	Meaning
Primary Surface Water Classification	
C	Waters protected for wildlife and secondary contact recreation, which includes wading and boating.
SB	Tidal salt waters that are protected for wildlife as well as primary contact recreation, such as swimming.
SA	Tidal salt waters that are used for shellfishing and for marketing purposes and are also protected for recreational activities, including swimming, boating, and wading.
Secondary Surface Water Classification	
HQW (High Quality Waters)	Surface Waters that are determined to be in excellent health based on biological and physical, and chemical characteristics.
SW (Swamp Waters)	A supplemental classification for surface waters that have natural characteristics due to topography, such as low velocity, dissolved oxygen, or pH.

Source: North Carolina Department of Environmental Quality, Division of Water Resources

Within the Town of Oak Island, there are only two named surface waters with classifications. Those include:

- The Intracoastal Waterway, between the G.V. Barbee Bridge and the Lockwood's Folly river, along with the entirety of the Davis Canal (SA; HQW)
- Elizabeth River, exclusive of the Elizabeth River Shellfishing Area (SA; HQW)
- Elizabeth Shellfishing Area (SA; HQW)

The above surface waters and their associated classifications have remained consistent between the 2020 and 2022 Final 303(d) lists.

While the aforementioned surface waters are the only waters with classifications within the Town of Oak Island's planning jurisdiction, it should be noted that Polly Gully Creek, located within the Town of St. James, (Sw; Swamp Water Classification) flows into Beaverdam Creek which then discharges into the Intracoastal Waterway. This highlights the importance of upstream water quality monitoring and land use decisions that may have an impact downstream. The same may be said for Jump and Run Creek and Calf Gully Creek, both of which feed into the Dutchman Creek Outlet Channel.

## Surface Water Quality

In 2010, the Lumber River Basin Plan identifies non-point source pollution (e.g. parking lot runoff, pet waste) as a continuing stressor on water quality. Through the development of this plan the project team identified areas likely experiencing non-point source pollution from runoff, specifically along Pelican Drive, which is addressed further in this plan (See Action-Item 3.1.6). Subsequently, the “How’s My Waterway?” tool hosted by the Environmental Protection Agency, the Intracoastal Waterway (ID NC15-25u) and the Montgomery Slough (ID NC15v-25v) were identified as “Impaired” as of 2022. Conditions associated with the water bodies indicated bacteria or microbe growth in

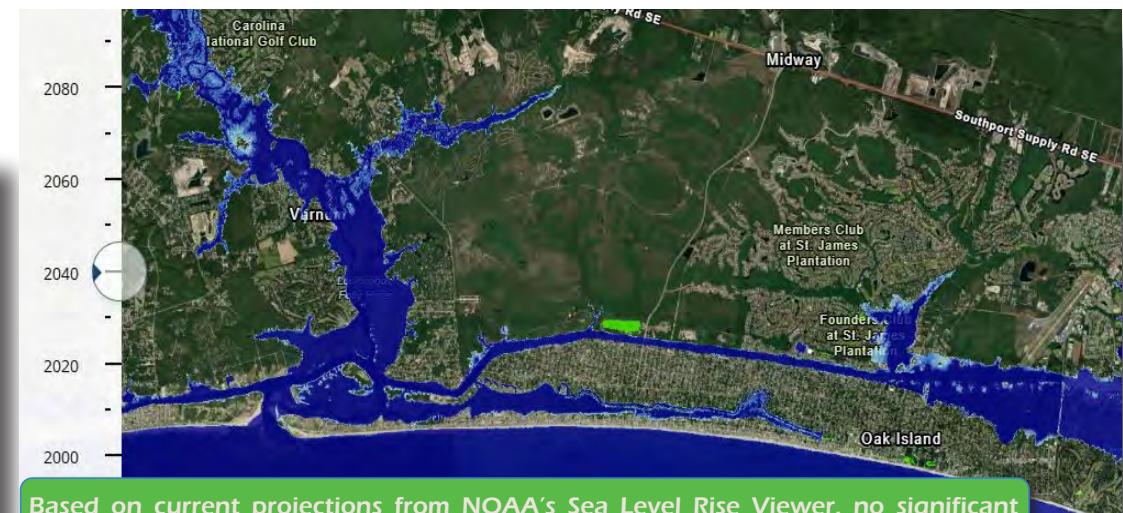
addition to low oxygen levels. This is important because impaired water quality can harm aquatic ecosystems, limit recreational opportunities, and affect public health and local economies.

## Erosion

Oak Island is not currently experiencing widespread shoreline erosion; however, conditions are constantly changing, especially in coastal environments with fluctuating tides, winds, and other variables associated with storm surge. The Town currently monitors shoreline conditions thorough annual and post-storm surveys and uses this data to inform nourishment efforts. While large stretches of Oak Island’s beach are stable, localized erosion issues require ongoing monitoring and mitigation. No public facilities are anticipated to be impacted in the near future from shoreline erosion.



OAK ISLAND, NC



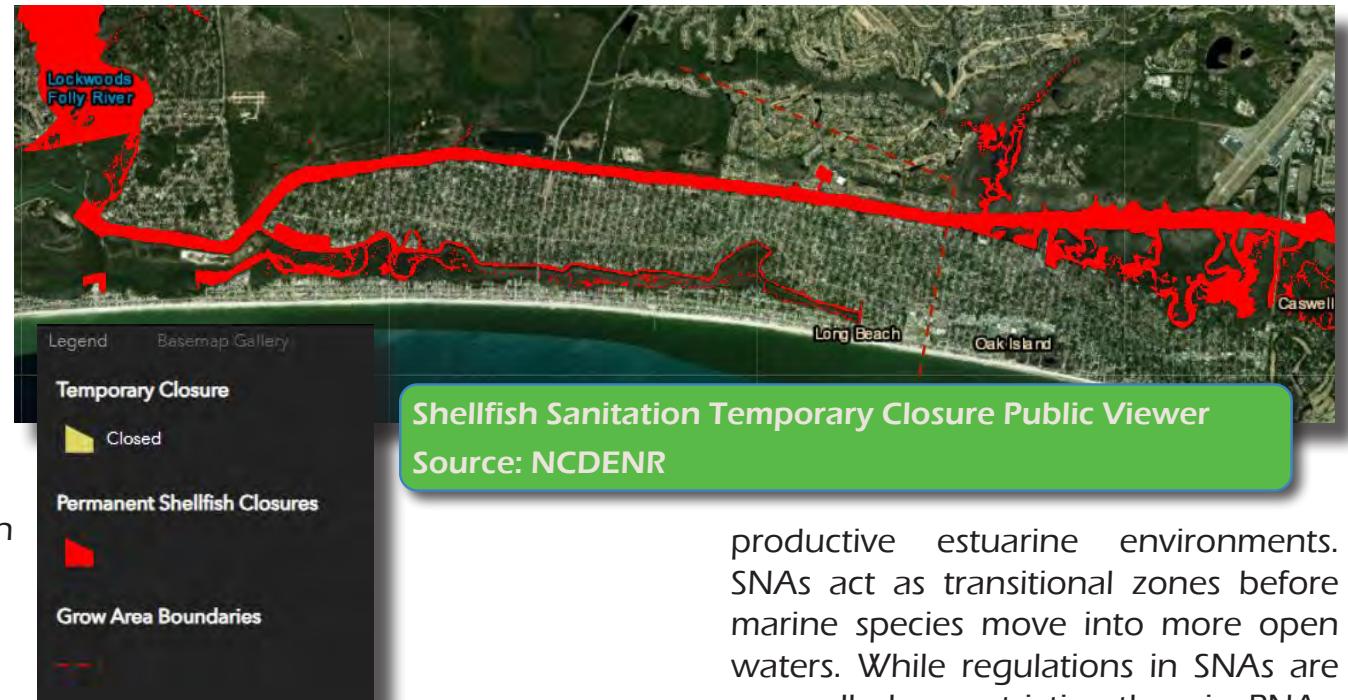
Based on current projections from NOAA’s Sea Level Rise Viewer, no significant changes in shoreline position or inundation are anticipated for Oak Island and surrounding communities by the year 2040. The map illustrates minimal expected impacts from sea level rise in this timeframe, supporting findings that Oak Island is not currently at high risk of coastal erosion or flooding.

## Shellfish Harvesting

Polluted area proclamations for temporary and permanent closures for shellfish harvesting are a result of bacteriological water quality and sanitary survey findings. As of the writing of this plan, areas of the Lockwood's Folly River area, which includes the Davis Canal and the stretch of the Intracoastal Waterway within Oak Island's planning jurisdiction, along with the Elizabeth River are permanently closed for shellfish activities.

## Fishery Nursery Areas

In Oak Island, North Carolina, Primary Nursery Areas (PNAs) are critical estuarine habitats designated by the North Carolina Division of Marine Fisheries (NCDMF) to protect the early life stages of marine species such as shrimp, flounder, spot, and other finfish. These areas include shallow tidal creeks, marshes, and estuarine waters that provide shelter, food, and optimal conditions for the growth and development of juvenile fish and shellfish. In the Oak Island region, PNAs include sections of Davis Creek, Davis Canal, Dutchman Creek, and portions of the



Lockwood Folly River, among others. These areas are heavily regulated to limit activities that could disturb sensitive habitats, including restrictions on certain types of fishing gear and development impacts. Maintaining the health of PNAs is vital to sustaining local commercial and recreational fisheries. In addition to PNAs, Secondary Nursery Areas (SNAs) are also designated in Oak Island's surrounding waters. These areas support slightly older juvenile fish that have outgrown the more sheltered PNA habitats but still require protected,

productive estuarine environments. SNAs act as transitional zones before marine species move into more open waters. While regulations in SNAs are generally less restrictive than in PNAs, they are still subject to management to prevent habitat degradation. Together, PNAs and SNAs form a network of essential fish habitats that underpin the ecological and economic vitality of Oak Island's coastal environment.





## Fishery Nursery Areas

The map above outlines Fishery Nursery Areas in Oak Island as designated by the North Carolina Division of Marine Fisheries

## Storm Surge Inundation (SLOSH)

As a barrier island, the Town of Oak Island is especially vulnerable to the effects of hurricane events and storm surge. The impacts of storm events can vary drastically based on its intensity. Expected impacts of a category 1-5 hurricane are listed below:

### Category 1

- Minor coastal flooding, primarily in low-lying areas.
- Beach erosion and overwash along the shoreline.
- Some tree damage and scattered power outages due to downed power lines.
- Potential temporary road closures due to ponding water and minor debris.
- Effects comparable to a strong nor'easter or heavy rain event.

### Category 2

- More extensive coastal flooding, particularly in areas near inlets and the Intracoastal Waterway.
- Increased storm surge may begin to impact homes and businesses near the beachfront.

- Moderate structural damage, particularly to roofs, siding, and docks.
- Potential damage to piers and beach access points.

### Category 3 - Major Hurricane

- Significant storm surge, with several feet of inundation in low-lying areas.
- Extensive erosion and possible dune system breaches.
- Severe wind damage to structures, including roof failures and structural compromise.
- Widespread tree loss and utility failures, with power outages lasting weeks.
- Possible bridge closures, limiting access to and from the island.
- Possible mandatory evacuations

### Category 4 - Major Hurricane

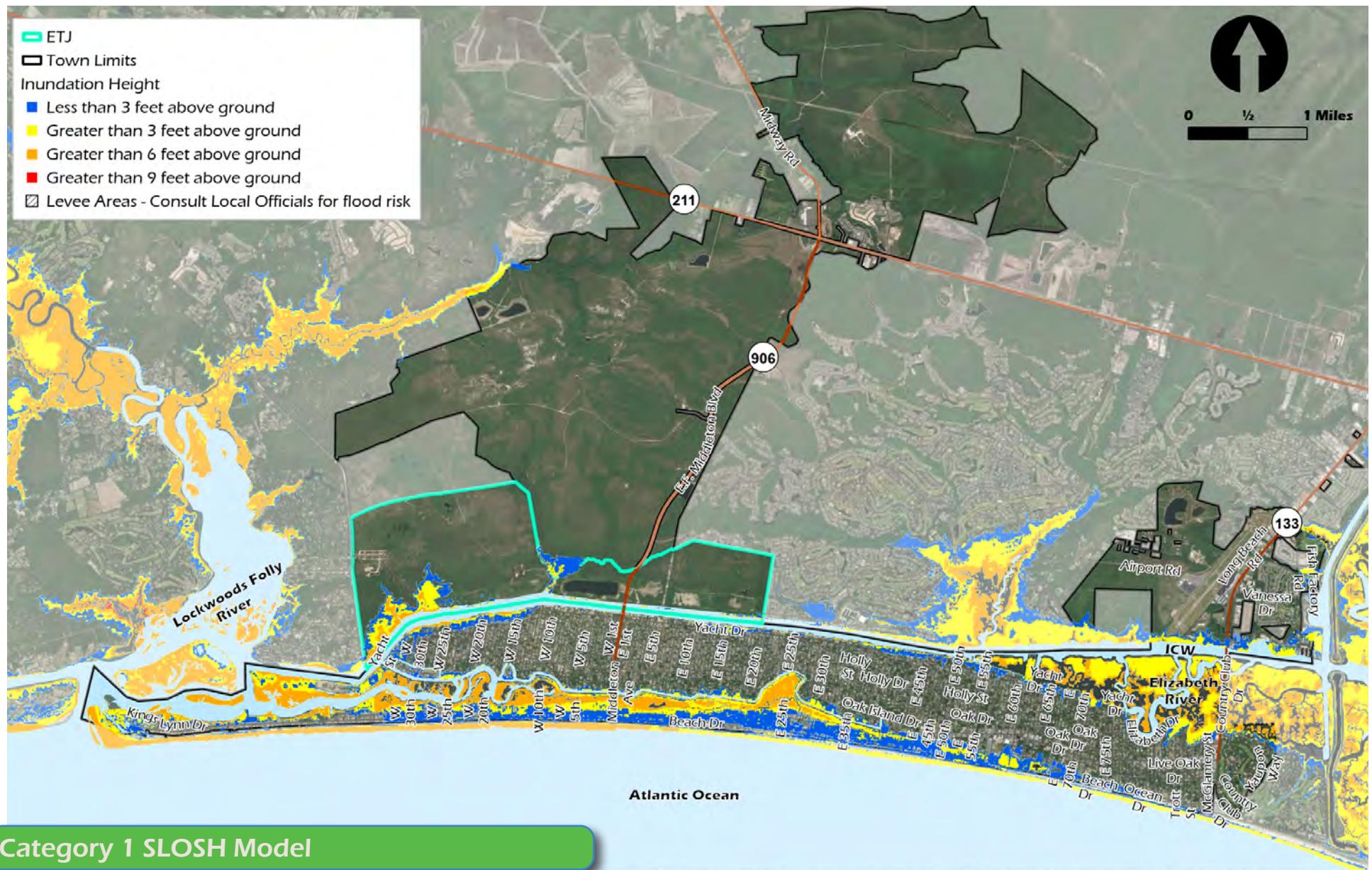
- Extreme wind damage, with many homes and businesses experiencing major structural failure.
- Roads and bridges heavily impacted, with potential washouts or destruction.
- Catastrophic beach erosion and potential permanent loss of land in some areas.

### Category 5 - Major Hurricane

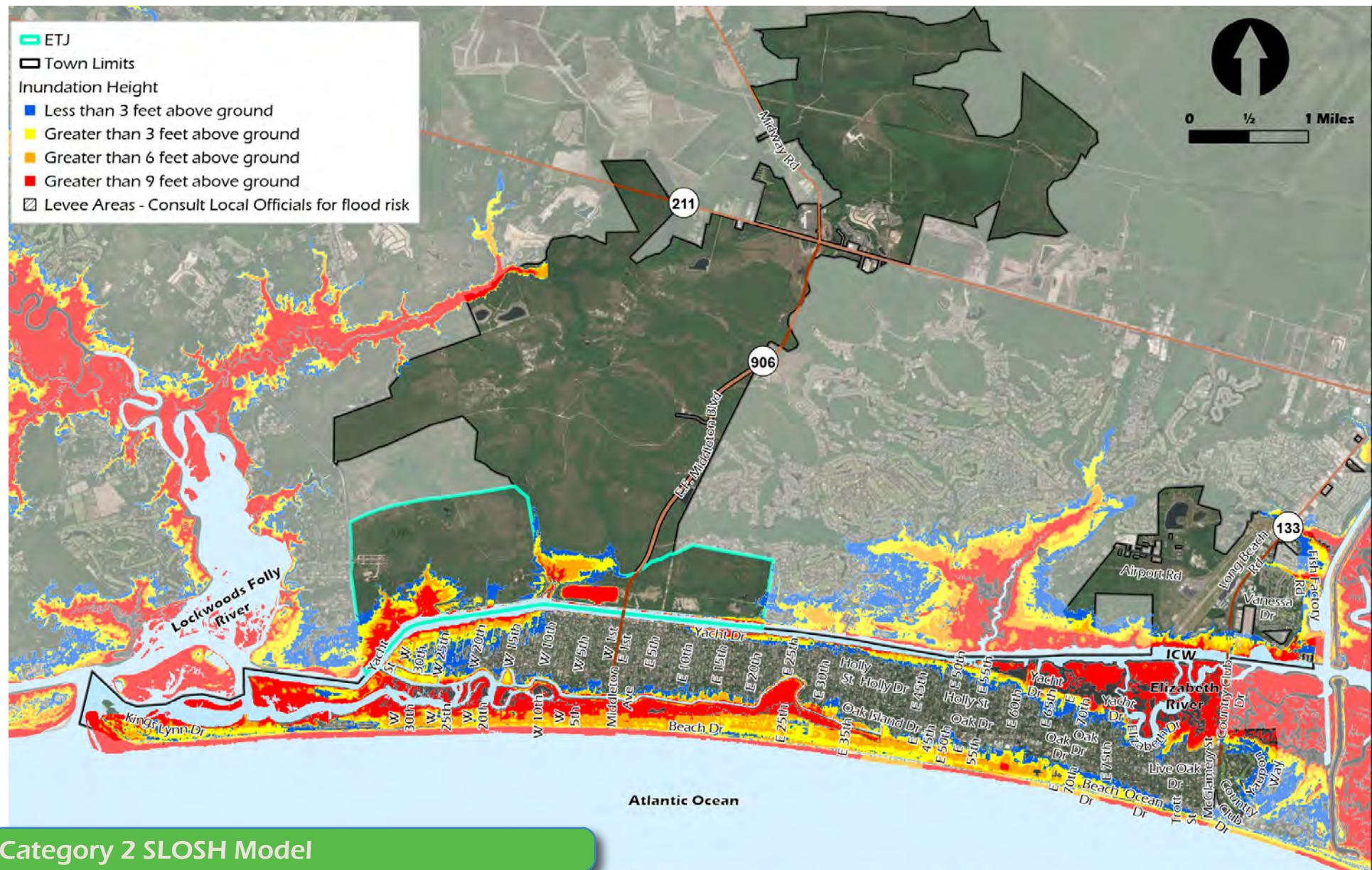
- Catastrophic storm surge, potentially exceeding 15 feet, inundating most of the island.
- Nearly total structural failure of homes and buildings not built to the highest wind-resistant standards.
- Complete loss of utilities and infrastructure, with recovery efforts lasting months or longer.
- Economic disruption, and long-term displacement

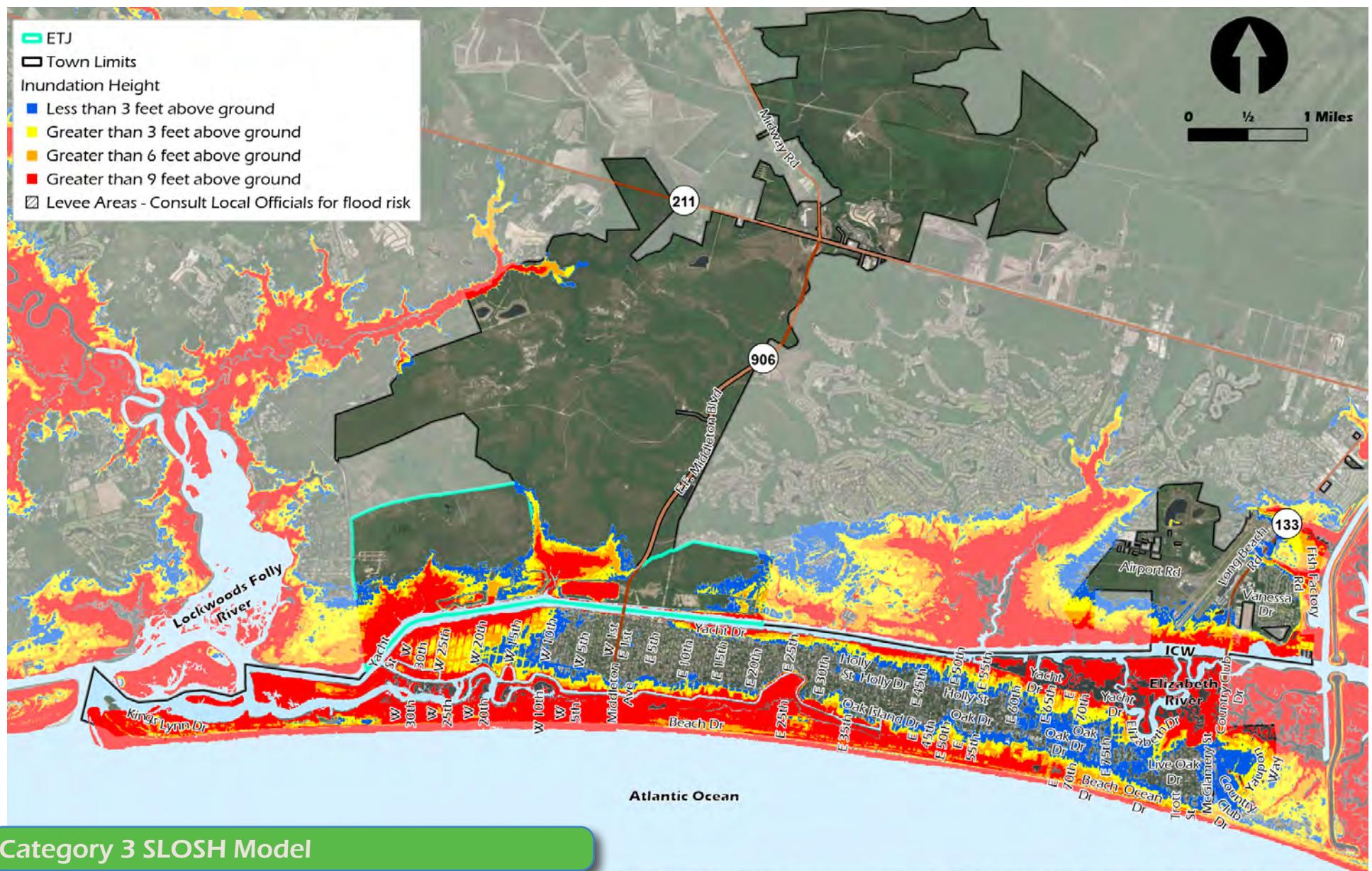
The maps illustrate storm surge models for hurricane categories 1 through 5. While a Category 1 hurricane is expected to produce impacts similar to a heavy rain event while potentially impacting 3,604 parcels of land, a Category 5 likely causes severe inundation across the island and parts of the mainland. The Town provides extensive resources to help residents and visitors prepare for storms, including emergency contact information, guidance on preparation before, during, and after a storm, and updates on bridge closures, access, and reentry. Efforts such as the Town's comprehensive website play a vital role in enhancing storm preparedness.

Sources: ReadyNC.gov, OakIslandNC.gov

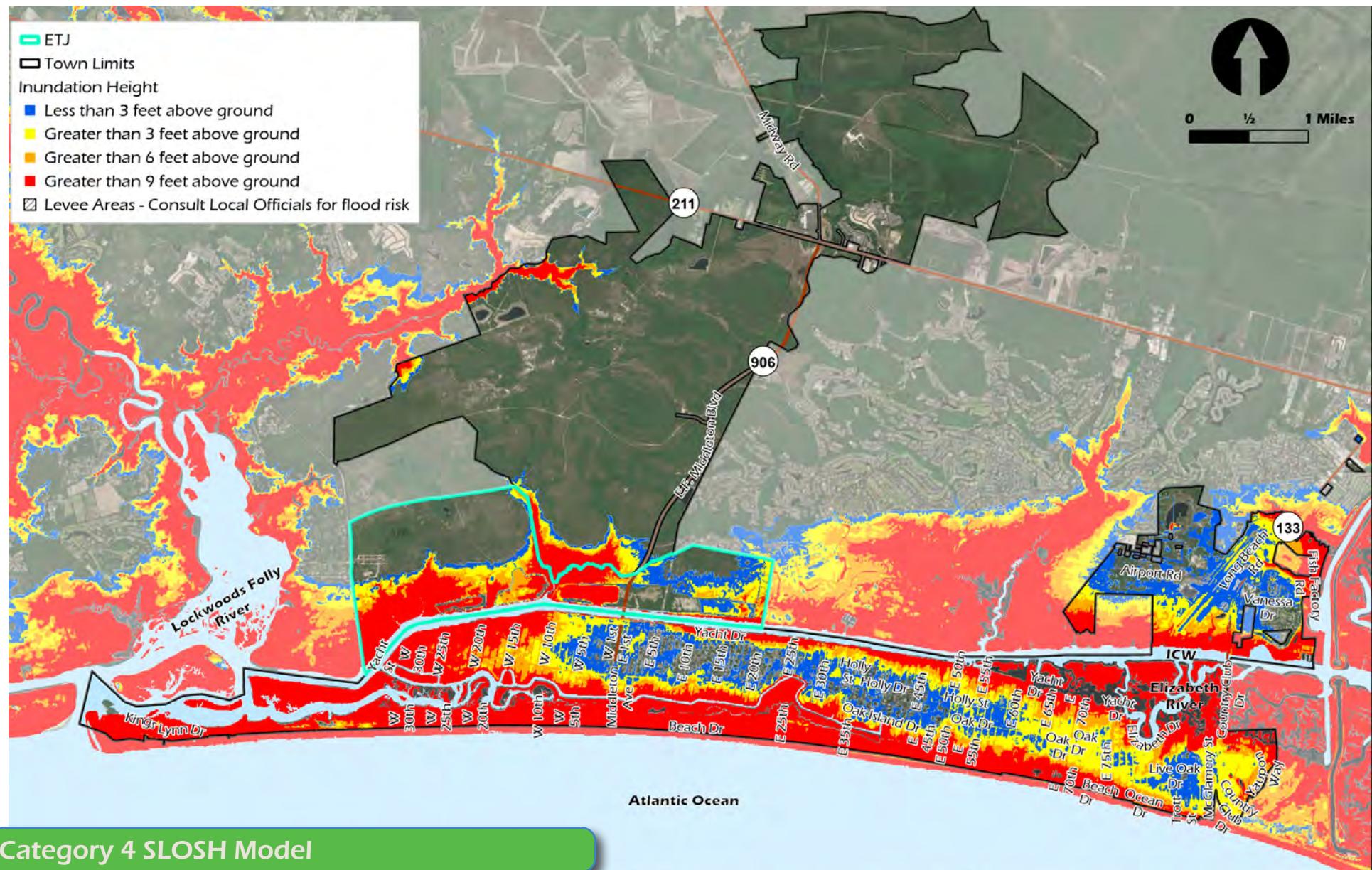


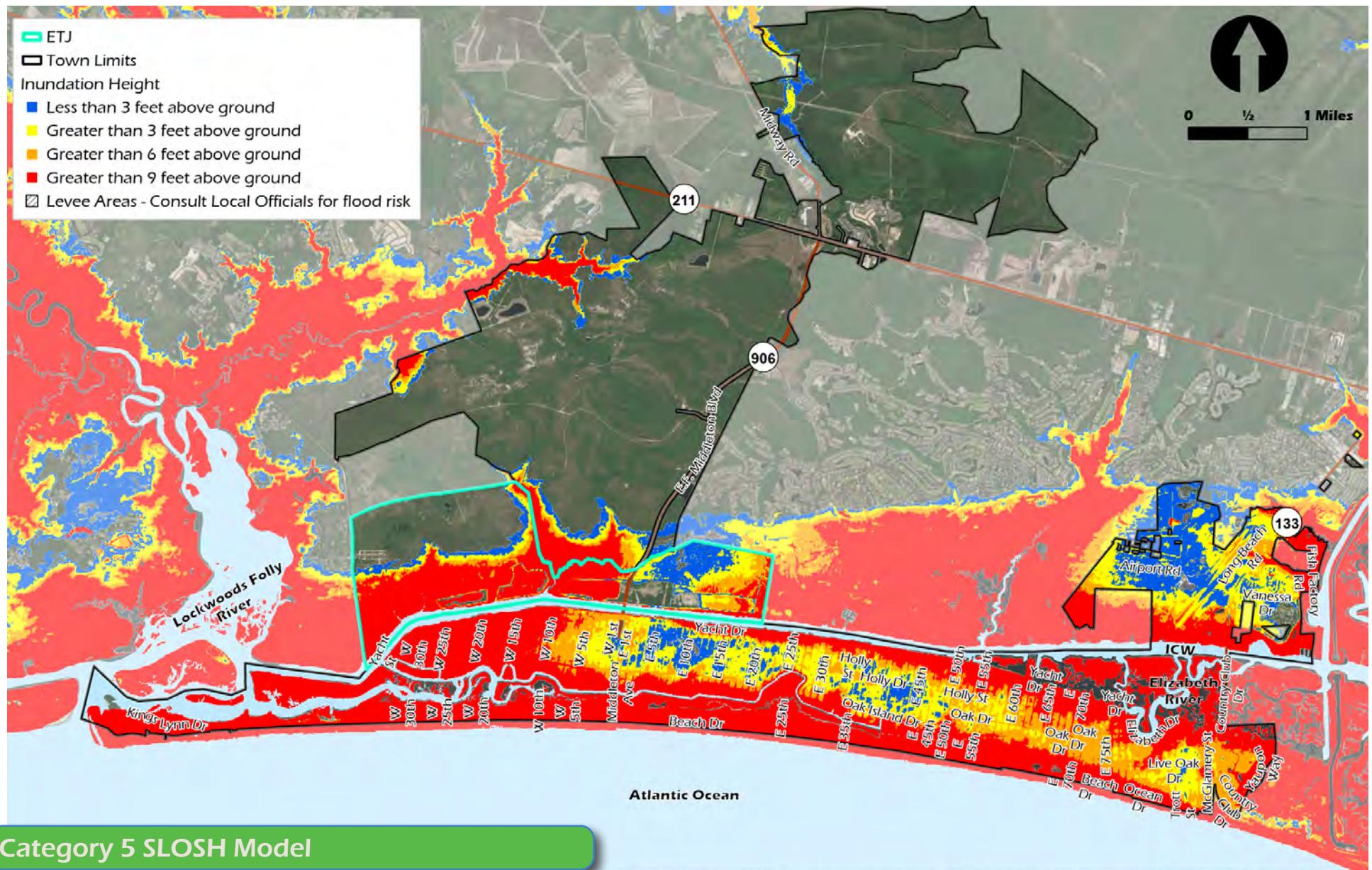
## CURRENT & FUTURE CONDITIONS





## CURRENT & FUTURE CONDITIONS





## Wellhead Protection

The Castle Hayne Aquifer is Oak Islands water source. In 2013, the County adopted the Wellhead Protection Plan which included policies on protecting groundwater and mitigating impacts from the NC211 corridor. Portions of Oak Island are within the Wellhead Protection Area (~19% are Oak Island parcels), which includes about 6,836 acres of

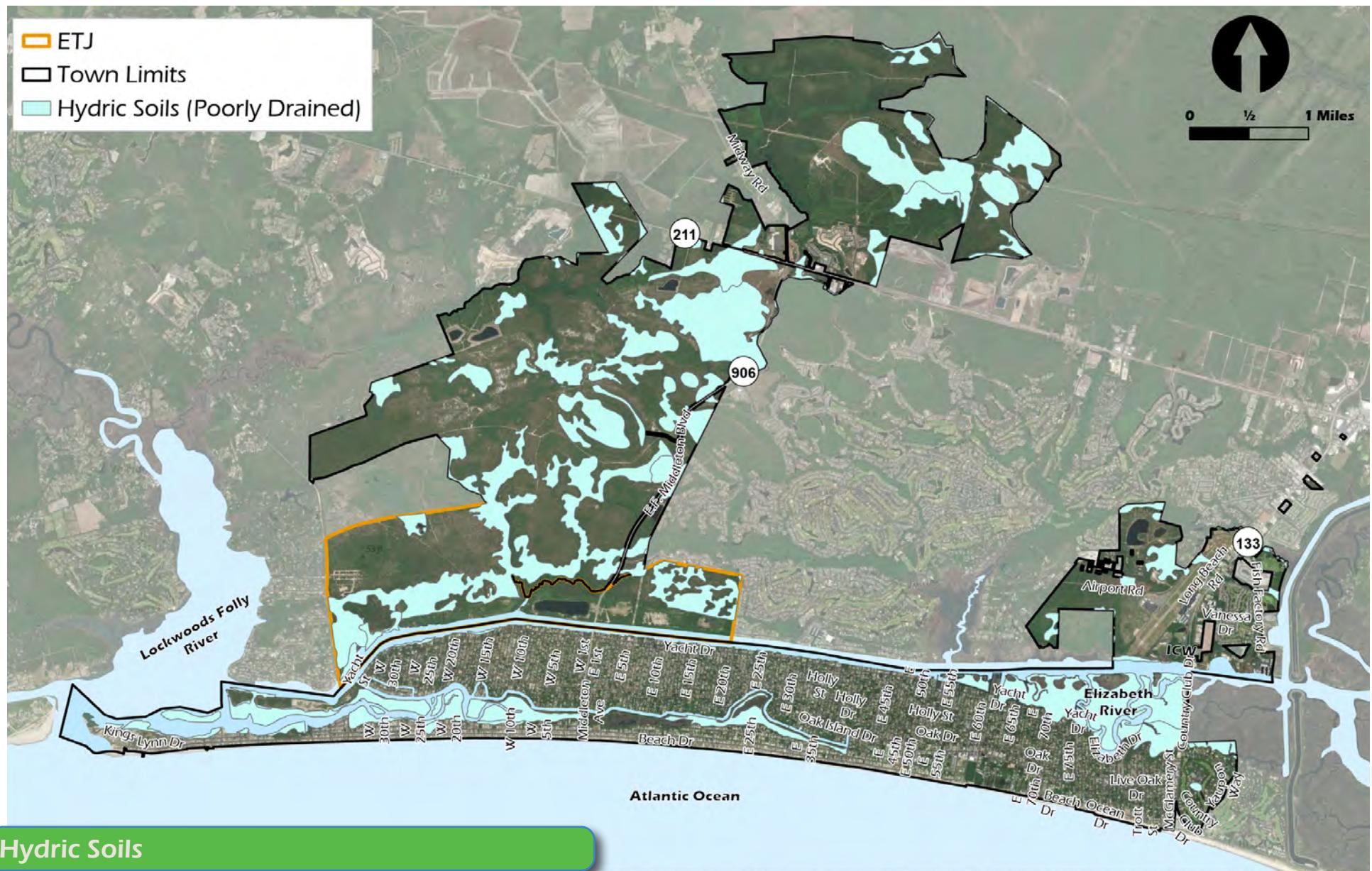
land and protects 14 wells. Protections include preventing specific uses and industries from operating within the protection area. Desirable uses include single-family homes, townhomes, small commercial operations, and industrial/business uses that are clean and do not impact water quality. Other protection mechanisms include site permeability, material use, and additional buffers.



## Soils

The Brunswick County Soil Survey indicates there are 29 distinct soil types within the Town of Oak Island. The primary soil type is the Fort Caswell fine sand, which exhibits rapid drainage properties and can support a variety of coastal vegetation despite its sandy nature. In terms of land use implications, the fine sand soil type poses challenges for agricultural uses but not necessarily non-residential and residential uses.

The following map shows hydric soils that exist within Oak Island. Hydric soils are commonly found in low-lying areas of Town, such as wetlands. Approximately 20% of the Town's soil consists of hydric, or poorly drained soils. This limits the natural buffering impacts wetlands provide against storm events, and requires the Town to rely more heavily on artificial storm water infrastructure.



## Threatened and Endangered Species

The project team used the United States Department of Fish and Wildlife Service's IPaC tool to identify threatened and endangered species and habitats that may be located in Oak Island and its neighboring municipalities. The following table identifies threatened and endangered species by type:

Species	Status
Mammals	
Northern Long-eared Bat	Endangered
Tricolored Bat	Proposed Endangered
West Indian Manatee	Threatened
Birds	
Piping Plover	Threatened
Red-cockaded Woodpecker	Threatened
Roseate Tern	Endangered
Reptiles	
Green Sea Turtle	Threatened
Kemp's Ridley Sea Turtle	Endangered
Leatherback Sea Turtle	Endangered

Loggerhead Sea Turtle	Threatened
Snails	
Magnificent Rams-horn	Endangered
Flowering Plants	
Cooley's Meadow-rue	Endangered
Rough-leaved Loosestrife	Endangered
Seabeach Amaranth	Threatened



Piping Plover  
Most Commonly Found on The Point  
Image Source: IPaC

## Critical Habitat

In addition to listing the threatened and endangered species found within Oak Island, the Comprehensive Land Use Plan considers the establishment of Critical Habitat for the ongoing protection of these species. This includes finalized Critical Habitat areas for both Piping

Plover and Loggerhead Sea Turtles. There is also proposed Critical Habitat area identified eastward towards Caswell Beach. Preservation of Oak Island natural coasts will remain important for the Loggerhead Sea Turtle.

Sea Turtle nesting and hatching season in Oak Island occurs from May 1st to November 15th. Between 2014 and 2024, according to the Wildlife Resources Commission Sea Turtle Project, Oak Island experienced 99 nests per year on average. Sea turtles are a federally protected species and any disruption to them, or their nesting process can lead to severe legal penalty. The Oak Island Sea Turtle Protection Program acts to monitor and protect the sea turtle population.



Hatching Loggerhead Turtles  
Photo courtesy of Oak Island Sea Turtle Protection Program

## COMMUNITY FACILITIES

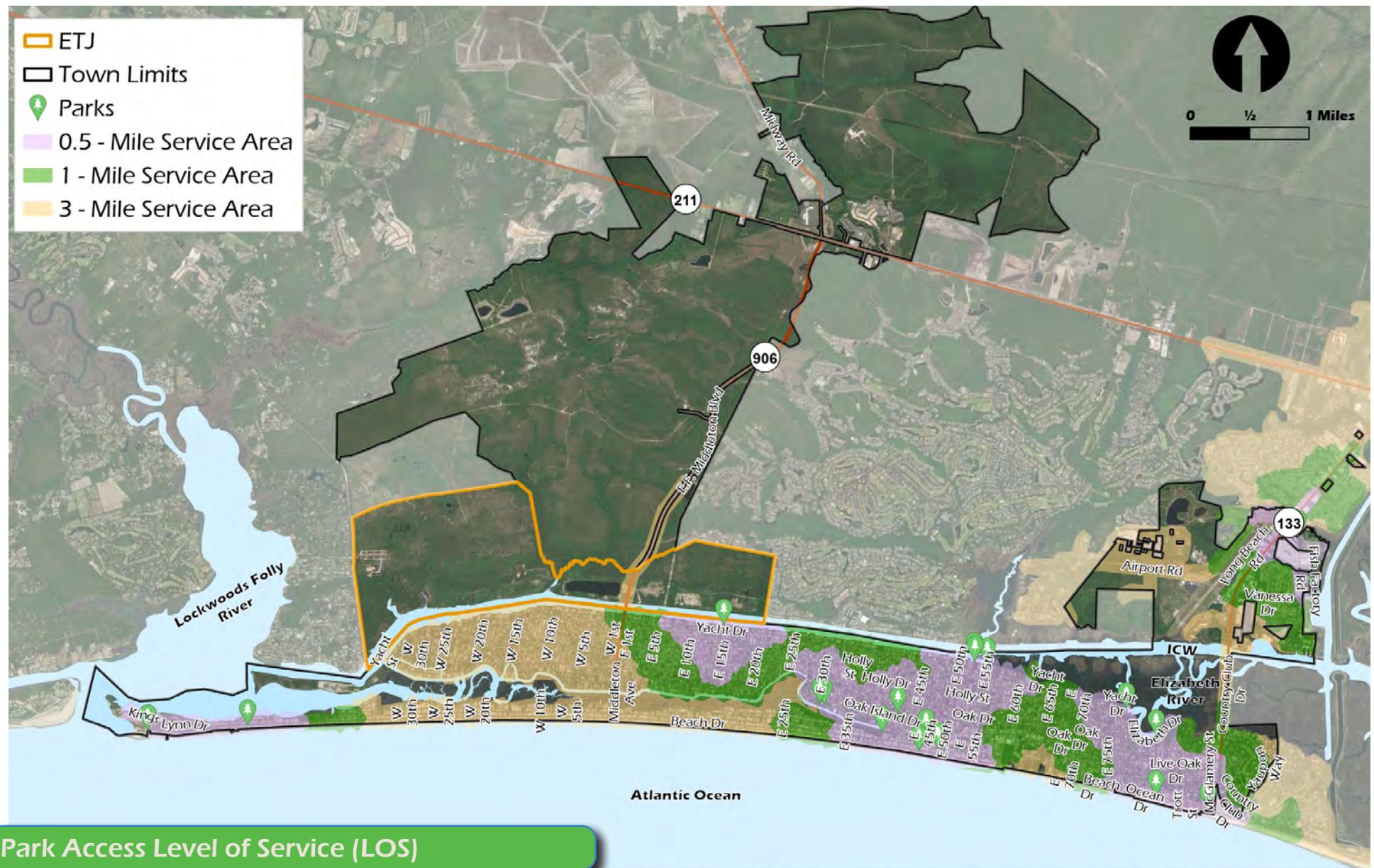
### Park Facilities

The Oak Island community enjoys a plethora of recreation facilities of which all but one facility are located on the island itself. The following table provides an inventory of the Town's recreation offerings:



Site Name	Site Address
Middleton Park	4610 E Dolphin Drive, Oak Island, NC 28465
Oak Island Skate Park	4610 E Dolphin Drive, Oak Island, NC 28465
Tidalwaves Canoe Dock	SE 31st Street, Oak Island, NC 28465
Malcolm Register Park	409 NE 52nd St, Oak Island, NC 28465
William "Bill" Smith Park	4410 Fish Factory Road, Southport, NC 28461
Heron Lookout	151 SE 40th St, Oak Island, NC 28465
78th St Crab Dock	7703 E Yacht Drive, Oak Island, NC 28465
Woodland Walkway	113 SE 31st St, Oak Island, NC 28465
57th Place West Access Park	57th Place West, Oak Island, NC 28465
May Moore Park	840 Elizabeth Drive, Oak Island, NC 28465
Commissioner's Observatory Park	113 McGlamery St, Oak Island, NC 28465
Yaupon Park	101 Barbee Blvd, Oak Island, NC 28465
Cabana	4061 E Beach Drive, Oak Island, NC 28465
The Point	(End of Kings Lynn Drive, Oak Island, NC)
55th St. Launch Ramp	NE 55th Street, Oak Island, NC 28465
Hannon A. Templeton Park	4106 E Oak Island Drive, Oak Island, NC 28465
Memorial Park / Nature Center	5202 E. Yacht Drive, Oak Island, NC
Waterway Park	2713 St James Dr SE, Southport, NC 28461
Oak Island Par 3 Golf	4188 Vanessa Drive, Oak Island, NC
Oak Island Ocean Education Center	4700 E Oak Island Dr, Oak Island, NC 28465

## CURRENT & FUTURE CONDITIONS



The map above illustrates town-wide park access based on 0.5-mile, 1-mile, and 3-mile service areas.

## Schools

There are no County school facilities in Oak Island. Schools districts are dependent on resident location. The following schools serve Oak Island's children:

Elementary Schools	Middle Schools	High Schools
Southport Elementary	South Brunswick Middle	South Brunswick High
Virginia Williamson Elementary	Cedar Grove Middle	

## GOVERNMENT FACILITIES

### Town Hall/Police Department

The administrative core of Oak Island is Town Hall, located at 4601 E Oak Island Drive. This administrative building also hosts the Oak Island Police Department and houses most of the municipal offices and services. The community's council chambers are located on the second floor of the building which plays host to governing board and advisory board meetings. The following departments operate out of Town Hall and work to serve the Oak Island community:

- Administrative Services: Town Manager, Clerk, and Communications Department maintain clear communication with the public and manage daily Town functions.
- Development Services: Manage development permits, code enforcement, stormwater permitting, tree preservation, and CAMA planning.
- Economic Development:
- Finance: Process tax information and prepare/manage the Town's annual budget.
- Public Safety: Fire and police services are facilitated here to ensure the Town is safe. Additional information regarding police and fire facilities may be found below.
- Public Utilities: Responsible for managing the Town's water and sewer services.
- Public Works: Assists with stormwater maintenance, street paving, mosquito management, and yard debris collection.
- Recreation: Manage the Town's various park facilities and host recreation programs and special events.

### GV Barbee Senior Library

Brunswick County also maintains the GV Barbee Senior Library located at 8200 East Oak Island Drive. This facility opens at 9am daily and closes somewhere between 5pm and 7pm each day, except Sunday's when the library is closed. The library hosts children's story-time at 10am on Tuesdays between September and April.

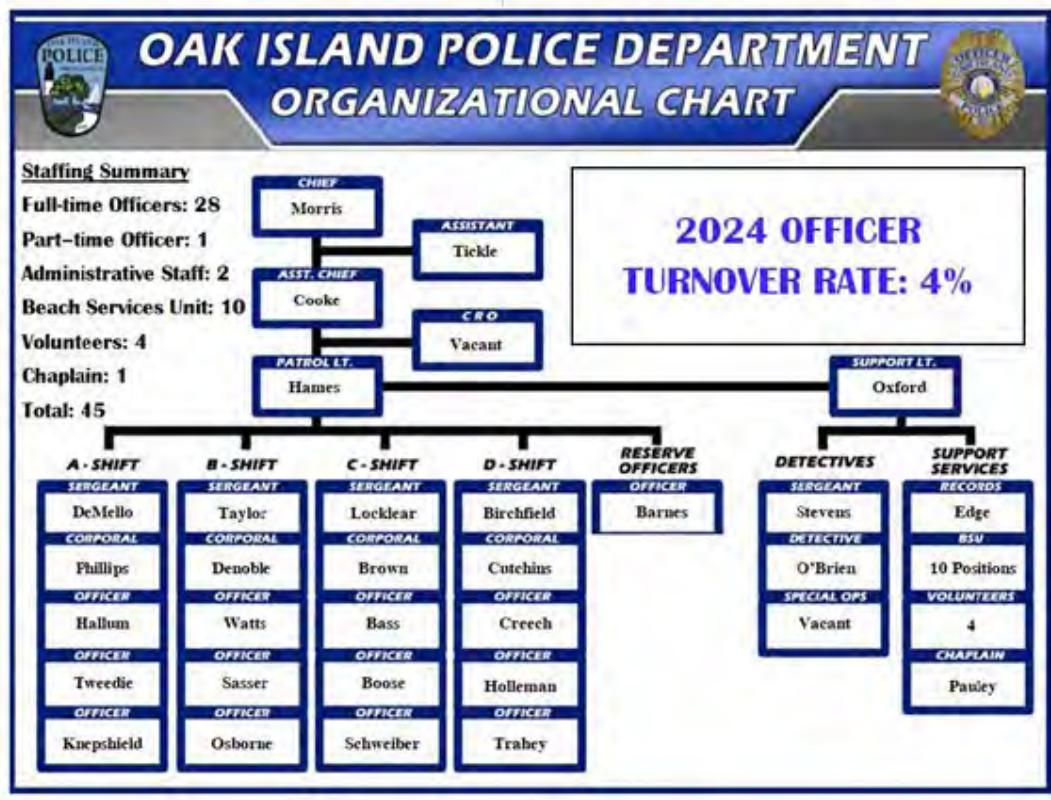
### Post Office

Oak Island also has a United States Post Office located at 5703 E Oak Island Drive. It should be noted this post office offers limited services with respect to parcel-handling.

## PUBLIC SAFETY FACILITIES

### Police

The Oak Island Police Department maintains 45 staff members who are responsible for the safety of Oak Island residents and visitors. Per the department's 2024 report, the average emergency response time in Oak Island was 2 minutes 51 seconds.



### Fire

Oak Island maintains three fire stations at the following locations:

Station	Address
Station 1	101 East Oak Island Drive, Oak Island, NC 28465
Station 2	8510 East Oak Island Drive, Oak Island, NC 28465
Station 3	4151 Vanessa Drive SE, Southport, NC 28461

Currently the department has 30 full-time members, 10 part-time staff and 3 volunteers. The department operates three 24-hour shifts using this pool of safety professionals. The department also has a drone unit consisting of six drones operated by one full-time pilot and supported by several part-time pilots. The drone unit performs the following services as required by the Town:

- Search & Rescue Operations
- Police Operations Support
- Infrastructure Inspections
- Infrastructure Project Monitoring
- Pre & Post-Storm Inspection
- Beach Ordinance Enforcement
- Beach Safety Observation

## Emergency Medical Services

Emergency medical transportation for Oak Island is provided by Brunswick County EMS. There are two nearby hospitals that can be used for emergency care. Dosher Memorial Hospital, located at 924 N. Howe Street, Southport, NC 28461, and Novant Health Brunswick Medical Center located at 240 Hospital Drive NE, Bolivia, NC 28422. Each hospital is approximately 20-minutes from the island. The nearest trauma facility is located at the Novant New Hanover Regional Medical Center.

## Non-Emergency Healthcare Facilities

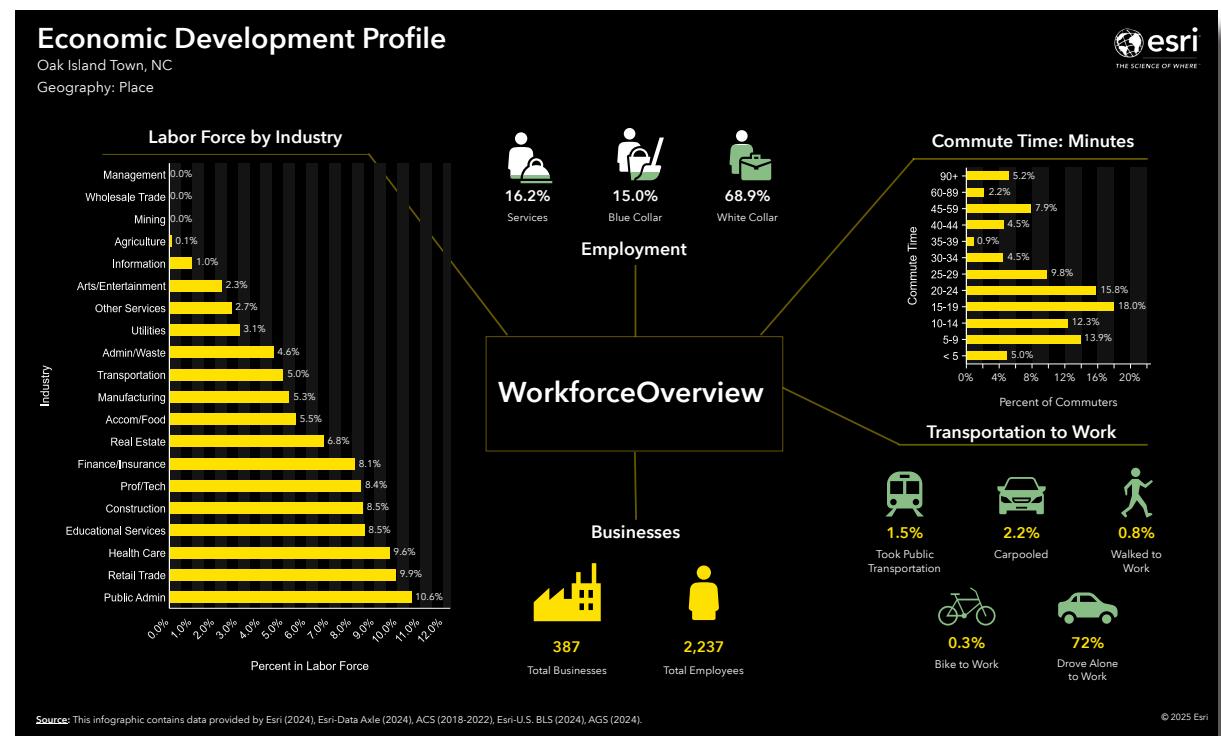
Just across the from Town Hall is Dosher Medical, which offers general practice care. The center is open 8:00am to 4:00pm on weekdays. Countywide non-emergency medical transportation is provided by Med1NC.

## ECONOMIC OVERVIEW & KEY INDUSTRIES

Oak Island is home to 387 businesses with 2,237 employees supporting them. The largest industries in the community are public administration, retail trade, and health care services. Employees

are predominantly considered white collar workers, with 68.9% of employment being defined as such. 15.0% of employees are considered blue collar workers, and 16.2% are associated with the service industry. Individual automobile use represented the most common commute method, but 2.2% of employees carpooled, 0.8% walked, 1.5% took public transportation, and 0.3% biked to work.

Oak Island's economic profile depicts a coastal community with embedded residents. While tourism is an important economic driver for the Town, employees are largely non-service related, white collar workers. Public administration and health care services represent two of the largest community industries, which are critical to supporting year-round residents



# 5

## **PUBLIC ENGAGEMENT AND COMMUNITY INPUT**

## COMMUNITY KICKOFF AND PUBLIC MEETING #1

On September 19, 2024, members of the project team joined Oak Island staff, residents, and leaders for a community-wide project kickoff event. The event consisted of 4 primary tasks:

- Project Discussion with Community Department Heads
- A Community Tour Hosted by Oak Island Staff
- Conducting Stakeholder Interviews and Steering Committee Meeting #1
- Hosting Public Meeting #1

The following sections provide a brief overview of the event and include significant takeaways and feedback as it relates to the planning effort.



OAK ISLAND, NC

## PROJECT DISCUSSION WITH DEPARTMENT HEADS

Representatives from Oak Island Development Services, Police, Fire, Public Works, Administration, and Economic Development met with the project team to discuss current opportunities and pressure points. A summary of the findings are provided below:

### Development Services

- Approximately 200-250 new builds annually; Dune Infiltration System is somewhat new

### Police

- Golf Cart/LSV volume concern; 4 golf cart/vehicular accidents last year; Yacht Drive congestion. Paid parking is working

### Fire

- Staff for about 10k population, serving 15-20k on-average during peak season; Added UTV's for ocean rescue

### Public Works

- Dune Infiltration System may be relocated; Sewer system shuts down during storms

### Administration

- Stormwater does not impact community equally; Need solutions for golf cart/LSV volumes; Need a multi-modal transportation direction

### Economic Development

- Cannot discourage golf carts/LSVs; Paid parking is working; a marina project is coming online; Potential neighborhood center at Bill Smith Park

The project team continued to work with department representatives throughout the process to ensure that planning solutions were feasible, impactful, and amenable to those representatives who will be charged with seeing them to fruition.

## COMMUNITY TOUR

The project team joined Oak Island staff on a tour of the Town. This allowed for a physical exploration of the community and an opportunity to show the unique challenges and opportunities present and available to Oak Island. Just prior to the tour, Oak Island had just been hit by Hurricane Elene, and the project staff

noticed several inundated areas along Beach Drive. Transportation needs and land use solutions were discussed during the tour and have ultimately informed plan recommendations made in future sections of this document.



### STEERING COMMITTEE MEETING #1

At its first meeting, in addition to being provided a project overview from the project team, the steering committee emphasized the importance of maintaining a strong sense of community while ensuring that action items and implementation progress were effectively tracked. Members expressed the need for a framework to evaluate progress, which led to the inclusion of survey questions assessing the status of goals from the previous land use plan.

A key decision was made to review and refine the 10 existing goals, using them as a foundation for public engagement and future planning efforts.

Discussions also clarified the steering committee's role in the project, establishing it as a sounding board throughout the process. The committee explored the possibility of developing specific action items, with staff providing support as needed. Additionally, the Town Manager and staff evaluated progress on the existing plan, with findings compiled ahead of the survey launch to inform the direction of the updated plan.

### STAKEHOLDER INTERVIEWS

With assistance from Town Staff, stakeholder groups were identified to help provide focused insight into the key issues, concerns, opportunities, and challenges in the Oak Island community. A public engagement plan was created to track the different types of public input touchpoints held with community members. Stakeholders emphasized the need for well-defined and visually appealing commercial gateways to

Oak Island, with improved landscaping, signage, and better connectivity between the island and mainland. Traffic congestion on Highway 211 remains a shared concern, requiring better intergovernmental coordination and infrastructure improvements such as computerized traffic signaling to ease flow. Stormwater runoff and flooding were also discussed, with stakeholders noting that areas where previous mitigation efforts were in place fared better in recent storms. Additionally, while the hiring of an economic development specialist and the formation of a business advisory committee were seen as wins, challenges remain in revitalizing commercial areas, particularly in Yaupon and Long Beach, where business districts need aesthetic and functional upgrades.

Managing growth and development was another key topic, with suggestions to establish a growth metric to guide sustainable expansion while preserving the island's character. Parking limitations in commercial areas were frequently mentioned, with potential solutions including infill lot conversions into parking areas with walkable connections to businesses. Stakeholders also highlighted beautification efforts,

stressing the importance of green space, tree preservation, and wildlife protection. Many voiced support for a tree initiative and vegetation ordinance, while others expressed concerns over electronic signs negatively impacting the island's aesthetic appeal.

Aesthetic and infrastructure improvements were also discussed regarding Oak Island Drive, which many felt needed a facelift. Ideas included updating the Jumpin' Java commercial entrance, adding gateway features, and implementing design incentives for businesses to improve their public-facing appearance. Stakeholders further noted that small businesses need more opportunities, but the high cost of living makes it difficult to attract and retain employees. Some suggested incentives to encourage smaller home construction as a possible solution.

## PUBLIC MEETING #1

The project team hosted a public open house meeting on the night of September 19th. Staff prepared various stations during the event which was hosted in Town Council Chambers from 6pm to 8pm. Uniquely, the event included a

massive, 9-foot by 14-foot exhibit of Oak Island that provided attendees with a large-scale map of their community to review and speak towards. Additionally, the event included an overview of the project which explained purpose, process, and project timeline. As this was the first event that members of the public were invited to, the purpose of the workshop was to understand what concerns or opportunities participants see for the community. The project team provided additional boards sharing the most recent demographic data for Oak Island, maps asking participants to identify locations of flooding or amenities, and open comment boards that allowed attendees to include their personal thoughts or priorities concerning the CAMA plan.

Approximately 85 members of the community attended this event. These individuals, in addition to Oak Island's staff and leadership, allowed the project team to identify core elements of the Town that should be addressed in the planning effort. Community feedback primarily focused on beach access, limiting further residential development, multi-modal accessibility, and golf cart use. User feedback was then shared

with the Steering Committee during a follow-up meeting where the project team and community leaders discussed participant feedback and key areas of plan consideration.

## STEERING COMMITTEE

The Charting the Course 2045 Steering Committee played a vital role in shaping the Oak Island Comprehensive Land Use Plan. Composed of residents from a variety of backgrounds, including appointed and elected officials, the committee provided invaluable insight, offered ideas, and served as a sounding board for the project team throughout the planning process. These dedicated individuals invested significant time and energy into the plan's development, ensuring it reflects the values and vision of the Oak Island community.

The committee convened on seven occasions, with each meeting building upon previous discussions to guide the plan's direction. A summary of each meeting is provided on the following page.

## Steering Committee Meeting

#1

- Held on September 20, 2024
- Introduced the project schedule, deliverables, and key milestones

## Steering Committee Meeting

#2

- Held on November 6, 2024
- Reviewed community survey questions prior to public launch
- Discussed Census data, including population projections

## Steering Committee Meeting

#3

- Held on December 11, 2024
- Reviewed survey results and initiated discussion on plan goals

## Steering Committee Meeting

#4

- Held on January 13, 2025
- Reviewed draft plan goals and future land use character areas

## Steering Committee Meeting

#5

- Held on February 15, 2025
- Discussed input from the February 12th Open House
- Reviewed the interactive Future Land Use Map and draft action items

## Steering Committee Meeting

#6

- Held on April 7, 2025
- Reviewed updated action items and refinements to the Future Land Use Map

## Steering Committee Meeting

#7

- Debrief feedback from Community Open House #3
- Finalize action items, including implementation timeframes and priorities

## COUNCIL UPDATE

In addition to the initial project kickoff presentation on September 19th, 2024, the project team provided a second update to Town Council during their regularly scheduled meeting on April 8th, 2025. This presentation included a recap of the planning process to date and highlighted major milestones, including the extensive public engagement and input received from the Steering Committee. The team emphasized how community feedback had directly informed the development of the plan. During the meeting, the draft vision statement and overarching plan goals were also presented to the Town Council for review and discussion.



Photo from Town Council Meeting Update

## COMMUNITY SURVEY

A community survey was conducted from November 7th to December 7th, 2024, inviting respondents to share their perspectives on the relevance of the 10 goals from the 2017 land use plan, as well as the progress made toward achieving those goals. The survey also explored community values, concerns, and land use preferences. In summary, respondents indicated that many of the 2017 plan goals remain relevant, with varying levels of progress reported. For a full summary of the community survey results, please refer to Appendix B.



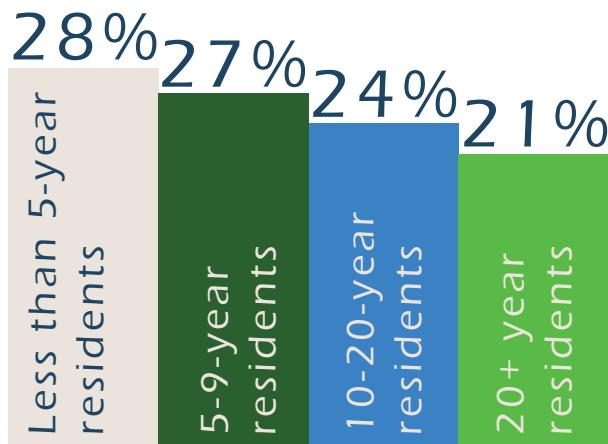
**636**  
Respondents

**2,119**  
Open-ended comments

## What do you love most about Oak Island?

Local Businesses  
Recreation  
Trees  
Nature  
Quiet  
Environment Safety  
Relaxed Lifestyle  
Wildlife  
Access  
Small-Town  
Beach  
Community  
Family-Friendly  
Green Spaces  
Peaceful  
Events  
Low Traffic  
Beach Access  
Off-Season

## Who Responded?



## What are your top 3 concerns for the future?



Note: The percentages do not total 100% as respondents were asked to select their top three preferences.

## What types of new housing do you prefer as the Town grows?



## PUBLIC MEETING #2



A second community open house was held on February 12th, 2025, in the Town Council Chambers and was met with strong participation, with over 100 community members in attendance. This event served as a critical milestone in the public engagement process, offering residents the opportunity to review the progress made on the Comprehensive Land Use Plan and to provide meaningful feedback to help shape its direction.

The open house featured a series of informative displays covering a wide range of key topics, including

Transportation, Recreation, Land Use & Housing, Environment, Economic Development, Infrastructure, and Coastal Area Management Act (CAMA) considerations. Each station was designed to help participants understand current conditions and emerging trends while also encouraging them to weigh in on future priorities.

In addition to these thematic stations, attendees were invited to explore the results of the community-wide survey, which had been conducted earlier in the process to gather input on residents' values, needs, and preferences. The plan's draft vision statement, goals, and preliminary objectives were also showcased. To make the experience interactive, a dot-placement exercise was used, allowing participants to express support or concern for various goals and priorities. This hands-on activity helped the project team identify patterns in public opinion and refine plan elements to better align with community sentiment.

Overall, the open house was a valuable opportunity for residents to engage directly with the planning process, ask questions, and contribute their voices

to the future of Oak Island. Feedback gathered during the event played an essential role in shaping the next stages of plan development.

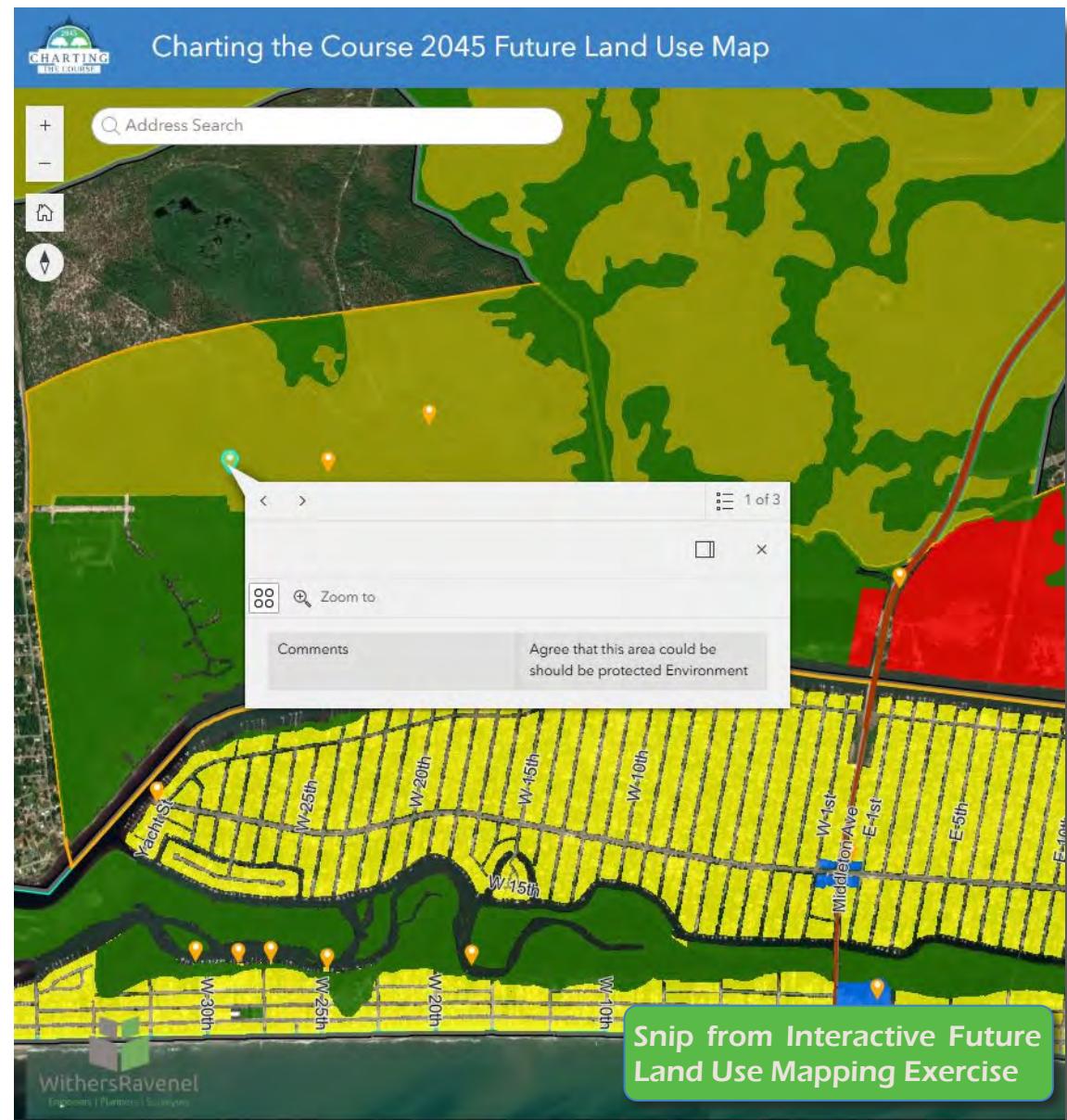


## PUBLIC MEETING #3

The third and final community open house was held at Town Hall on June 11, 2025. Attendees had the opportunity to review the draft Land Use Plan displayed in board format and provide input on the plan's action items by ranking their priority levels. This feedback enabled the project team to assign priority levels to each action item, alongside the recommended implementation timeframe. Community input from this event played a key role in refining the final set of recommendations and ensuring they reflect local priorities.

## INTERACTIVE FUTURE LAND USE MAPPING

The project team created an interactive mapping application using ArcGIS to help inform the creation of a Future Land Use Map. Through this engagement outlet, community members had the ability to drop a point on the Draft Future Land Use map to provide feedback on Character Area locations. The perspective gained through this source of feedback allowed the project team to reanalyze initial character area locations identified on the draft map based on input from those in the Oak Island Community.





# COMMUNITY VISION AND GOALS

## A GUIDING VISION

The community vision was thoughtfully developed through extensive public engagement and input from the plan's steering committee. "Charting the Course 2045" is designed to guide the Town's growth and development over the next two decades, ensuring that the vision aligns with current community needs and priorities.

Within this framework, clear goals have been established to drive the vision forward. These goals serve as a foundation for developing actionable steps in the form of objectives and action items, which will play a crucial role in implementation. By structuring the plan this way, the community can transform its vision into practical and meaningful outcomes.

The goals have been carefully evaluated and refined to support the Town's long-term progress and address each of the five CAMA Management topics in addition to local concerns, reinforcing the overarching vision. Plan objectives and action items, detailed later in the document, will further ensure that the vision is effectively realized through strategic actions and measurable results.

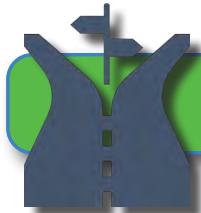


**"Oak Island is dedicated to enhancing the quality of life for its residents, property owners, business owners, and visitors. We are committed to excellent Town services, including maintaining welcoming beaches and attractions, preserving natural resources, improving community appearance and function, and providing comprehensive recreational opportunities. Ensuring long-term fiscal viability by balancing thoughtful residential and commercial growth will provide a sustainable and vibrant future that reflects the shared values and aspirations of our residents, property owners, business owners, and visitors."**

## CHARTING THE COURSE 2045: GOALS

The goals of this plan were created to support the community vision. These more distinct components help organize the plan objectives and action items (presented later in the document) that will help staff and leadership in their achievement of the community vision.

**Oak Island will enhance resident quality of life through informed policy decisions.**



### Improve Transportation Efficiency

**Oak Island will preserve its natural resources, including beaches, water bodies, and tree canopy. Preservation will be furthered through policies, investments, and education.**



### Expand Recreation Options

**Oak Island will continue to improve community appearance through policies, code enforcement, and strategic funding opportunities as they arise.**



### Strategic Economic Development

### Enhance Quality of Life



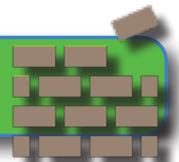
**Oak Island will proactively manage transportation needs to ensure smooth and efficient connectivity throughout the Town and region.**

### Preserve & Enhance Natural Resources



**Oak Island will identify and develop fiscally responsible recreation facilities to improve resident and visitor experience.**

### Enhance Community Appearance



**Oak Island will strategically pursue economic expansion to support the fiscal health of the community.**

## CAMA MANAGEMENT GOALS/TOPICS

The Coastal Resources Commission (CRC) has identified five key Land Use Management Topics that must be incorporated into Coastal Area Management Act (CAMA) land use plans. These topics include public access, land use compatibility, infrastructure capacity, natural hazard areas, and water quality. A CAMA-compliant land use plan must establish a management goal and planning objective for each of these areas, as mandated by state statutes governing coastal land use planning. The CAMA management goals and objectives are outlined on this page.

### CAMA Management Goal:

#### Public Access

##### Purpose:

**Maximize public access to the beaches and the public trust waters of the coastal region.**

### CAMA Management Goal:

#### Infrastructure Carrying Capacity

##### Purpose:

**Ensure that public infrastructure systems are sized, located, and managed so the quality and productivity of AECs and other fragile areas are protected or restored.**

### CAMA Management Goal:

#### Land Use Compatibility

##### Purpose:

**Ensure that development and use of resources or preservation of land balance protection of natural resources and fragile areas with economic development, and avoids risks to public health, safety, and welfare.**

### CAMA Management Goal:

#### Natural Hazard Areas

##### Purpose:

**Conserve and maintain barrier dunes, beaches, floodplains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.**

### CAMA Management Goal:

#### Water Quality

##### Purpose:

**Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.**

**Local Concerns:** The CRC also allows local governments, through the land use plan, to address issues of local concern by putting forth additional goals and recommendations, or in this plan's case, action items, that may fall outside of the five CAMA management goals above.



CHARTING  
THE COURSE

# IMPLEMENTATION PLAYBOOK

## GOALS, OBJECTIVES, AND ACTION ITEMS FRAMEWORK

The Oak Island project team, in collaboration with the project steering committee and community, developed a strategic framework within this 'Playbook' for presenting the plan's goals, objectives, and action items. The plan begins with six overarching goals that align with the Coastal Resources Commission's (CRC) management goals. Each goal is supported by specific objectives that define measurable outcomes. Finally, action items (policies) are outlined to directly address each objective, providing clear steps for the Town to achieve its broader goals while addressing the CRC's management goals as shown in the matrix provided within this plan. Each action item within this plan has an associated implementation timeframe.

**Implementation Timeframe:** Refers to the estimated period during which an action item should be initiated and/or completed. It reflects when the community can reasonably expect progress on a recommendation, based on resource availability, coordination needs, and strategic sequencing. Note, timeframes can be translated to fiscal years.

- Short Term = 1-3 Years for Implementation
- Medium Term = 3-5 Years for Implementation
- Long Term = 5+ Years for Implementation
- Ongoing = Continue to evaluate as Action Items shift and/or priorities evolve

**Priority Level:** Indicates the relative importance or urgency of an action item. It helps decision-makers focus efforts and allocate resources effectively. Priority is often determined by factors such as community input, feasibility, legal mandates, alignment with core goals, and potential impact.

- High Priority: Critical actions that should be initiated as soon as possible
- Medium Priority: Important but less urgent efforts
- Low Priority: Desirable actions that may depend on future conditions or capacity

The action items outlined in this implementation chapter should be revisited periodically as the Town continues to grow, especially as certain items are completed or require updates based on changing needs and priorities.

### Goals

A clear statement describing the intended long-term outcome or achievement for Oak Island's development, providing direction for planning and decision-making.

### Objectives

Specific, measurable outcomes that contribute to achieving the overarching goal.

### Action Items (Policies)

Concrete steps or activities planned to accomplish each objective.



### Enhance Quality of Life

Addresses CAMA Management Goals 1, 3, 4



### Improve Transportation Efficiency

Addresses CAMA Management Goals 2, 3



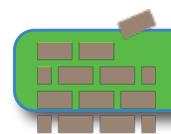
### Preserve & Enhance Natural Resources

Addresses CAMA Management Goals 4, 5



### Expand Recreation Options

Addresses CAMA Management Goals 4, 5



### Enhance Community Appearance

Addresses CAMA Management Goals 1, 4



### Strategic Economic Development

Addresses CAMA Management Goals 4, 5



### **CAMA Management Goals:**

**#1 Land Use Compatibility**

**#2 Public Access**

**#3 Infrastructure Carrying Capacity**

**#4 Natural Hazard Areas**

**#5 Water Quality**



# 1: Enhance Quality of Life

## Objective 1.1: Strategically Update the Town's Unified Development Ordinance (UDO) to Enhance Community Health and Function

Action Item 1.1.1: Implement regulatory requirements for new residential and commercial development to install sidewalks on either side of all streets that connect to existing infrastructure when feasible or are otherwise consistent with the Town's bicycle and pedestrian plans.

Implementation Timeframe	Medium-Term
Priority Level	High-Priority

Action Item 1.1.2: Update Section 11.5, Stormwater Management, of the town's UDO to include provisions for Low Impact Design (LID), such as permeable pavements, rain gardens, and bioswales, to enhance on-site stormwater infiltration and water quality.

Implementation Timeframe	Medium-Term
Priority Level	High-Priority

## Objective 1.2: Promote Actions and Development that Forward the Vision and Character of Oak Island

OAK ISLAND, NC

Action Item 1.2.1: Evaluate annual department reports and metrics to proactively identify and address service barriers and gaps, including, but not limited to water, sewer, and transportation infrastructure in effort to provide enhanced community services supporting resident quality of life and tourism growth.

Implementation Timeframe	Ongoing
Priority Level	Medium-Priority

Action Item 1.2.2: Establish minimum public facility design requirements for Oak Island's beach access points to create a welcoming and consistent experience for all residents and tourists throughout the Town.

Implementation Timeframe	Long-Term
Priority Level	Medium-Priority

## Objective 1.3: Improve Community Infrastructure and Planning

Action Item 1.3.1: Develop a robust consistency statement for Oak Island's Governing Board that reflects on the appropriateness and alignment with the vision of this Comprehensive Plan.

Implementation Timeframe	Short-Term
Priority Level	Medium-Priority

Action Item 1.3.2: Investigate and pursue grant opportunities to secure alternative funding sources that can improve Town infrastructure, services, and future facilities.

Implementation Timeframe	Ongoing
Priority Level	High-Priority

## Objective 1.4: Encourage Diverse and Compatible Housing Types

Action Item 1.4.1: During consideration of conditional rezonings as identified in Section 6.3 of the Unified Development Ordinance, the distribution of housing types and inclusion of non-residential products should be given special consideration with each phase of development, specifically on the mainland.

Implementation Timeframe	Ongoing
Priority Level	Medium-Priority

Action Item 1.4.2: Work with community leadership to identify a minimum lot size to allow accessory dwelling units. Encourage "attached" vs "detached" accessory dwelling units on lots of that size or greater to limit land disturbance/tree removal.

Implementation Timeframe	Ongoing
Priority Level	Low-Priority



## 2: Improve Transportation Efficiency

### Objective 2.1: Strategically Improve Town Streets

Action Item 2.1.1: Regularly monitor the Pavement Condition Survey and work orders to continue improving and preserving pavement health.

Implementation Timeframe	Short-Term
Priority Level	High-Priority

Action Item 2.1.2: Advance the Oak Island Drive Streetscape Master Plan by initiating preparation of construction drawings.

Implementation Timeframe	Short-Term
Priority Level	High-Priority

Action Item 2.1.3: Create and adopt a Complete Streets Policy to establish standards for the community's automobile, bicycle, and pedestrian network focused on transportation efficiency, public, including ADA access to Oak Island's waters and beaches, and community aesthetics.

Implementation Timeframe	Long-Term
Priority Level	High-Priority

### Objective 2.2: Expand Multi-Modal Opportunities Where Possible

Action Item 2.2.1: Produce infographics and other educational resources that advise users of the appropriate facilities for walking, biking, and low-speed vehicles in Oak Island based on transportation method.

Implementation Timeframe	Short-Term
Priority Level	High-Priority

Action Item 2.2.2: Remediate bike lane barriers associated with the environmental surroundings typical of coastal areas such as displaced sand town-wide.

Implementation Timeframe	Ongoing
Priority Level	High-Priority

Action Item 2.2.3: Explore use of app-based citizen reporting methods that will allow pedestrians and cyclists to identify barriers in Oak Island's multimodal network in real time.

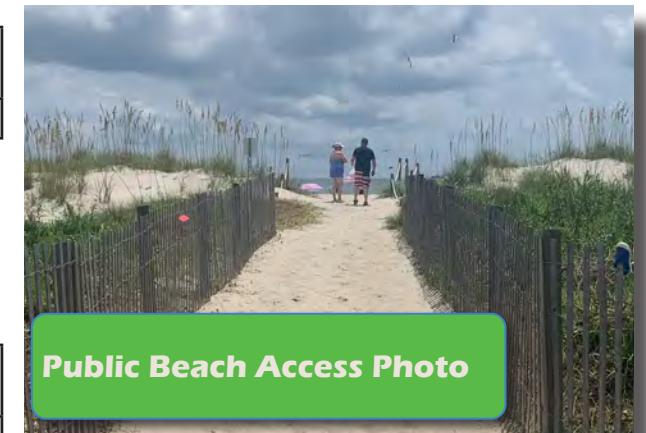
Implementation Timeframe	Medium-Term
Priority Level	Low-Priority

Action Item 2.2.4: Explore feasibility of greenway design standards found in NC 211 Greenway Feasibility study with other additional potential trail locations. Adjust design standards where necessary to include trailhead features, size and spatial needs, and materials.

Implementation Timeframe	Short-Term
Priority Level	Medium-Priority

Action Item 2.2.5: Adopt the Bike Plan & pursue a Pedestrian Plan.

Implementation Timeframe	Short-Term
Priority Level	High-Priority



Public Beach Access Photo

## 2: Improve Transportation Efficiency (Cont.)

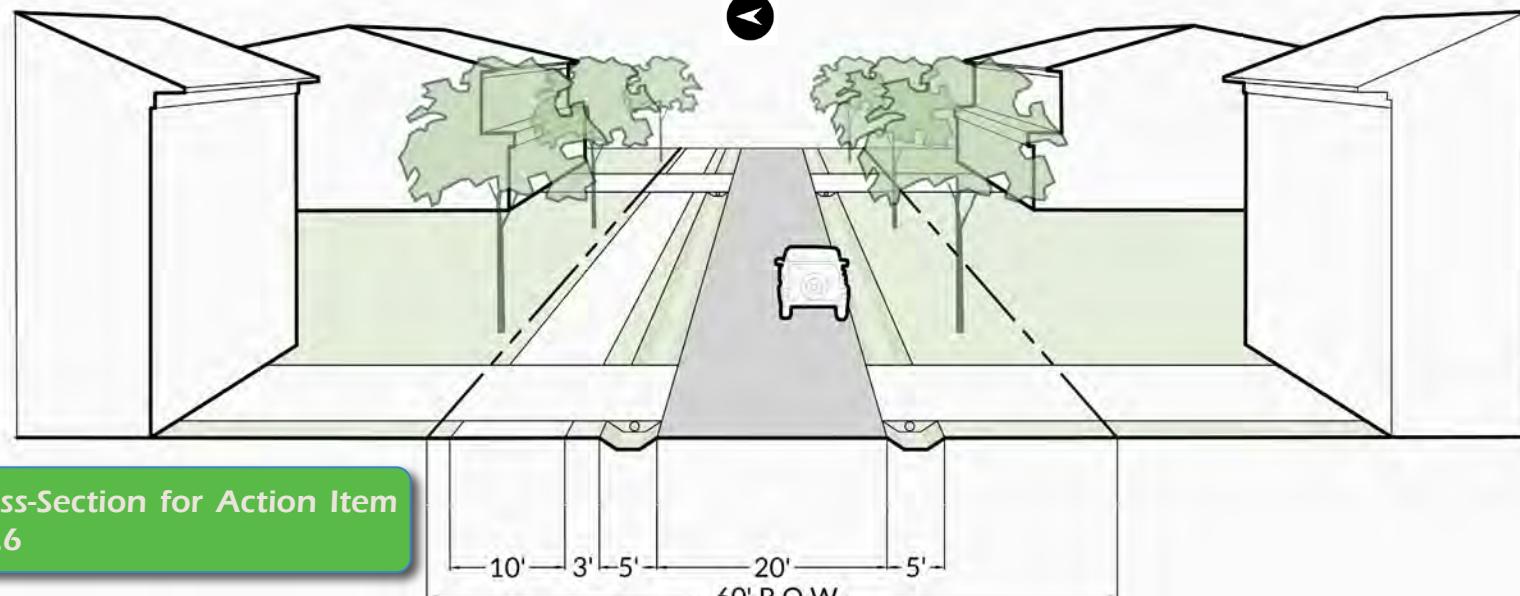


### Objective 2.2: Expand Multi-Modal Opportunities Where Possible (Cont.)

Action Item 2.2.6: Explore feasibility of developing an approximate 7.5-mile greenway along Yacht Drive, taking into account the existing right-of-way and greenway design standards of the Town.

Implementation Timeframe	Medium-Term
Priority Level	High-Priority

The cross-section below, developed in support of the Yacht Drive greenway action item, illustrates a potential scenario in which an approximately 10-foot-wide multi-use path (greenway) could be accommodated within the existing 60-foot right-of-way along Yacht Drive, alongside any necessitated stormwater infrastructure. Additional feasibility analysis will be required as this action item advances toward implementation.





## 3: Preserve and Enhance Natural Resources

HOW GREEN OR GRAY SHOULD YOUR SHORELINE SOLUTION BE?

### Objective 3.1: Protect Oak Island's Waters

Action Item 3.1.1: Promote nature-based shoreline protection in low to moderate wave energy areas; use hybrid or engineered methods where higher energy conditions require.

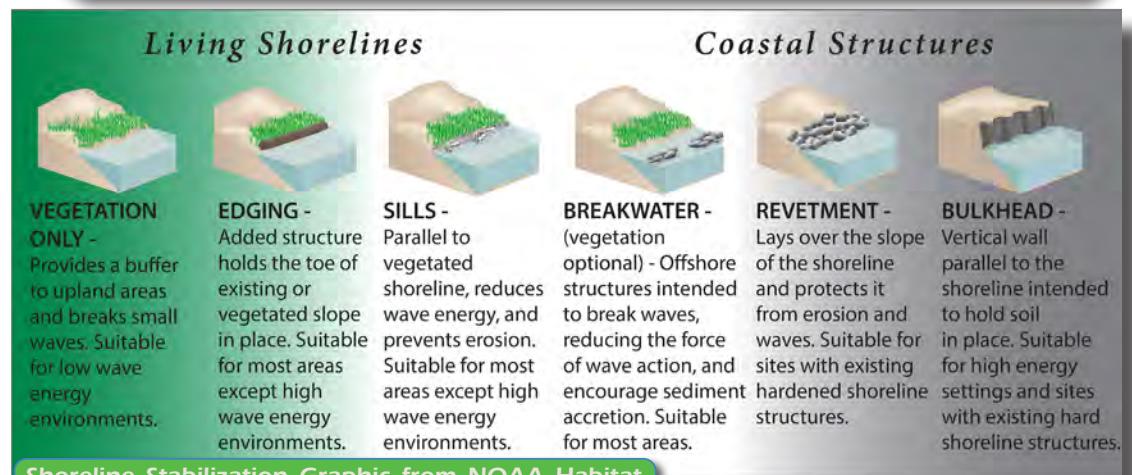
Implementation Timeframe	Medium-Term
Priority Level	High-Priority

Action Item 3.1.2: Identify and map high-risk stormwater outfalls currently discharging into waterways, and explore opportunities to collect and channel runoff toward alternative clean-water mitigation solutions.

Implementation Timeframe	Medium-Term
Priority Level	High-Priority

### GREEN - SOFTER TECHNIQUES

### GRAY - HARDER TECHNIQUES



Action Item 3.1.3: Continue ongoing beach nourishment efforts and pursue a shoreline management strategy focused on Oak Island's inland waters, including the Intracoastal Waterway and Davis Canal to address erosion, habitat protection, public access, and long-term resilience, with an emphasis on nature-based solutions and coordination with state and federal partners.

Implementation Timeframe	Short-Term
Priority Level	High-Priority

Action Item 3.1.4: Update Oak Island's hazard and fill regulations to minimize development in flood-prone and sensitive areas, helping protect water quality and coastal ecosystems.

Implementation Timeframe	Medium-Term
Priority Level	High-Priority

### 3: Preserve and Enhance Natural Resources (Cont.)



Action Item: 3.1.5: Increase the freeboard requirement and enhance floodplain management to improve Oak Island's Community Rating System (CRS) rating.

Implementation Timeframe	Short-Term
Priority Level	High-Priority

Action Item 3.1.6: Promote the use of herbaceous native plantings in swales like the one on Pelican Drive to help clean stormwater, where space allows and without blocking water flow.

Implementation Timeframe	Short-Term
Priority Level	High-Priority



Pelican Drive Swale

#### **Objective 3.2: Enhance and Protect Tree Canopy, Open Space, and Natural Features of the Town**

Action Item 3.2.1: Maintain Tree City USA status and promote the Town's achievements with signage to encourage public support and instill pride in the community.

Implementation Timeframe	Short-Term
Priority Level	High-Priority

Action Item 3.2.2: Support Oak Island's Tree City USA status by educating the community on sustainable landscaping, stormwater management, and tree care, as required by the Arbor Day Foundation.

Implementation Timeframe	Ongoing
Priority Level	High-Priority

Action Item 3.2.3: Consider community goals and environmental best practices with all amendments to Chapter 32 Vegetation of the Town's Code of Ordinances.

Implementation Timeframe	Ongoing
Priority Level	High-Priority

Action Item 3.2.4: Identify and pursue opportunities for the Town to enhance tree planting, such as creating tree planting programs, collaborating with local schools and organizations, and utilizing vacant and underutilized spaces for new tree canopy projects.

Implementation Timeframe	Medium-Term
Priority Level	High-Priority

#### **Case Study: Coastal Landscapes Initiative (CLI)**

The Coastal Landscapes Initiative is a collaborative effort in North Carolina that addresses landscaping from planning and design to installation and management. CLI aims to foster coastal landscapes that are beautiful, functional, cost-efficient, and environmentally friendly, promoting the use of native plants and sustainable landscaping practices in coastal communities.





## 4: Expand Recreation Options

### Objective 4.1: Identify New Recreation and Gathering Space Needs, Assess Department Operations, and Implement Parks Projects

Action Item 4.1.1: Adopt the [Parks and Recreation Comprehensive Plan](#) upon completion to maintain the Town's eligibility for state and federal grants.

Implementation Timeframe	Short-Term
Priority Level	High-Priority

Action Item 4.1.2: Conduct a GIS audit of Town-owned and vacant parcels to identify potential locations for future recreation development and beach access improvements.

Implementation Timeframe	Short-Term
Priority Level	High-Priority

Action Item 4.1.3: Utilizing the Parks Level of Service Map provided in this Comprehensive Plan, strategically determine both the locations of future parks, trails, and facilities within existing parks to adequately serve the Oak Island community and to address any service gaps.

Implementation Timeframe	Medium-Term
Priority Level	High-Priority

### Objective 4.2: Coordinate with Regional Providers to Identify Service Gaps and Redundancy

Action Item 4.2.1: Develop and maintain an inventory of private recreation facilities and program offerings in Oak Island.

Implementation Timeframe	Short-Term
Priority Level	High-Priority

Action Item 4.2.2: Establish a regional recreation Task Force with Southport, Caswell Beach, and Brunswick County Parks and Recreation leaders. Meetings will be used to understand future facility development, existing and developing programs, and other regional recreation considerations to limit redundancy in

general offerings and to identify niche opportunities for Oak Island residents and visitors.

Implementation Timeframe	Long-Term
Priority Level	Medium-Priority

### Objective 4.3: Continue Planning and Monitoring of Future Recreation

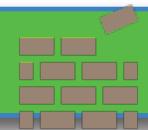
Action Item 4.3.1: Conduct public input meetings with users of the Oak Island Community Center to understand current constraints and ensure that the facility and future spaces meet the needs of the population.

Implementation Timeframe	Short-Term
Priority Level	High-Priority

Action Item 4.3.2: Monitor program and facility use by establishing metrics for each. Use collected data to identify flexibility in facility features and programs to adapt to changing community needs.

Implementation Timeframe	Long-Term
Priority Level	High-Priority

## 5: Enhance Community Appearance



### Objective 5.1: Require Enhanced Design Standards for Commercial Developments

Action Item 5.1.1: Update the building design standards requirements outlined in Section 10.16 of the UDO to clearly delineate the commercial district from residential areas along Oak Island Drive.

Implementation Timeframe	Medium-Term
Priority Level	High-Priority

Action Item 5.1.2: Continue to assist local business owners in navigating the UDO to encourage the expansion of a desired commercial tax base.

Implementation Timeframe	Ongoing
Priority Level	Medium-Priority

Action Item 5.1.3: In new commercial development and redevelopment, require pedestrian considerations such as walkability and access from all building entrances to parking areas, and prioritize vehicle interconnectivity to enhance safety and convenience.

Implementation Timeframe	Medium-Term
Priority Level	High-Priority

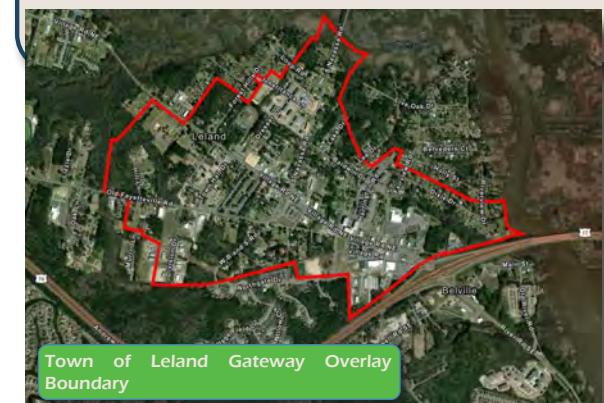
### Objective 5.2: Establish a Gateway Overlay District to Create Memorable, Recognizable Entrances Into the Oak Island Community

Action Item 5.2.1: Establish a gateway overlay district in areas identified on the future land use map and practice enhanced district specific landscaping and signage regulations.

Implementation Timeframe	Short-Term
Priority Level	Medium-Priority

#### Case Study: Town of Leland Gateway Overlay District

As part of a Unified Development Ordinance (UDO) update, Leland established a Gateway Overlay District along major entrances to the town, including U.S. Highway 17 and Village Road, to create distinctive and attractive corridors that reflect the town's identity and foster a sense of arrival. The overlay district creation was informed through community engagement which consisted of multiple workshops and design charettes that resulted in increased landscaping and signage standards.





## 6: Strategically Encourage Economic Development

### Objective 6.1: Explore Mixes of Land Uses That Support an Optimal Revenue Stream

Action Item 6.1.1: Identify advantageous/opportune residential to commercial land use ratios with the deliberate intention to grow the Town's commercial tax base.

Implementation Timeframe	Short-Term
Priority Level	High-Priority

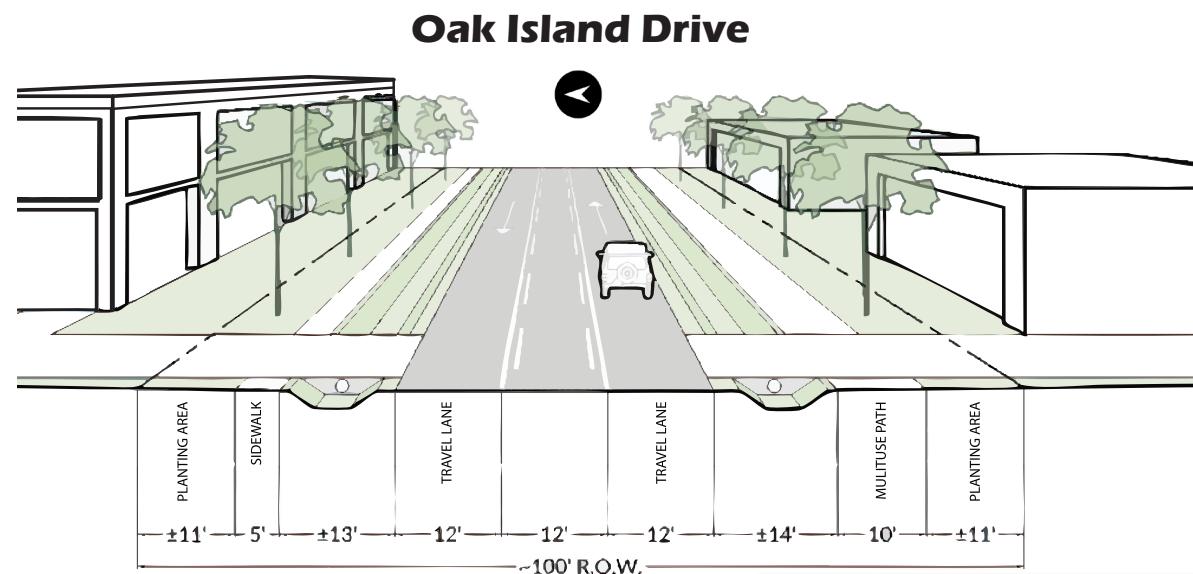
Action Item 6.1.2: Encourage commercial and mixed-use development in strategic areas identified on the future land use map.

Implementation Timeframe	Ongoing
Priority Level	Medium-Priority

Action Item 6.1.3: Harness the improved aesthetics and walkability of Oak Island Drive following the implementation of the Streetscape Master Plan by capitalizing on its revenue producing opportunities by engaging in community building events such as street fairs and festivals.

Implementation Timeframe	Long-Term
Priority Level	High-Priority

The cross-section below, developed in support of Action Item 6.2.1 from the Oak Island Streetscape Master Plan, illustrates potential pedestrian improvements within the existing Oak Island Drive right-of-way. It also includes building-type examples that reflect those appropriate for the Commercial Core (CC) Character Area, as identified in the Future Land Use chapter of this plan.



Cross-Section for Action Item 6.2.1



## 6: Strategically Encourage Economic Development (Cont.)

### Objective 6.2: Revitalize Oak Island Drive's Commercial Corridor

Action Item 6.2.1: In addition to continued implementation of the Streetscape Master Plan, improve the aesthetics of Oak Island's commercial core with social gathering spaces, intentional and inclusive design and pedestrian access to attract private investment.

Implementation Timeframe	Long-Term
Priority Level	High-Priority

Action Item 6.2.2: Continue to monitor the permitted use table to ensure uses listed are reflective of development trends and community needs such as retail and eating establishments of varied types are permitted within the town's commercial core.

Implementation Timeframe	Ongoing
Priority Level	Medium-Priority

Action Item 6.2.3: Develop social districts in Oak Island's commercial areas, inspired by Washington, NC, by integrating pedestrian-friendly spaces, outdoor seating, and tree planting to promote community engagement, enhance public gathering spaces, and improve aesthetics.

Implementation Timeframe	Long-Term
Priority Level	High-Priority

### Case Study: City of Washington, NC Main Street

Washington, NC revitalized its historic downtown by creating welcoming public spaces through tree plantings, outdoor seating, widened sidewalks, and streetscape improvements. These enhancements encourage community gathering, support local businesses, and promote walkability. Although different with respect to the existing structures downtown Washington has, the effort offers a strong model for Oak Island to enhance its commercial areas and create a more vibrant, people-friendly environment.



## IMPLEMENTATION

Successful implementation of this Comprehensive Land Use Plan depends on leadership, coordination, and a shared commitment to action. The Oak Island Town Council, Planning Board, Town staff, and community members each have a vital role to play. The recommended responsibilities of each group to ensure progress and lasting impact are outlined below.

### Town Council

- Establish a clear nexus between land use decisions and Comprehensive Land Use Plan consistency.
- Regularly coordinate with the planning board, staff, and general public on implementation of action items.



### Planning Board

- Through all land use reviews, including but not limited to rezonings, reference the Comprehensive Land Use Plan's Future Land Use Map, vision, goals, and action items for consistency.
- Regularly monitor action-item progress through coordination with Town Council and Planning Staff.

### Town Staff

- Provide professional guidance on land use decisions in terms of comprehensive land use plan consistency.
- Provide regular progress updates to town council, staff, general public on action item implementation.

- Identify necessary amendments to the Comprehensive Land Use Plan as it is a living document.

### Oak Island Community

- Attend Planning Board and Town Council meetings along with other educational events facilitated by the Town.
- Provide feedback to Town leaders as to the implementation of the plan.
- Educate friends and neighbors on the guiding vision of the plan.

The following pages include consist of this plan's Action-Items in matrix format. This format is inteded to serve as a progress tracker for the various Town groups listed previously.

## ACTION ITEM MATRIX

Action Item	Implementation Timeframe	Priority	Completed (Yes/No)
<b>Goal 1: Enhance Quality of Life</b>			
<b>Objective 1.1: Strategically Update the Town's Unified Development Ordinance (UDO) to Enhance Community Health and Function</b>			
Action Item 1.1.1: Implement regulatory requirements for new residential and commercial development to install sidewalks on either side of all streets that connect to existing infrastructure when feasible or are otherwise consistent with the Town's bicycle and pedestrian plans.	Medium Term	High Priority	
Action Item 1.1.2: Update Section 11.5, Stormwater Management, of the town's UDO to include provisions for Low Impact Design (LID), such as permeable pavements, rain gardens, and bioswales, to enhance on-site stormwater infiltration and water quality.	Medium Term	High Priority	
<b>Objective 1.2: Promote Actions and Development that Forward the Vision and Character of Oak Island</b>			
Action Item 1.2.1: Action Item 1.2.1: Evaluate annual department reports and metrics to proactively identify and address service barriers and gaps, including, but not limited to water, sewer, and transportation infrastructure in effort to provide enhanced community services supporting resident quality of life and tourism growth.	Ongoing	Medium Priority	

Action Item 1.2.2: Establish minimum public facility design requirements for Oak Island's beach access points to create a welcoming and consistent experience for all residents and tourists throughout the Town.	Long Term	Medium Priority	
<b>Objective 1.3: Improve Community Infrastructure and Planning</b>			
Action Item 1.3.1: Develop a robust consistency statement for Oak Island's Governing Board that reflects on the appropriateness and alignment with the vision of this Comprehensive Plan.	Short Term	Medium Priority	
Action Item 1.3.2: Investigate and pursue grant opportunities to secure alternative funding sources that can improve Town infrastructure, services, and future facilities.	Ongoing	High Priority	
<b>Objective 1.4: Encourage Diverse and Compatible Housing Types</b>			
Action Item 1.4.1: During consideration of conditional rezonings as identified in Section 6.3 of the unified Development Ordinance, the distribution of housing types and inclusion of non-residential products should be given special consideration with each phase of development, specifically on the mainland.	Ongoing	Medium Priority	
Action Item 1.4.2: Work with community leadership to identify a minimum lot size to allow accessory dwelling units. encourage "attached" vs "detached" accessory dwelling units on lots of that size or greater to limit land disturbance/tree removal.	Ongoing	Medium Priority	

<b>Goal 2: Improve Transportation Efficiency</b>			
<b>Objective 2.1: Strategically Improve Town Streets</b>			
Action Item 2.1.1: Regularly monitor the Pavement Condition Survey and work orders to continue improving and preserving pavement health.	Short Term	High Priority	
Action Item 2.1.2: Advance the Oak Island Drive Streetscape Master Plan by initiating preparation of construction drawings.	Short Term	High Priority	
Action Item 2.1.3: Create and adopt a Complete Streets Policy to establish standards for the community's automobile, bicycle, and pedestrian network focused on transportation efficiency, public, including ADA access to Oak Island's waters and beaches, and community aesthetics.	Long Term	High Priority	
<b>Objective 2.2: Expand Multi-Modal Opportunities Where Possible</b>			
Action Item 2.2.1: Produce infographics and other educational resources that advise users of the appropriate facilities for walking, biking, and low-speed vehicles in Oak Island based on transportation method.	Short Term	High Priority	
Action Item 2.2.2: Remediate bike lane barriers associated with the environmental surroundings typical of coastal areas such as displaced sand town wide.	Ongoing	High Priority	
Action Item 2.2.3: Explore use of app-based citizen reporting methods that will allow pedestrians and cyclists to identify barriers in Oak Island's multi-modal network in real time.	Medium Term	Low Priority	

Action Item 2.2.4: Explore feasibility of greenway design standards found in NC 211 Greenway Feasibility study with other additional potential trail locations. Adjust design standards where necessary to include trailhead features, size and spatial needs, and materials.	Short Term	Medium Priority	
Action Item 2.2.5: Adopt the Bike Plan & pursue a Pedestrian Plan.	Short Term	High Priority	
Action Item 2.2.6: Explore feasibility of developing an approximate 7.5-mile greenway along Yacht Drive, taking into account the existing right-of-way and greenway design standards of the Town.	Medium Term	High Priority	
<b>Goal 3: Preserve and Enhance Natural Resources</b>			
<b>Objective 3.1: Protect Oak Island's Waters</b>			
Action Item 3.1.1: Promote nature-based shoreline protection in low to moderate wave energy areas; use hybrid or engineered methods where higher energy conditions require.	Medium Term	High Priority	
Action Item 3.1.2: Identify and map high-risk stormwater outfalls currently discharging into waterways, and explore opportunities to collect and channel runoff toward alternative clean-water mitigation solutions.	Medium Term	High Priority	
Action Item 3.1.3: Continue ongoing beach nourishment efforts and pursue a shoreline management strategy focused on Oak Island's inland waters—including the Intracoastal Waterway and Davis Canal—to address erosion, habitat protection, and long-term resilience, with an emphasis on nature-based solutions and coordination with state and federal partners.	Short Term	High Priority	

Action Item: 3.1.4: Update Oak Island's hazard and fill regulations to minimize development in flood-prone and sensitive areas, helping protect water quality and coastal ecosystems.	Medium Term	High Priority	
Action Item: 3.1.5: Increase the freeboard requirement and enhance floodplain management to improve Oak Island's Community Rating System (CRS) rating.	Short Term	High Priority	
Action Item 3.1.6: Promote the use of herbaceous native plantings in swales like the one on Pelican Drive to help clean stormwater, where space allows and without blocking water flow.	Short Term	High Priority	
<b>Objective 3.2: Enhance and Protect Tree Canopy, Open Space, and Natural Features of the Town</b>			
Action Item 3.2.1: Maintain Tree City USA status and promote the Town's achievements with signage to encourage public support and instill pride in the community.	Short Term	High Priority	
Action Item 3.2.2: Support Oak Island's Tree City USA status by educating the community on sustainable landscaping, stormwater management, and tree care, as required by the Arbor Day Foundation.	Ongoing	High Priority	
Action Item 3.2.3: Consider community goals and environmental best practices with all amendments to Chapter 32 Vegetation of the Town's Code of Ordinances.	Ongoing	High Priority	
Action Item 3.2.4: Identify and pursue opportunities for the Town to enhance tree planting, such as creating tree planting programs, collaborating with local schools and organizations, and utilizing vacant and underutilized spaces for new tree canopy projects.	Medium Term	High Priority	

<b>Goal 4: Expand Recreation Options</b>			
<b>Objective 4.1: Identify New Recreation and Gathering Space Needs, Assess Department Operations, and Implement Parks Projects</b>			
Action Item 4.1.1: Adopt the Parks and Recreation Comprehensive Plan upon completion to maintain the Town's eligibility for state and federal grants.	Short Term	High Priority	
Action Item 4.1.2: Conduct a GIS audit of Town-owned and vacant parcels to identify potential locations for future recreation development and beach access improvements.	Short Term	High Priority	
Action Item 4.1.3: Utilizing the Parks Level of Service Map provided in this Comprehensive Plan, strategically determine both the locations of future parks, trails, and facilities within existing parks to adequately serve the Oak Island community and to address any service gaps.	Medium Term	High Priority	
<b>Objective 4.2: Coordinate with Regional Providers to Identify Service Gaps and Redundancy</b>			
Action Item 4.2.1: Develop and maintain an inventory of private recreation facilities and program offerings in Oak Island.	Short Term	High Priority	

Action Item 4.2.2: Establish a regional recreation Task Force with Southport, Caswell Beach, and Brunswick County Parks and Recreation leaders. Meetings will be used to understand future facility development, existing and developing programs, and other regional recreation considerations to limit redundancy in general offerings and to identify niche opportunities for Oak Island residents and visitors.	Long Term	Medium Priority	
<b>Objective 4.3: Continue Planning and Monitoring of Future Recreation</b>			
Action Item 4.3.1: Conduct public input meetings with users of the Oak Island Community Center to understand current constraints and ensure that the facility and future spaces meet the needs of the population	Short Term	High Priority	
Action Item 4.3.2: Monitor program and facility use by establishing metrics for each. use collected data to identify flexibility in facility features and programs to adapt to changing community needs.	Long Term	High Priority	
<b>Goal 5: Enhance Community Appearance</b>			
<b>Objective 5.1: Require Enhanced Design Standards for Commercial Developments</b>			
Action Item 5.1.1: Update the building design standards requirements outlined in Section 10.16 of the UDO to clearly delineate the commercial district from residential areas along Oak Island Drive	Medium Term	High Priority	
Action Item 5.1.2: Continue to assist local business owners in navigating the UDO to encourage the expansion of a desired commercial tax base.	Ongoing	Medium Priority	

Action Item 5.1.3: In new commercial development and redevelopment, require pedestrian considerations such as walkability and access from all building entrances to parking areas, and prioritize vehicle interconnectivity to enhance safety and convenience.	Medium Term	High Priority	
<b>Objective 5.2: Establish a Gateway Overlay District to Create Memorable, Recognizable Entrances Into the Oak Island Community</b>			
Action Item 5.2.1: Establish a gateway overlay district in areas identified on the future land use map and practice enhanced district specific landscaping and signage regulations.	Short Term	Medium Priority	
<b>Goal 6: Strategic Economic Development</b>			
<b>Objective 6.1: Explore Mixes of Land Uses That Support an Optimal Revenue Stream</b>			
Action Item 6.1.1: Identify advantageous/opportune residential to commercial land use ratios with the deliberate intention to grow the Town's commercial tax base.	Short Term	High Priority	
Action Item 6.1.2: Encourage commercial and mixed-use development in strategic areas identified on the future land use map.	Ongoing	Medium Priority	
Action Item 6.1.3: Harness the improved aesthetics and walkability of Oak Island Drive following the implementation of the Streetscape Master Plan by capitalizing on its revenue producing opportunities by engaging in community building events such as street fairs and festivals.	Long Term	High Priority	

<b>Objective 6.2: Revitalize Oak Island Drive's Commercial Corridor</b>			
Action Item 6.2.1: In addition to continued implementation of the Streetscape Master Plan, improve the aesthetics of Oak Island's commercial core with social gathering spaces, intentional and inclusive design and pedestrian access to attract private investment.	Long Term	High Priority	
Action Item 6.2.2: Continue to monitor the permitted use table to ensure uses listed are reflective of development trends and community needs such as retail and eating establishments of varied types are permitted within the town's commercial core.	Ongoing	Medium Priority	
Action Item 6.2.3: Develop social districts in Oak Island's commercial areas, inspired by Washington, NC, by integrating pedestrian friendly spaces, outdoor seating, and tree planting to promote community engagement, enhance public gathering spaces, and improve aesthetics.	Long Term	High Priority	



7

**FUTURE LAND  
USE**

## ESTABLISHING THE FUTURE LAND USE MAP

Oak Island's Future Land Use Map (FLUM) was developed through a comprehensive process that incorporated community feedback and prioritized land use compatibility while identifying opportunities for future residential and non-residential growth. As a key planning tool, the FLUM plays a vital role in guiding decision-making for future development proposals. Residents and stakeholders should carefully reference this map, along with the intent behind each character area outlined in this chapter, when evaluating land development within the Town.

The FLUM, along with its supporting goals and action-items, is designed to consider existing land uses and previous planning efforts while providing a long-term vision for Oak Island's development over the next two decades. As part of a comprehensive plan, the FLUM reflects the community's aspirations for land use and development patterns, helping to guide future decisions on Zoning Map Amendments (Rezonings) and public infrastructure investments.

**THE DRAFT CHARACTER AREAS PRESENTED HERE ARE A KEY STEP IN DEVELOPING OAK ISLAND'S FUTURE LAND USE MAP. THESE AREAS WERE ESTABLISHED BASED ON A COMBINATION OF FACTORS, INCLUDING:**

- Existing land use patterns and community character.
- Environmental features and constraints.
- Opportunities for growth, redevelopment, and preservation.
- Input from community members, stakeholders, and Town Leadership.

CONSERVATION AND RECREATION  
(CR)

**Focus:** Preserve Areas of Environmental Concern (AECs), wetlands, primary nursery areas, hydric soils, and flood-prone zones.

**Desired Uses:** Encourage passive recreation such as trails and boardwalks, support wildlife habitats, and promote educational opportunities. While few residential and non-residential structures may exist within this Character Area, they should not be encouraged and any new construction, additions, or post-storm reconstruction should be carefully evaluated to minimize environmental impacts and enhance resilience.

**Discouraged Uses:** Medium and Large scale residential and non-residential development. Development associated with large amounts of impervious surface.

**Utility Infrastructure:** Public and private utilities are discouraged in these areas of the community.

**Compatible Zoning Districts:** OS, Open Space

**Design Elements:**

**Transportation:** Limited automobile infrastructure exists, nor should be created in these areas. Unimproved pedestrian infrastructure such as nature trails and other low-impact walking and bicycling-oriented uses are encouraged.

### MIXED RESIDENTIAL COMMUNITY (MRC)

**Focus:** Encourage a mix of single-family homes, townhouses, and multifamily units to provide a range of housing options, fostering a vibrant, family-friendly atmosphere and supporting population growth.

**Desired Uses:** Single-family residences, townhouses, multifamily apartments, community amenities (e.g., parks, trails), and small-scale neighborhood services (e.g., convenience stores, childcare facilities). habitats, and educational resources.

**Discouraged Uses:** Large scale commercial and industrial uses. Single-uses that are associated with heavy traffic volumes and may pose as a burden to transportation infrastructure.

**Utility Infrastructure:** Public and private utilities are found and encouraged in these areas of the community. Being as this Character Area is found on the mainland portion of Town, Brunswick County is the public utility provider.

**Compatible Zoning Districts:** PUD, Planned Unit Development, R-6MF, Higher Density Residential District, CB, Community Business District, CR, Community Recreation District, C-LD, Commercial Low Density District.

#### Design Elements:

**Pedestrian Consideration:** Design should be consistent with the Oak Island Streetscape and inclusive of pedestrian safety elements.

**Transportation:** Public and private collector roads and improved pedestrian and bicycle infrastructure to compliment regional efforts on the mainland.



**ESTABLISHED RESIDENTIAL  
NEIGHBORHOODS (ERN)**

**Focus:** Protect community character, ensure compatibility with surrounding land uses, and limit encroachment from higher-intensity uses.

**Desired Uses:** Single-family homes, some accessory dwelling units (ADUs), and small-scale parks.

**Discouraged Uses:** Large scale commercial and industrial uses, and multifamily uses.

**Utility Infrastructure:** Public and private utilities are found and encouraged in these areas of the community. With this Character Area found predominately on the island portion of Town, Oak Island is the public utility provider.

**Compatible Zoning Districts:** R-6, Residential District.

**Design Elements:**

**Pedestrian Consideration:** Design should be consistent with the Oak Island Streetscape and inclusive of pedestrian safety elements.

**Transportation:** Primarily Town Streets with an emphasis on additional multi modal infrastructure to support existing, and connect established residences to goods, services, and public water accesses.

**COMMERCIAL CORE  
(CC)**

**Focus:** Create a vibrant commercial hub and promote redevelopment of underutilized areas, support small businesses, and increase housing variety.

**Desired Uses:** Multi-family housing (upper floors), retail, restaurants, offices, and public gathering spaces.

**Discouraged Uses:** Large scale commercial and industrial uses. Single-uses that are associated with heavy traffic volumes and may pose as a burden to transportation infrastructure. Single-family uses and uses not conducive to a compact, pedestrian-oriented commercial node of Town.

**Utility Infrastructure:** Public and private utilities are found and encouraged in these areas of the community. Being as this Character Area is found predominantly on the island portion of Town, Oak Island is the public utility provider.

**Compatible Zoning Districts:** CB, Commercial Business, PUD, Planned Unit Development, and Conditional Zoning.

**Design Elements:**

**Pedestrian Consideration:** Design should be consistent with the Oak Island Streetscape and inclusive of pedestrian safety elements.

**Transportation:** Primarily Town Streets with the exception of East Oak Island Drive, and an emphasis on additional multi modal infrastructure to support existing, and connect established residences to goods, services, and public water accesses. Concepts outlined in the Oak Island Streetscape Master Plan should be largely considered in new development and redevelopment within these areas.



**GATEWAY COMMERCIAL (GC)**

**Focus:** Develop distinct, vibrant commercial areas at key entry points—NC 211, NC 906, Middleton Blvd, and Long Beach Road—that serve as welcoming gateways to Oak Island, supporting a mix of businesses while maintaining the town's coastal charm.

**Desired Uses:** Retail shops, restaurants, service-oriented businesses, mixed-use developments with residential or office spaces on upper floors, and public amenities like plazas and landscaped areas. Job-generating and light-industrial uses are also encouraged in these areas.

**Discouraged Uses:** Residential uses, including single-family and multifamily.

**Utility Infrastructure:** Public and private utilities are found and encouraged in these areas of the community. Being as this Character Area is found on the mainland portion of Town, Brunswick County is the public utility provider.

**Compatible Zoning Districts:** AD, Airport District, CB, Commercial Business, PUD, Planned Unit Development, CLD, Commercial Low-Density, and Conditional Zoning.

**Design Elements:**

**Pedestrian Consideration:** Design should be consistent with the Oak Island Streetscape and inclusive of pedestrian safety elements.

**Transportation:** Collector streets, and roads equipped to handle truck traffic. Pedestrian infrastructure consideration is encouraged internally within commercial uses.

**Additional Considerations:** Landscaping is heavily encouraged in these areas as they often welcome Oak Island residents and visitors into the community. Preservation of existing vegetation should be considered first, however, supplemental plantings and landscaping above and beyond the requirements of the UDO are often found in these gateway areas of the Town.

**TRANSITIONAL MIXED-USE CORRIDORS (TMUC)**

**Focus:** Buffer existing residential uses and commercial core through the facilitation of moderate-intensity development while maintaining compatibility with adjacent residential zones.

**Desired Uses:** Small-scale multi-family housing, townhomes, mixed-use buildings, and neighborhood commercial uses (e.g., coffee shops, medical offices).

**Discouraged Uses:** Single-family and large-scale commercial uses such as big-box retailers.

**Utility Infrastructure:** Public and private utilities are found and encouraged in these areas of the community. Being as this Character Area is found predominantly on the island portion of Town, Oak Island is the public utility provider.

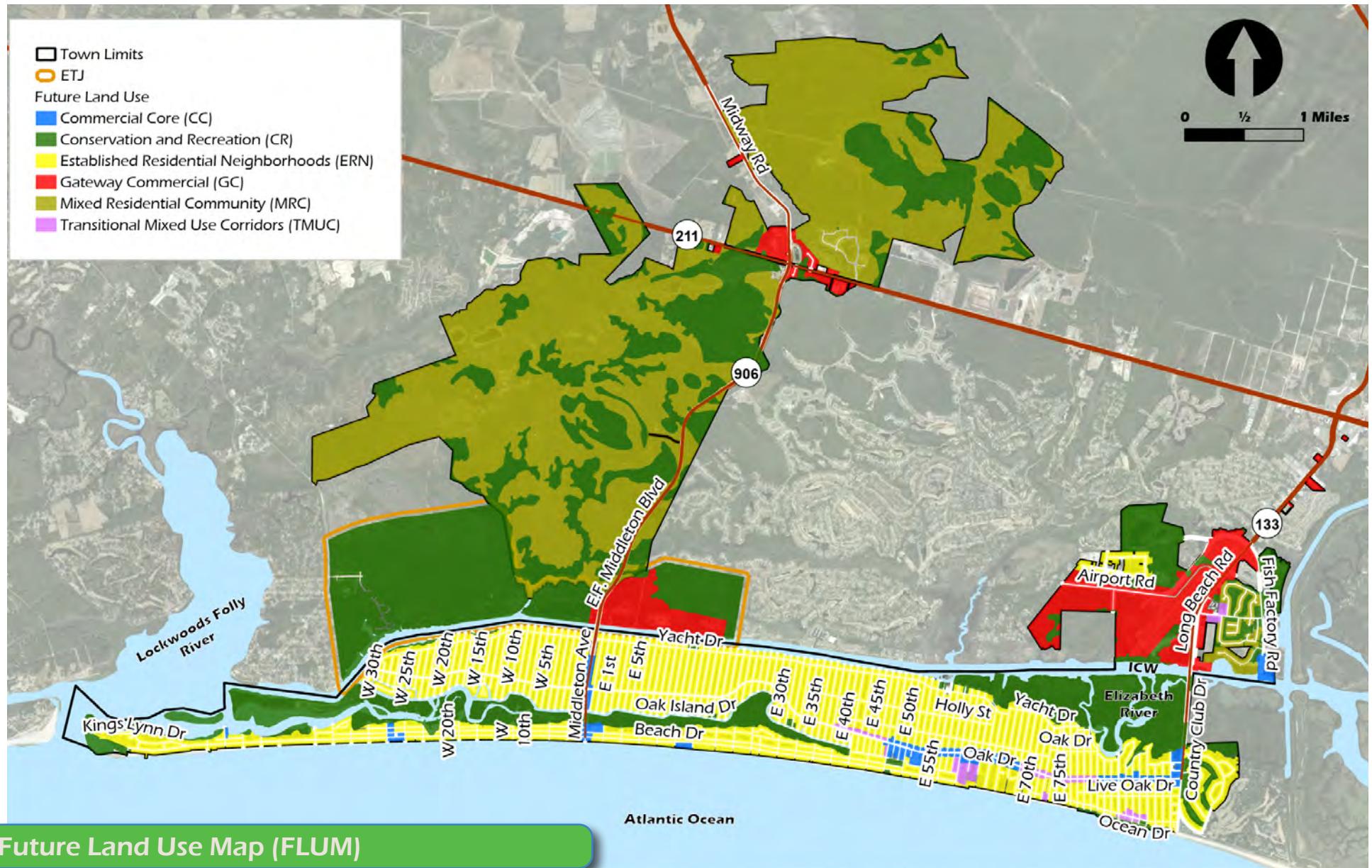
**Compatible Zoning Districts:** PUD, Planned Unit Development and Conditional Zoning.  
**Design Elements:**

**Pedestrian Consideration:** Design should be consistent with the Oak Island Streetscape and inclusive of pedestrian safety elements.

**Transportation:** Primarily Town Streets with the exception of East Oak Island Drive, and an emphasis on additional multi modal infrastructure to support existing, and connect established residences to goods, services, and public water accesses.



## FUTURE LAND USE



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# A

Appendix

## OAK ISLAND DRIVE STREETSCAPE MASTERPLAN

## STREETSCAPE MASTER PLAN SCOPE AND PURPOSE

The Streetscape Masterplan of Oak Island Drive is an exploration of the form and function of the commercial corridor in Oak Island. The goal of this project is to develop a vision to guide the design of a friendly and visually attractive pedestrian landscape. The study analyzes two street sections (Study Area A and B) that lie within the commercial districts of town. The idea of creating a true "Main Street" for the Town of Oak Island emerged through discussions with the leadership, Business Advisory Board members and local community residents. This new concept for Oak Island Drive accounts for the interaction between pedestrians, businesses and vehicles and is easy to understand when talking to community members about improving the functionality and aesthetics of the roadway. This Streetscape Masterplan Study is not intended to be a one size fit all solution that is realized in a distant future. Rather, the concepts explored and alternatives presented in this document are guidelines for a series of smaller projects

within the current existing conditions as pilot projects. With its long stretch across the island, Oak Island Drive has several personalities which do not all need the same application of improvement.

The community engagement process, meetings with stakeholders and feedback from the Community Surveys, show a desire for pedestrian connectivity and safety. These are top priorities for the community. Pedestrian access (which apply from bridge to bridge) became the driving force for the design alternatives and concepts. During the study, conversations revealed similarities and competing interests between different stakeholders and the project team worked to find consensus among the community members that met the overall vision.

The project team also reviewed previous documents related to the streetscape including the East Coast Greenway Study performed in 2021. This 2021 study proposed a multiuse path on the north side of Oak Island Drive. After talking with community members and examining constraints like underground utility locations and pedestrian and cyclist access to the beach, this Streetscape Masterplan Study determined that the

multiuse path is better suited to the south side of Oak Island Drive.

Through the process of due diligence, site analysis, meeting with stakeholders, community engagement meetings, and a community survey, the project team developed a vision and goals for the Streetscape Master Plan.

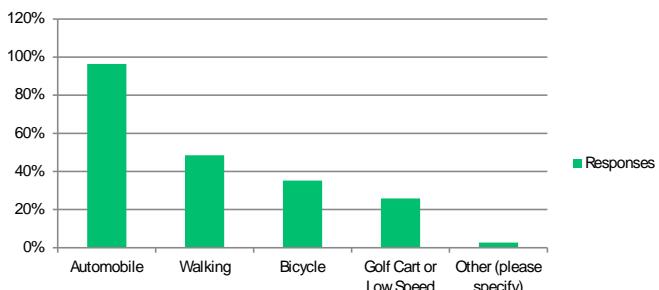
The Streetscape Master Plan Study ran concurrently with the "Charting the Course 2045" Comprehensive CAMA Land Use Plan update from November 2024- March 2025. Key milestones in the Streetscape Masterplan included:

- The site visits (2) and walks with staff along the Corridor (the initial study area was expanded to include a 100' ROW and a 60' ROW section of Oak Island Drive)
- Data collection about existing conditions from available online sources and staff feedback
- Review of previous studies provided by staff and available with the CAMA LUP update work
- Discussions with stakeholders including Business Advisory Board, NCDOT, Public Safety Officers and the community at two engagement events, with intermediate discussions with town staff.

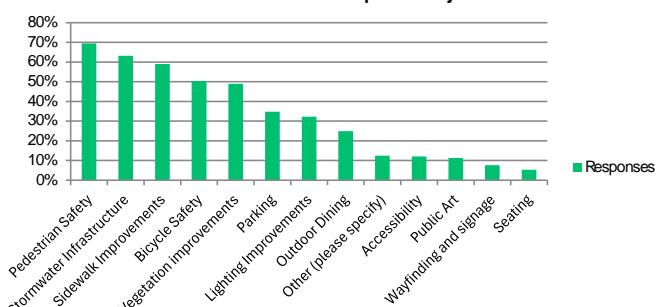
- Alternatives to enhance safety and improve aesthetics, that were investigated and presented to staff and the community.

Community Survey results provided the following data specifically to the Masterplan:

How do you navigate East Oak Island Drive? (select all that apply)



What are your top 5 priorities for the Oak Island Streetscape Project?



During the community feedback process, the design team discussed the challenges of parking needs, stormwater concerns, beautification and pedestrian safety in conversations with key stakeholders and the public. These points were refined and adapted to create the Streetscape Master Plan components and goals. The Streetscape Master Plan is the impetus for the necessary discussions and decisions needed to accommodate all the interested parties along Oak Island Drive.

## COMMUNITY VISION

The Town of Oak Island desires to create a safe and attractive streetscape that accommodates both pedestrian and vehicular traffic, creates a Main Street environment for the enjoyment of residents and visitors, and stimulates economic development for the town.

The challenges of balancing parking needs, walkability and aesthetics are important issues to explore as part of the process. While the focus on pedestrian safety and connectivity emerged as a primary goal of this study, the needs of the business community for accessible parking and the desire for minimal improvements within the NCDOT rights of way were explored and discussed.

## GOALS OF THE STUDY AREA

Town and community goals were aligned and supportive of the Main Street concept in the commercial areas (Study Area A and B).

These include provisions outlined below:

### Accessible Pedestrian Access along the Corridor through Sidewalk Improvements

A continuous pedestrian route is needed on both sides of Oak Island Drive for maximum safety and efficiency.

The 5' continuous sidewalk and 10' continuous side path along Oak Island Drive maximizes pedestrian and bike safety but necessitates the loss of parking that is currently in the right of way on Oak Island Drive. Currently, there are many driveway cuts along the corridor that interrupt the flow of pedestrian travel as vehicles wait on Oak Island Drive to turn into a business. Reducing and consolidating driveway cuts improves safety for pedestrians, cyclists, and vehicles. The project team met with NCDOT officials, the Oak Island Business Advisory Board, and Town Leaders to design a strategy to create a safe and aesthetically pleasing Oak Island Drive.

The primary strategy includes removal of multiple existing driveways and right of way parking. The study also explored adding additional signalized pedestrian crossings, and team members met with NCDOT officials to understand the requirements. Those meetings confirm that additional signalized pedestrian crossings from North to South require a traffic study and an accessible sidewalk at the intersection on both sides of Oak Island Drive.



## Accessible Parking Availability in Proximity to Businesses

Parking that is accessible and convenient, is a top priority for business owners along Oak Island Drive.

Parking losses and reconfiguration are needed to improve pedestrian access to the businesses and implement a continuous sidewalk on both sides of the street. The side street design concept replaces lost parking by adding

side street parallel parking within Town controlled rights of way. Additionally, there is the potential of new Town controlled surface parking lots near the study area to improve parking access. All additional parking would be linked to the Oak Island Drive pedestrian corridor with sidewalks, lighting and landscaping. The side street design concept also eliminates the excessive driveway cuts and includes access to existing parking areas from side streets only and shared driveway connections where necessary.

Town investments in side street parking and surface parking lots

will facilitate growth within the commercial districts. In addition, the removal of parking directly in front of businesses will naturally improve the visibility for business owners.

## Site Furnishings for Pedestrian Safety and Aesthetics

The provisions of benches and waste receptacles at convenient and appropriate locations along the sidewalks will enhance the Main Street character of Oak Island Drive.

The plan locates site furnishings in priority areas such as intersections where future signalized crossings might occur. Bike racks are located at the corners of blocks and dog waste stations are proposed along the multi-use trail. Pedestrian level (12' high) light fixtures along the sidewalk and multiuse trail provide illumination for evening strolls and visibility for safety. Site furnishings vary in style along the corridor to reflect the commercial or residential nature of Oak Island Drive and are selected to be compatible along the corridor, weather resistant and low maintenance.

## Landscaping

A major component for the creation of a typical Main Street is the addition of enhanced landscaping.

Along Oak Island Drive, planting is proposed within the swales to create a separation from the pedestrian pathways and the travel lane. A landscape buffer for vehicle bumper screening within the right of way where there is physical room or on private property increases the aesthetics of Oak Island Drive and makes the spaces more pedestrian friendly. The Landscape Ordinance can be updated to make provisions for these landscape buffers when redevelopment occurs. The Master Streetscape Plan proposes street trees along the length of Oak Island Drive. Over time, this will result in the creation of a tree canopy along the street that slows traffic, shades pedestrians and improves the aesthetics along the corridor. The street tree planting program will be implemented from bridge to bridge, but especially in the commercial area. The trees proposed will reflect the character of Oak Island and will be native species like Live Oaks to enhance the Main Street feel of Oak Island Drive. In time, the addition of street trees will add character and enhance economic

development opportunities along the corridor.

## Stormwater Improvements

The landscaped area includes the addition of a bioswale to improve stormwater control.

Where there is space within the Oak Island Drive right of way, planted bioswales slow down stormwater and allow it to infiltrate the ground. This reduces flash flooding along Oak Island Drive and reduces pressure on the existing stormwater infrastructure. Like the street trees, the proposed plants in the bioswales reflect the character of Oak Island and will use native species that are suited for the North Carolina coastal climate. These planted bioswales also serve to separate vehicles and sidewalk users and improve the comfort and safety of pedestrians and cyclists.

## Economic Development

The creation of a true Main Street for the town of Oak Island will welcome the future.

Improvements such as new parking opportunities, linked by a complete sidewalk system favoring pedestrian safety and connectivity, set the stage for future redevelopment and economic growth

along the Oak Island Drive corridor. With the focus on pedestrian walkability as the theme for Oak Island Drive, future development can progress with a singleness of vision that will guide the form and function of the commercial areas.

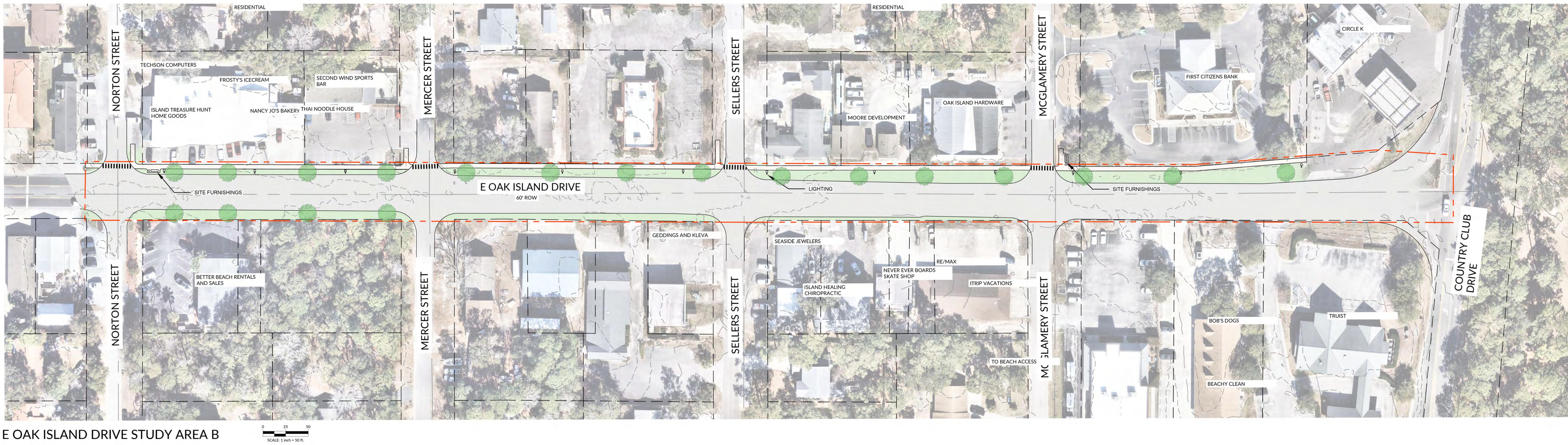
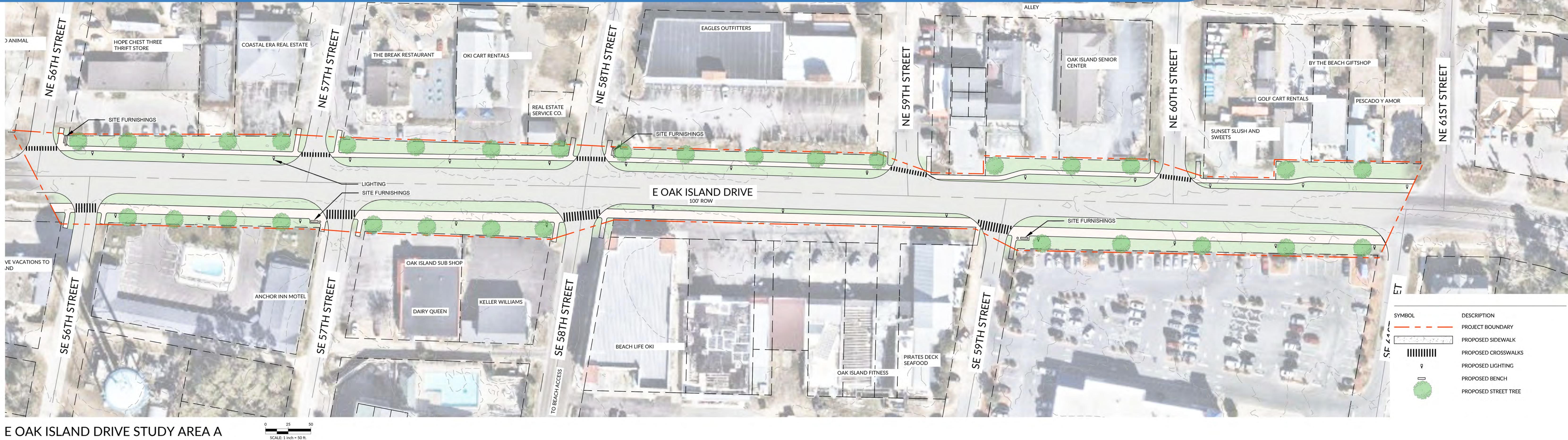
## In Summary

The Streetscape Master Plan is a template that requires further refinement and in-depth study with field run survey data to determine the final plans for the Oak Island Drive commercial areas. Implementation of the concepts presented will link the two primary commercial areas physically, create an identity along Oak Island Drive that favors pedestrian connectivity and aesthetics while creating space for new parking and development opportunities.

The Vision of Oak Island Drive is to create a place that highlights existing businesses and future development while encouraging and facilitating safe pedestrian travel around the island. This enhanced corridor will be the physical connection needed to encourage residents and visitors to experience the island on foot in a safe and attractive environment that reflects the values of the people of Oak Island.

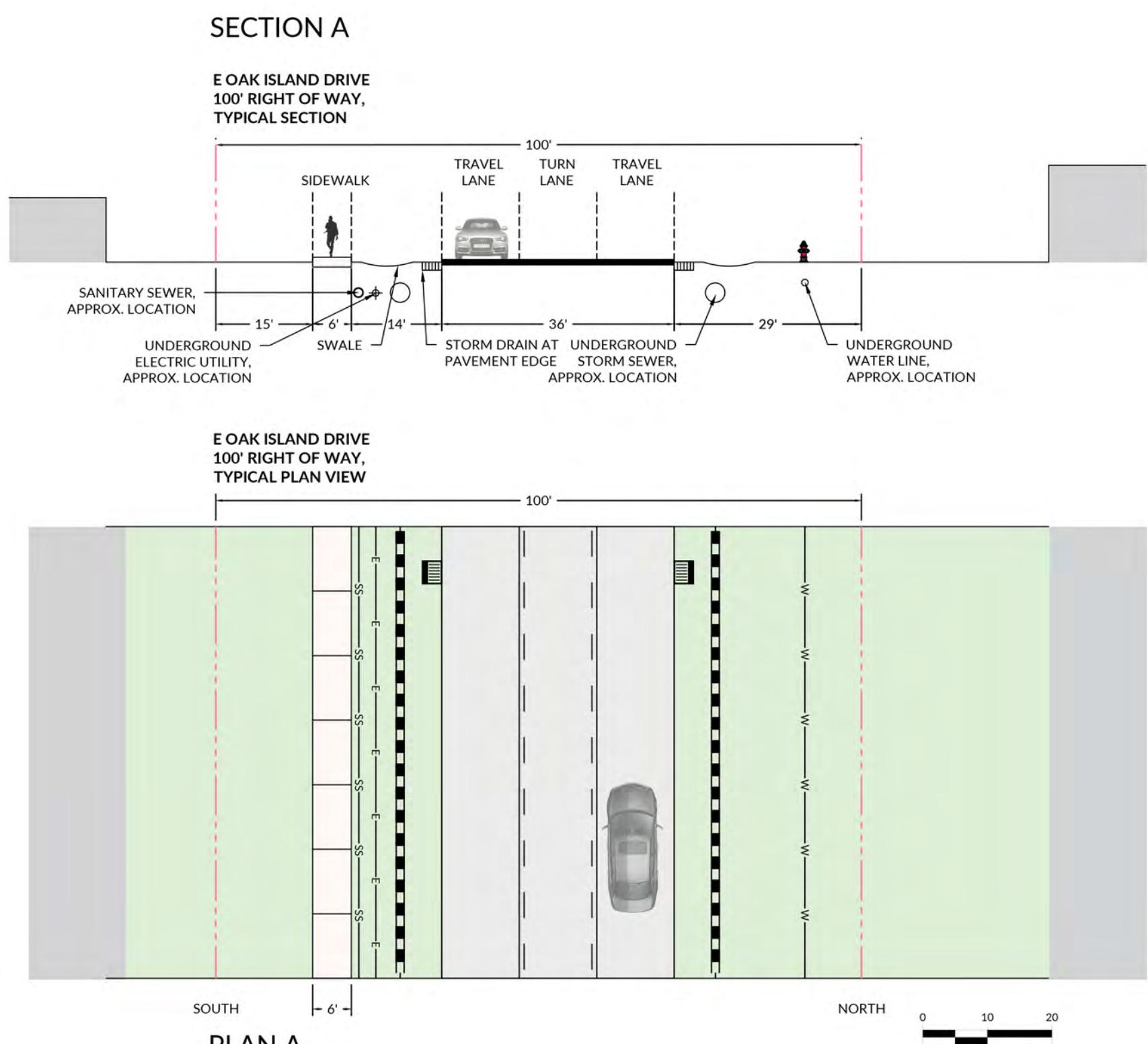
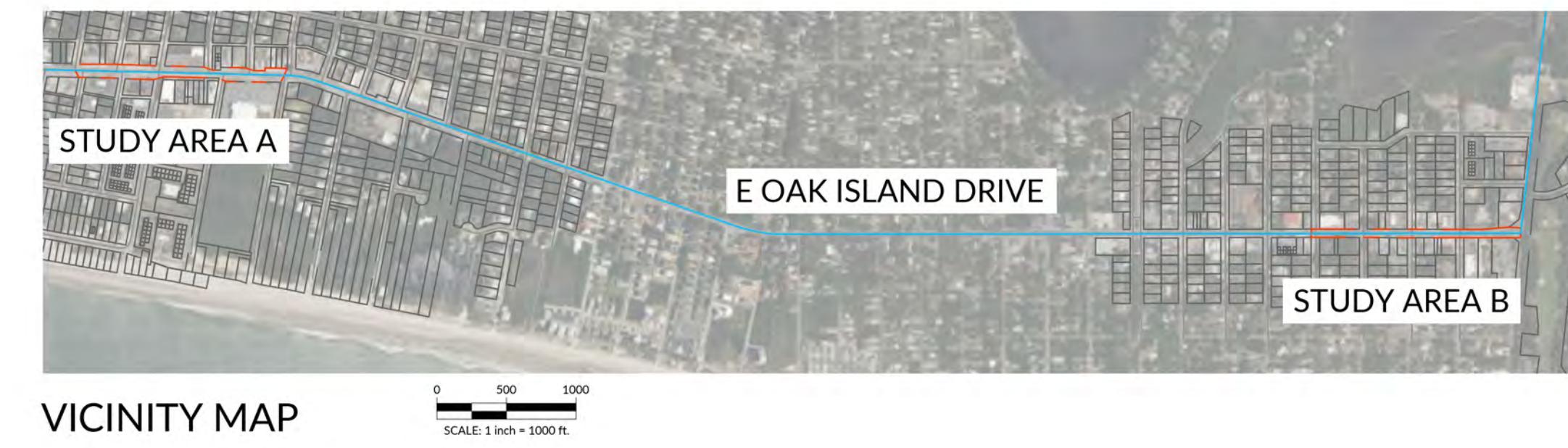
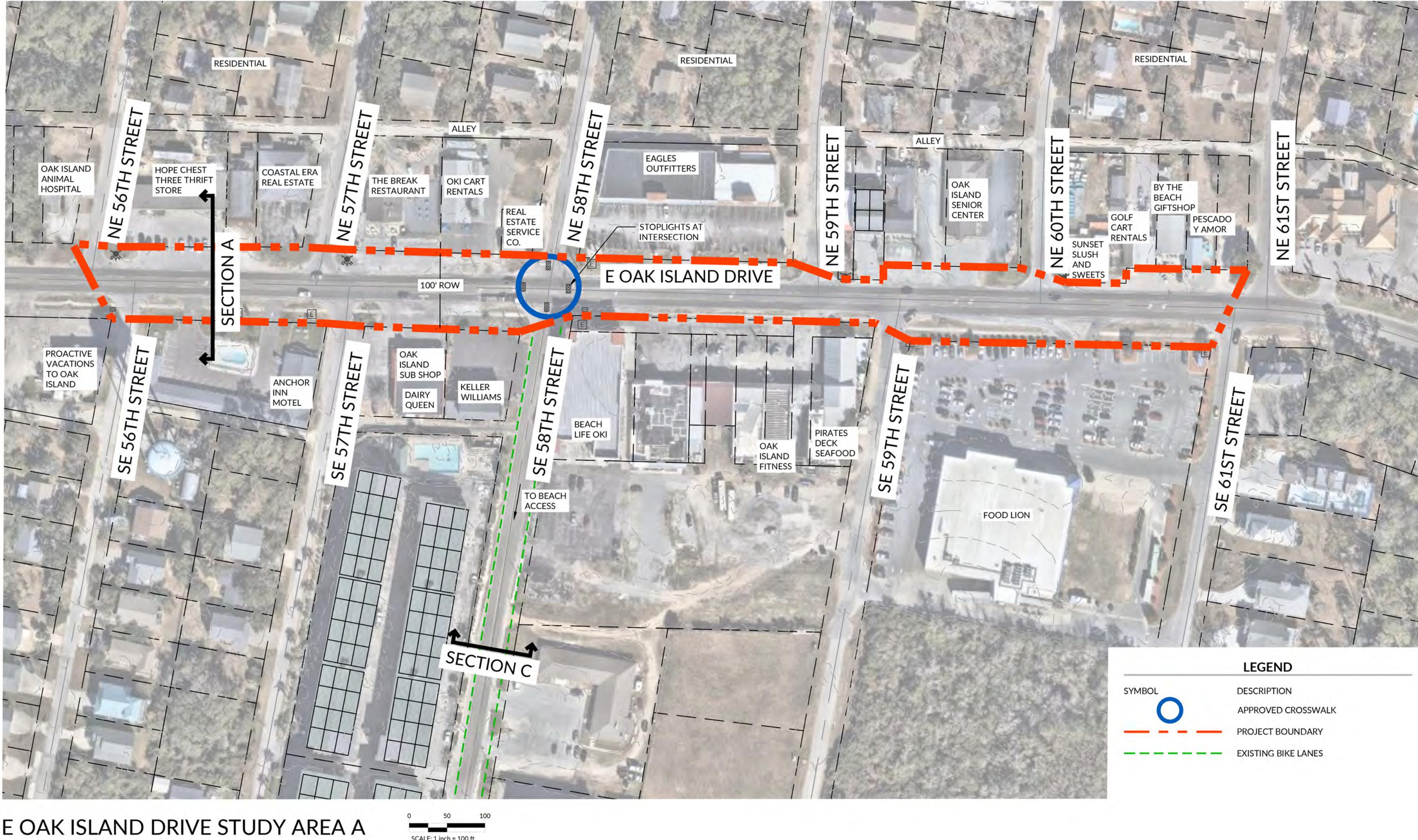
## **FINAL STREETSCAPE MASTERPLAN**

# STREETSCAPE - MASTERPLAN



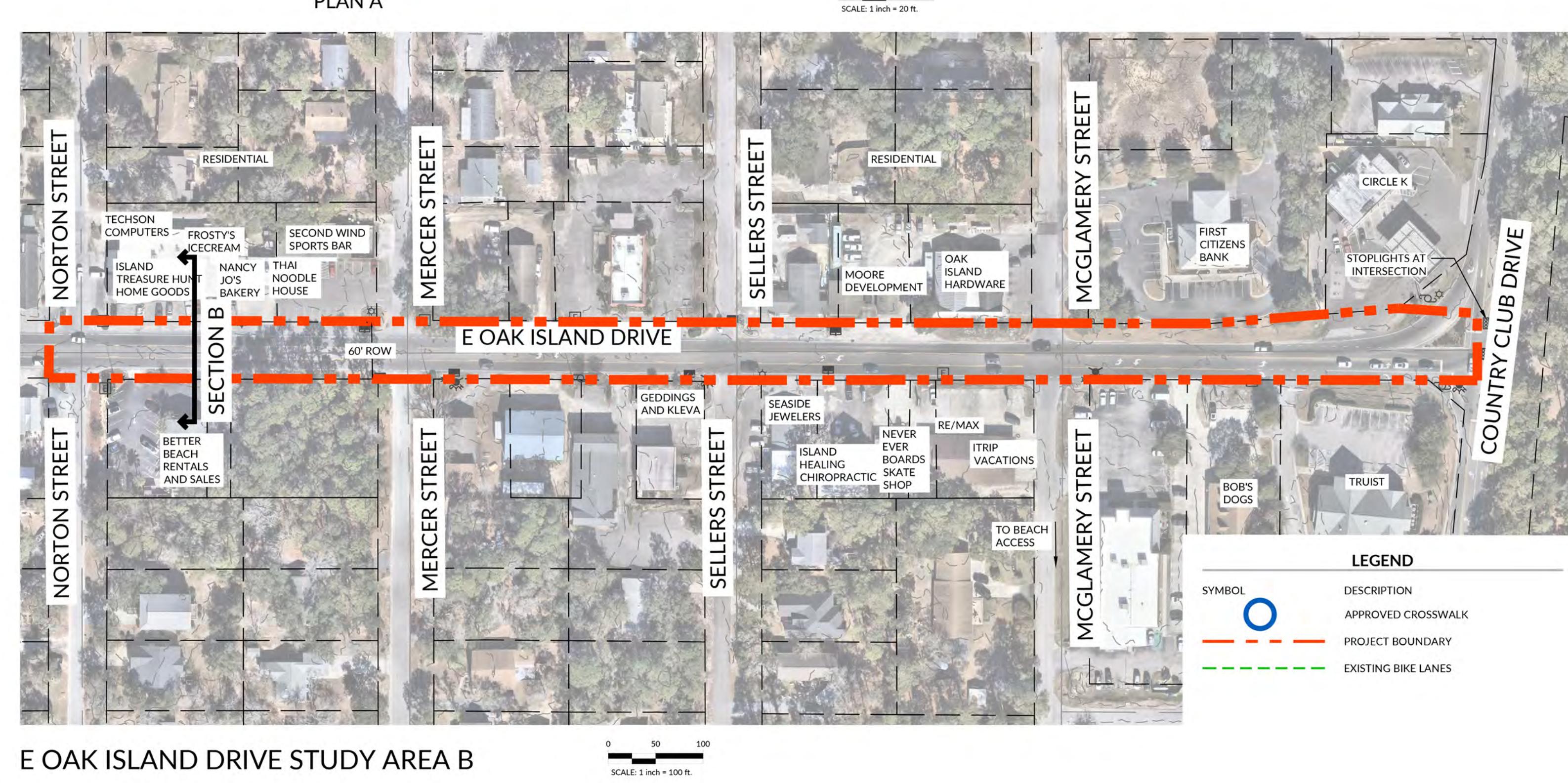
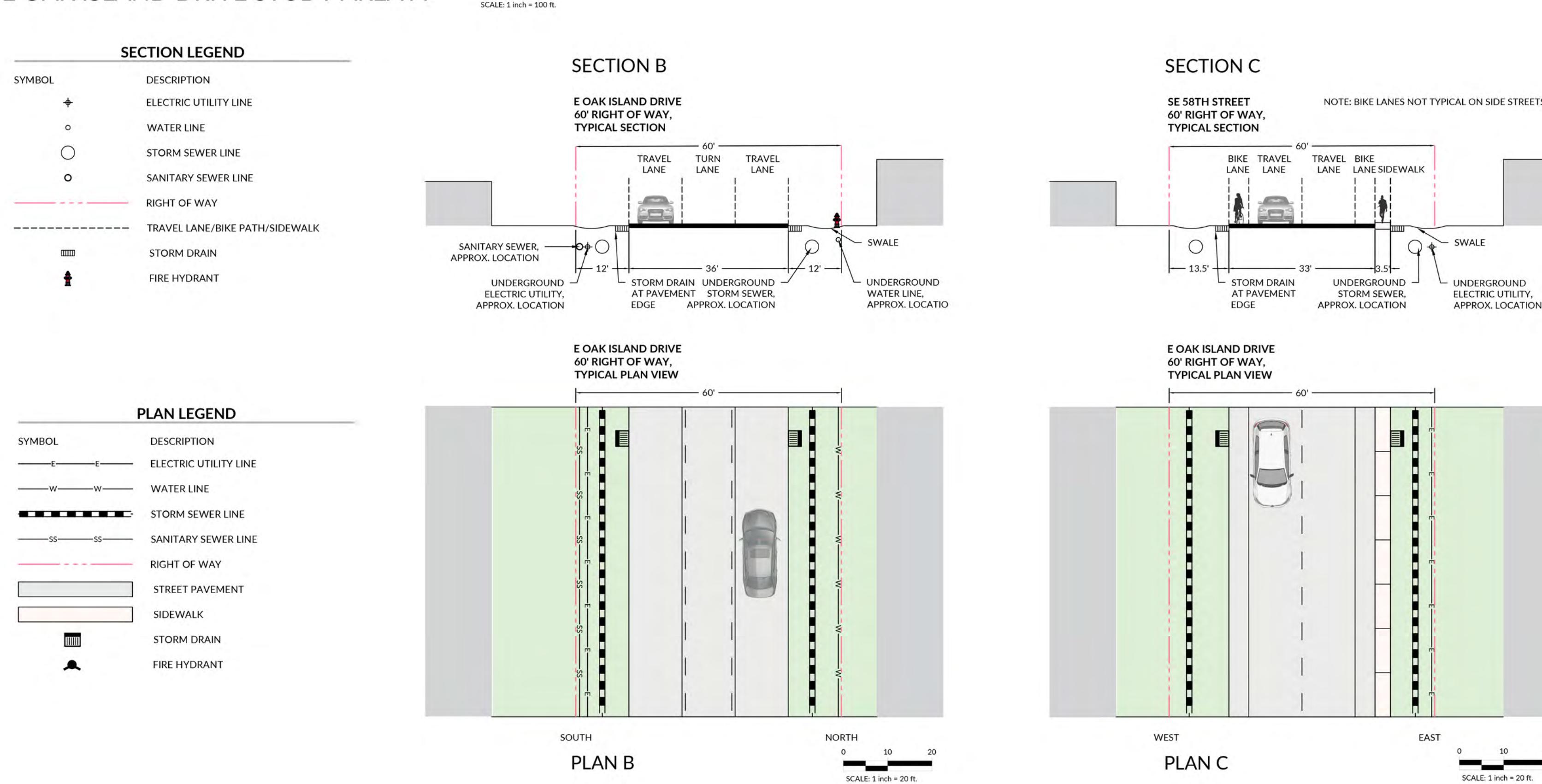
## **STREETSCAPE DESIGN CONCEPTS & PUBLIC ENGAGEMENT RESULTS**

# STREETSCAPE - EXISTING CONDITIONS

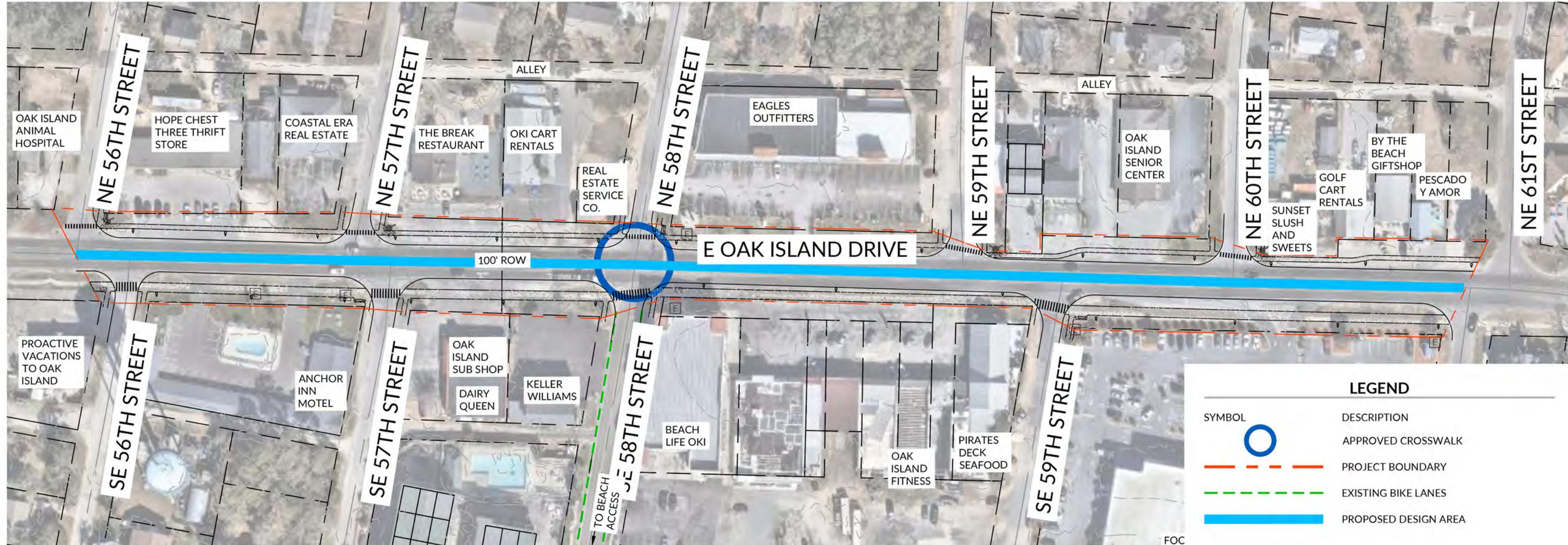


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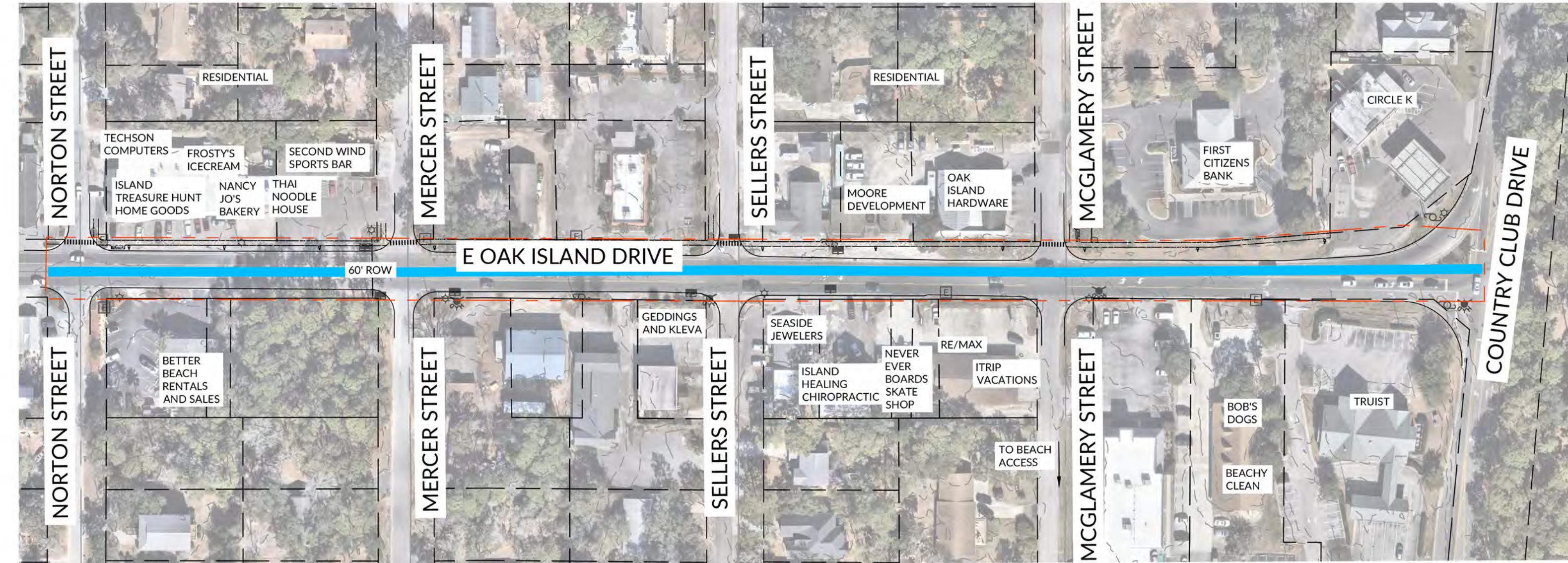
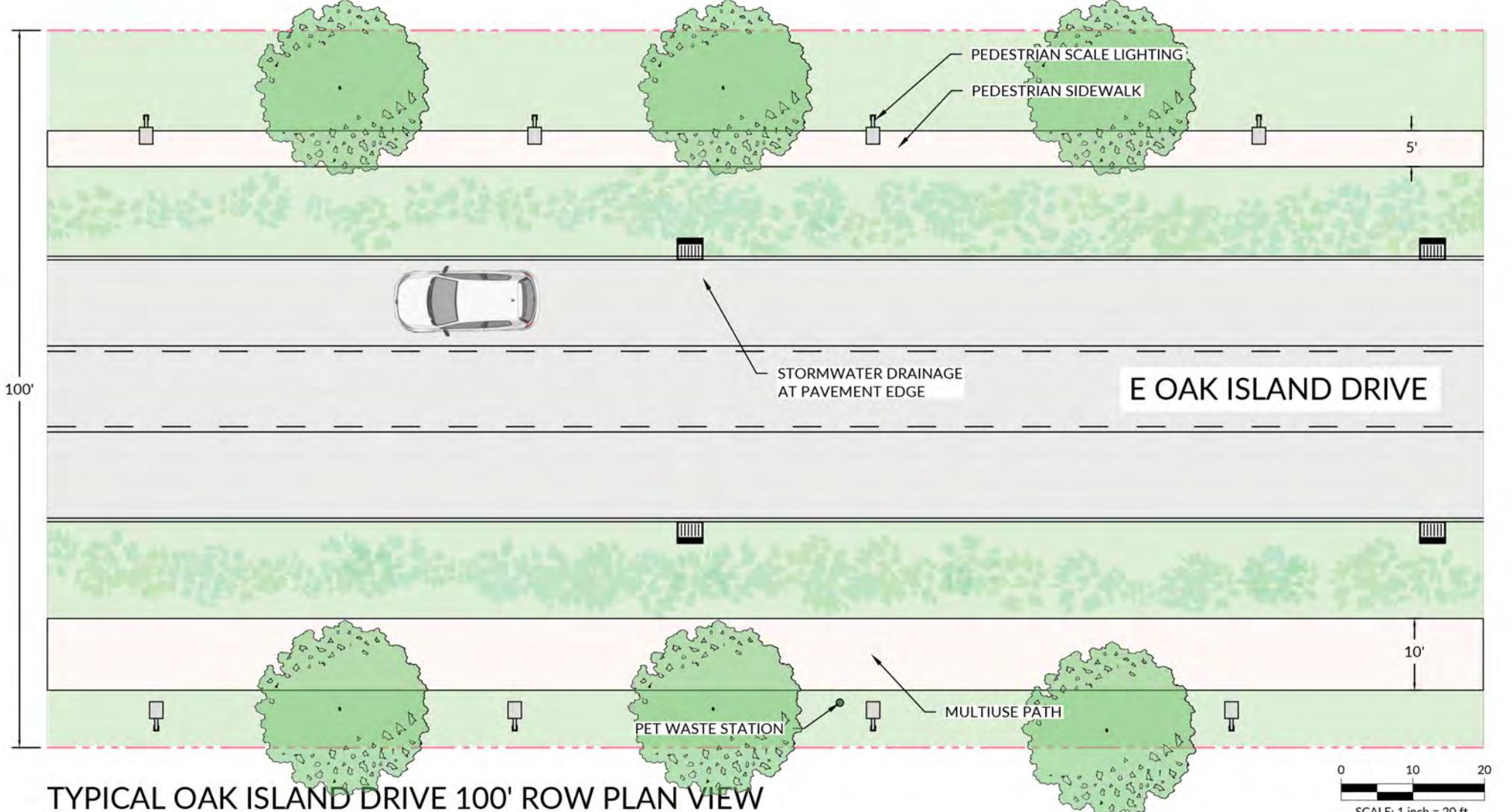
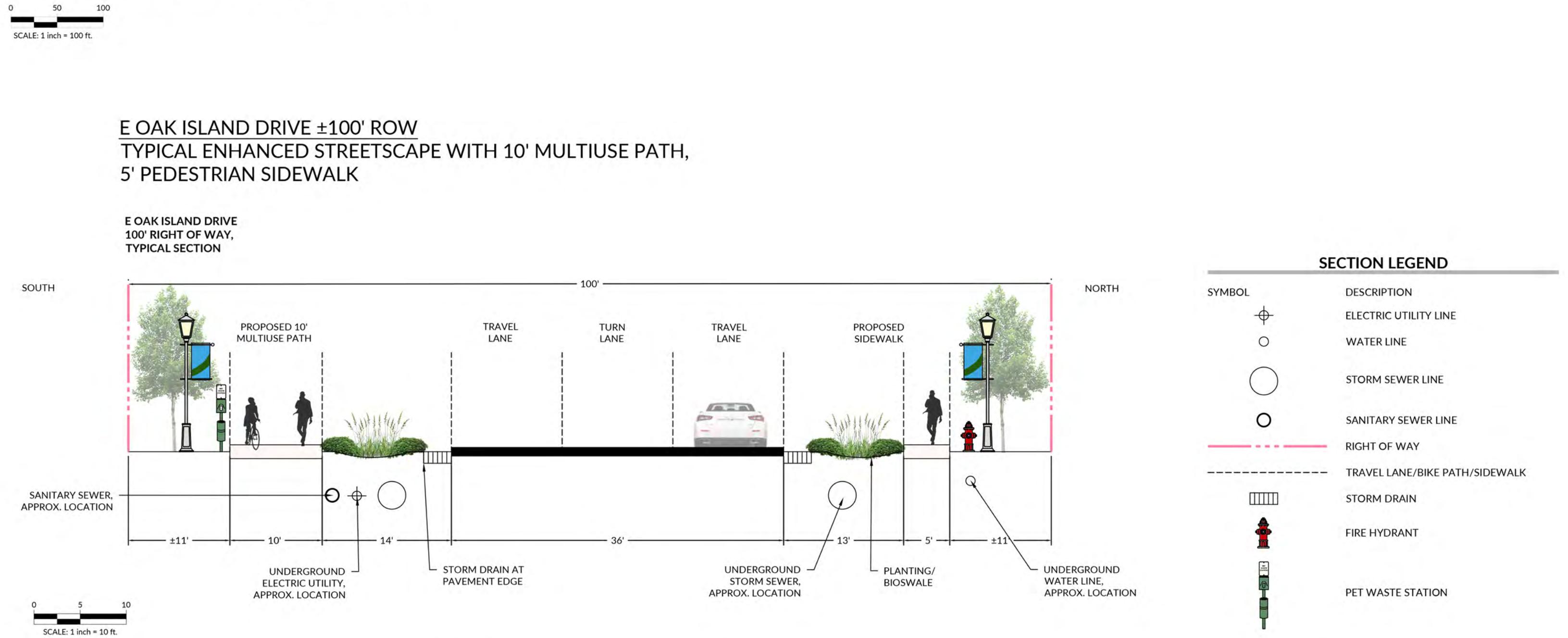
1. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE INTENDED TO SHOW THE INFLUENCE ON DESIGN INTENT. ACTUAL LOCATIONS MAY VARY AND WILL NEED TO BE ACCOMMODATED AFTER FIELD-RUN SURVEY DATA IS PROVIDED.
2. ALL IMPROVEMENTS WILL BE IN THE 100' RIGHT OF WAY.
3. ALL IMPROVEMENTS WILL MEET THE TOWN OF OAK ISLAND'S PAVEMENT SURFACES CRITERIA AND WILL BE DESIGNED TO ACCOMMODATE ADA ACCESSIBILITY STANDARDS.
4. ALL BASE MAP INFORMATION FOR EXISTING CONDITIONS ANALYSIS IS TAKEN FROM GIS DATA AND NEARMAPS. AERIAL PHOTOS ARE SUBJECT TO CHANGE WHEN FIELD SURVEY DATA IS PROVIDED.



# STREETSCAPE - E OAK ISLAND DRIVE



E OAK ISLAND DRIVE STUDY AREA A



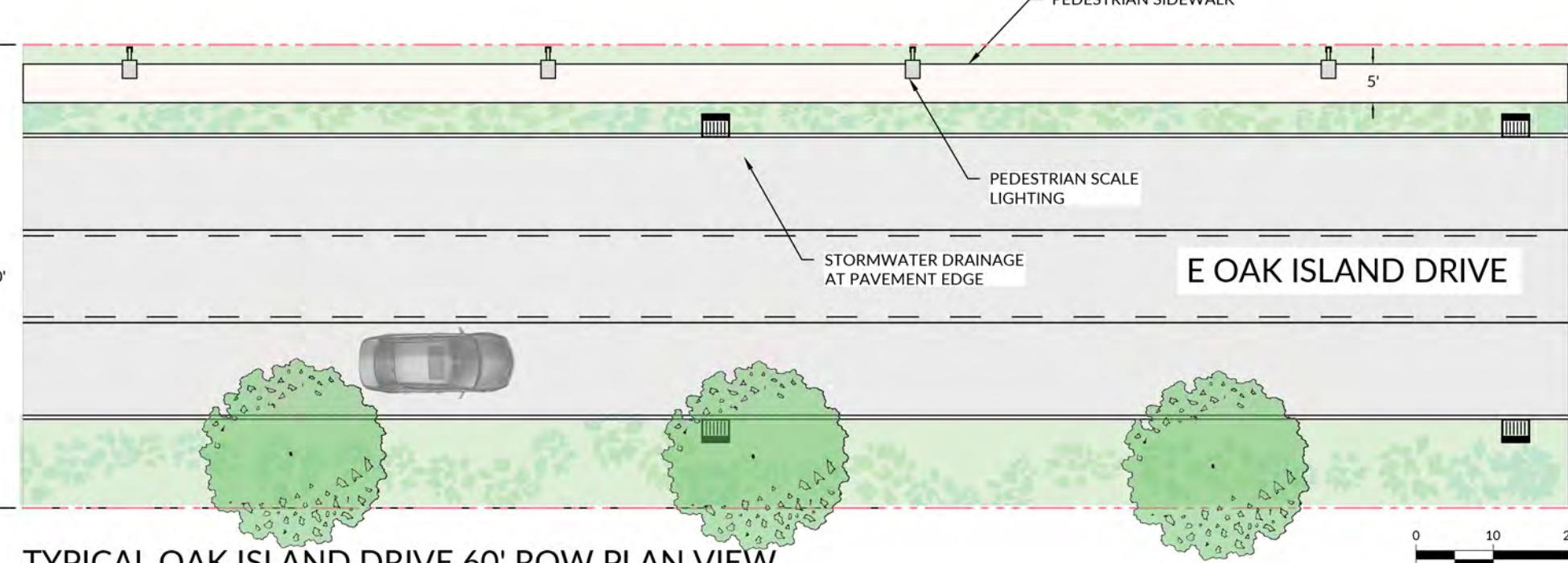
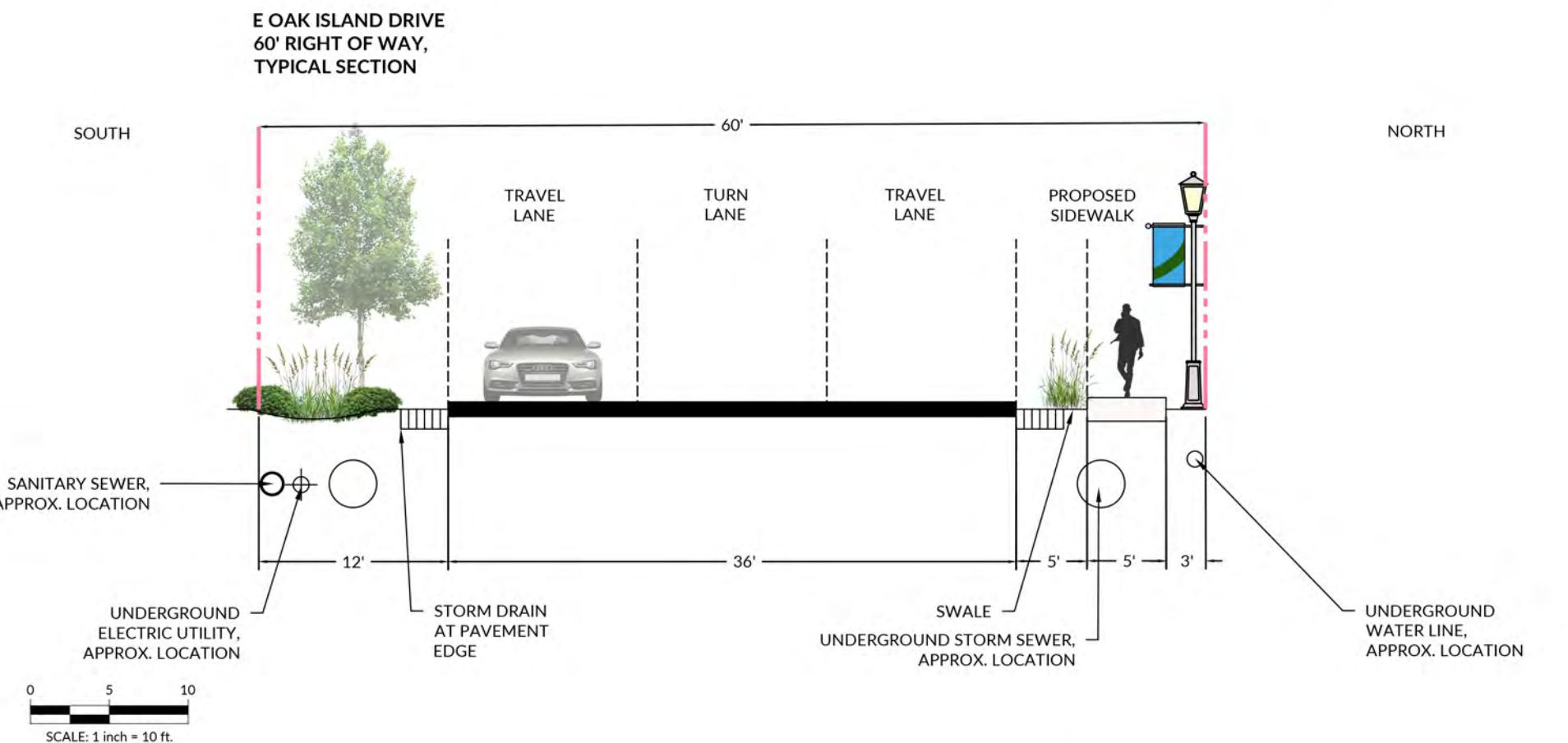
E OAK ISLAND DRIVE STUDY AREA B

## DESIGN CONCEPT

The proposed designs increase accessibility, pedestrian and vehicular safety, and streetscape aesthetics along East Oak Island Drive.

### Proposed Design Components

E OAK ISLAND DRIVE ±60' ROW  
TYPICAL ENHANCED STREETSCAPE WITH 5' PEDESTRIAN SIDEWALK

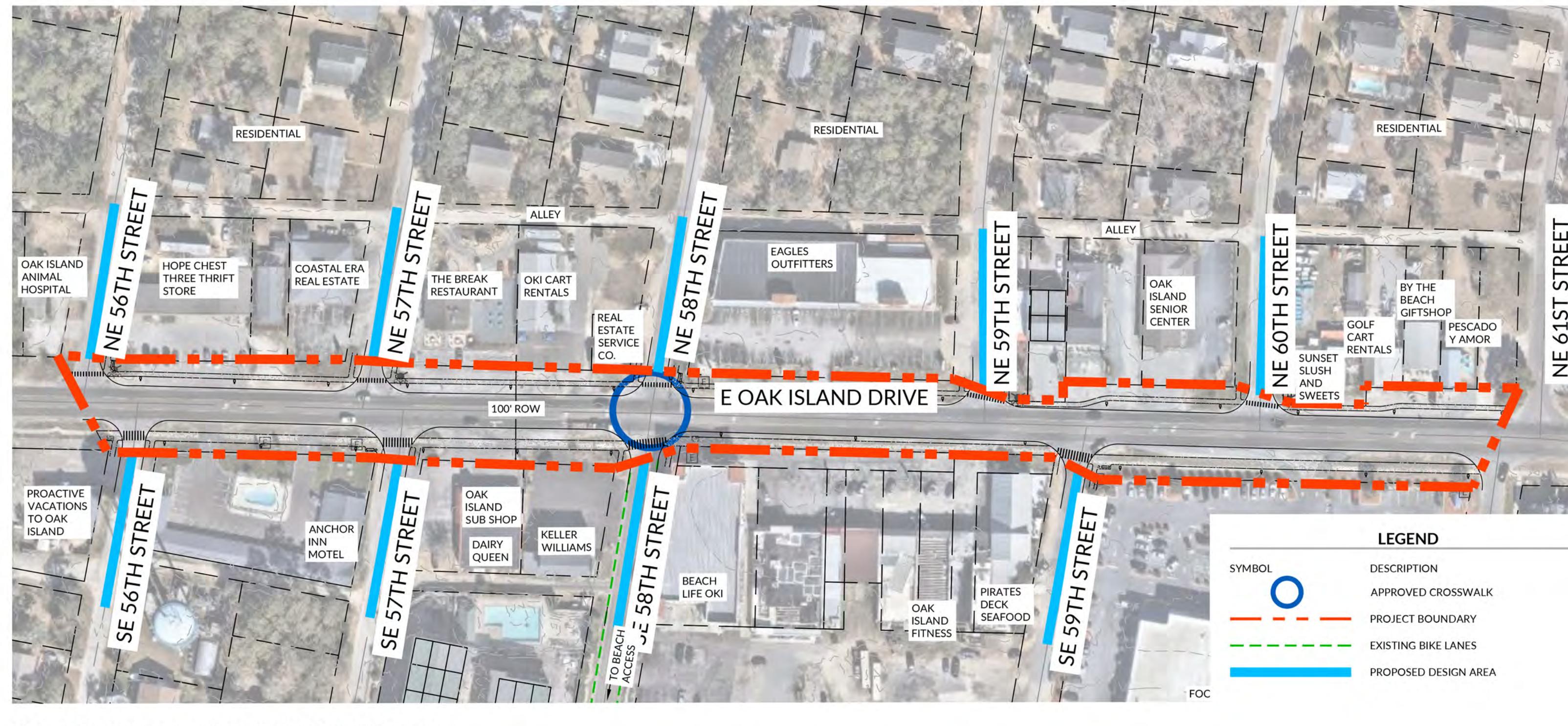


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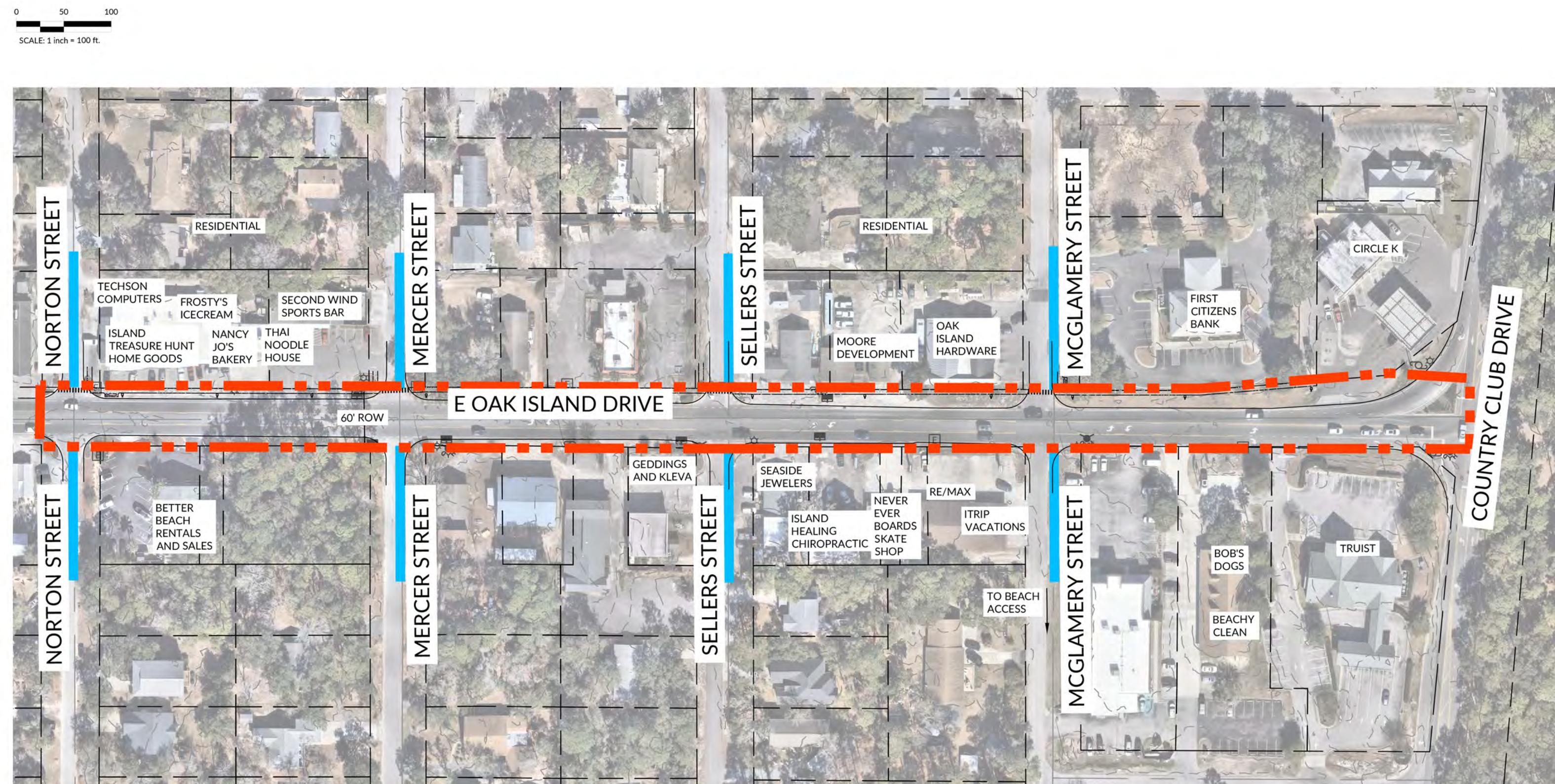
- ALL EXISTING UTILITY INFRASTRUCTURE IS PROPOSED TO REMAIN. SIDEWALKS WILL BE ROUTED TO AVOID DISTURBANCE TO EXISTING UTILITIES. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE INTENDED TO SHOW THE INFLUENCE ON DESIGN INTENT. ACTUAL LOCATIONS MAY VARY AND WILL NEED TO BE ACCOMMODATED AFTER FIELD-BURN SURVEY DATA IS PROVIDED.
- THIS MASTERPLAN PROPOSED ADDITIONAL PARKING ALONG SIDE STREETS TO REPLACE SPACES LOST DUE TO THE PEDESTRIAN IMPROVEMENTS. THE PROPOSED CONCEPTS ARE POTENTIAL TEMPLATES AND OPTIONS.
- IMPROVEMENTS WITHIN NCDOT CORRIDOR WILL BE REVIEWED AND PERMITTED BY NCDOT TO ACCOMMODATE NEW PEDESTRIAN SIDEWALK IMPROVEMENTS.
- CANOPY TREES MAY NOT BE PERMITTED WITHIN THE NCDOT RIGHT OF WAY AND MAY BE PROVIDED ON TOWN OF OAK ISLAND STREETS OR ON PRIVATE PROPERTY.

- 5' pedestrian path on the North side of E Oak Island Drive
- 10' multiuse path on the South side of E Oak Island Drive, where the ROW is 100' wide
- Pedestrian scaled lighting and banners
- Low shrubs to separate pedestrians from edge of pavement
- Low shrubs to screen parked vehicles
- NCDOT approved bioswale improvements
- Site furnishings at selected intersections
- Street trees on private property at selected locations
- Limitation of driveway access and parking on E Oak Island Drive to accommodate new pedestrian sidewalks along side streets
- Additional parking within public realm provided by Town of Oak Island

# STREETSCAPE - SIDE STREETS



## OAK ISLAND DRIVE STUDY AREA A

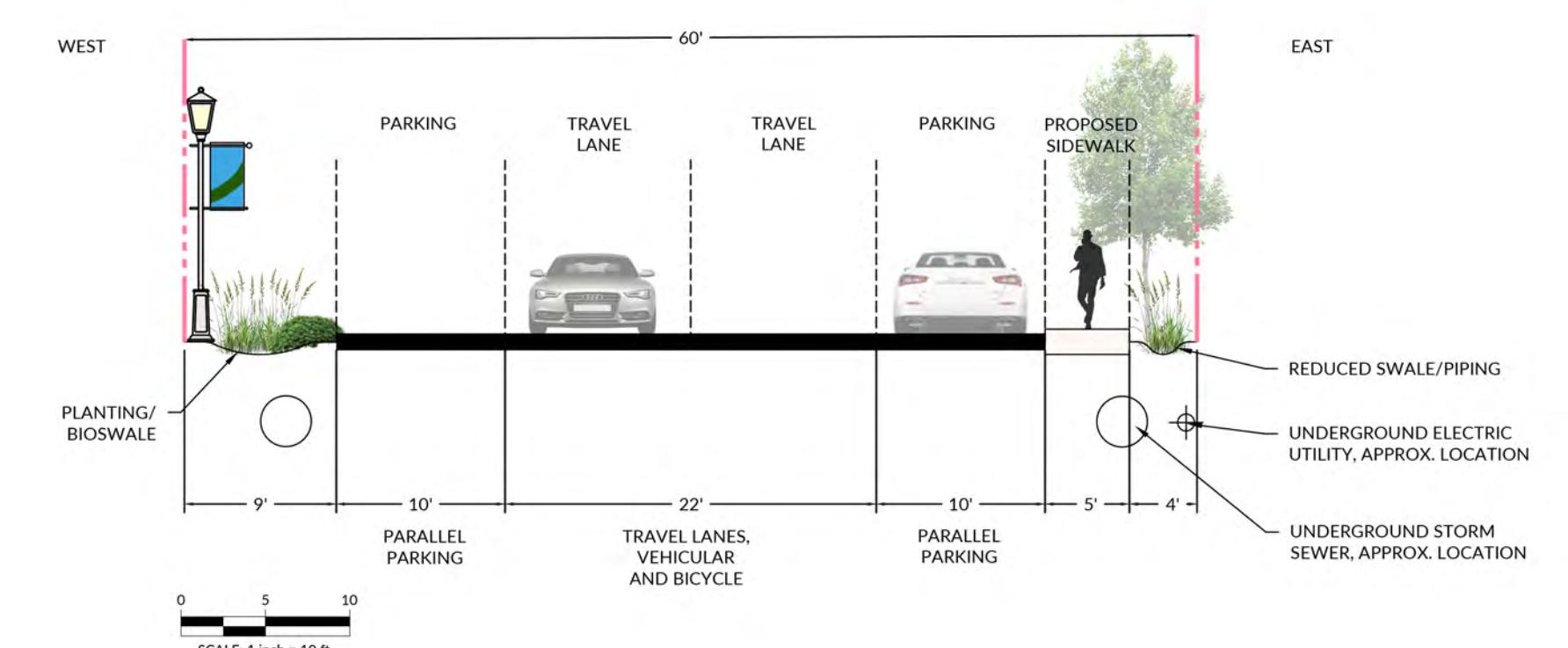


## OAK ISLAND DRIVE STUDY AREA B

TOWN OF OAK ISLAND SIDE STREETS ± 60' ROW  
POTENTIAL ADDITIONAL PARKING AND PEDESTRIAN  
CONNECTIVITY TO E OAK ISLAND DRIVE

## TYPICAL SIDE STREETS: PARALLEL PARKING WITH SIDEWALK ON ONE SIDE

**SIDE STREET  
60' RIGHT OF WAY,  
TYPICAL SECTION**



TYPICAL SIDE STREET, 60' ROW

STORM DRAINAGE PIPING/SWALE

PEDESTRIAN SIDEWALK

PARALLEL PARKING

BIKE RACK

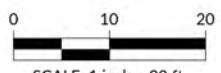
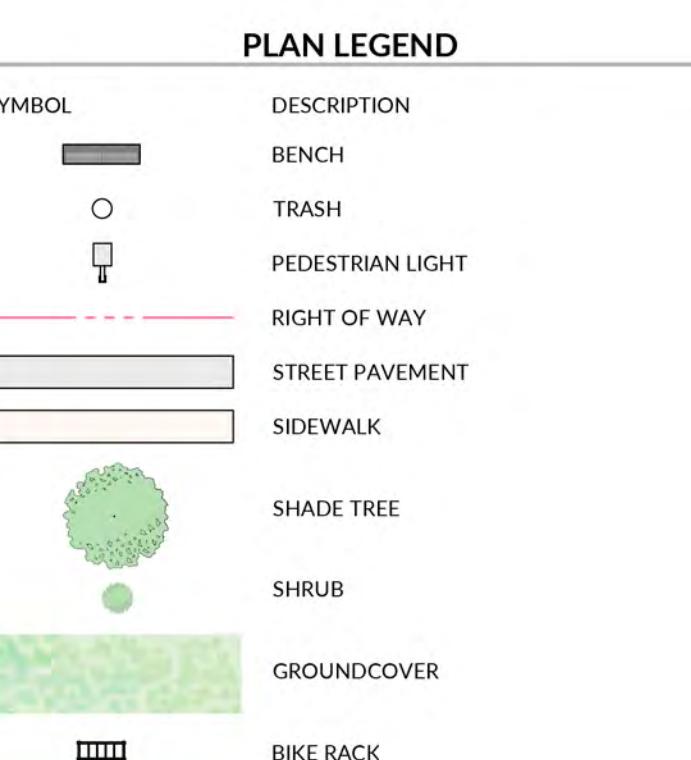
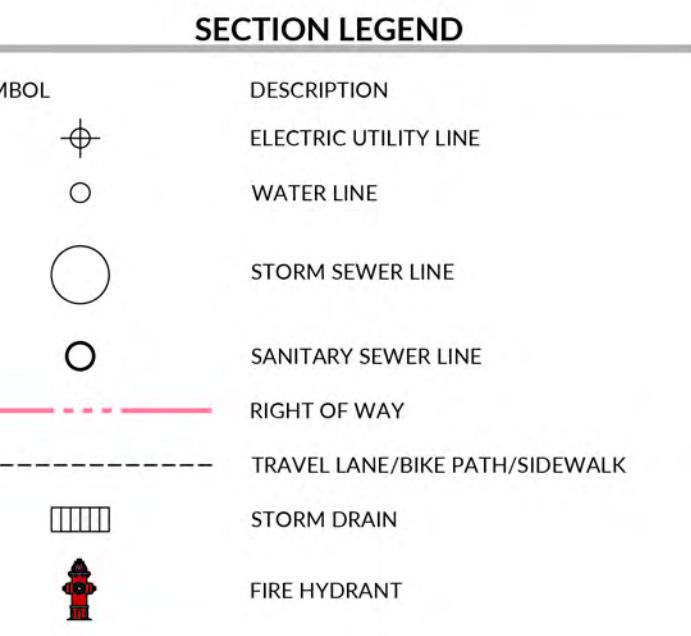
SITE FURNISHINGS

PEDESTRIAN CROSSWALK

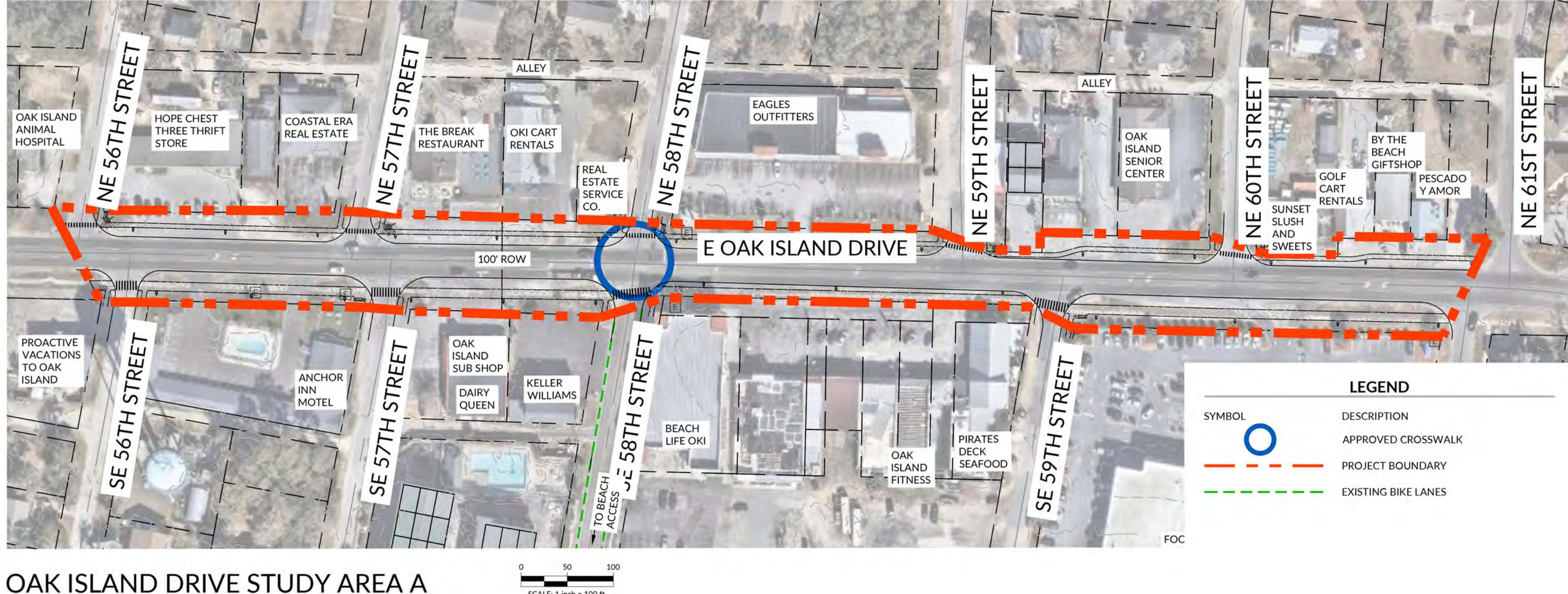
PEDESTRIAN SCALE LIGHTING

E OAK ISLAND DRIVE

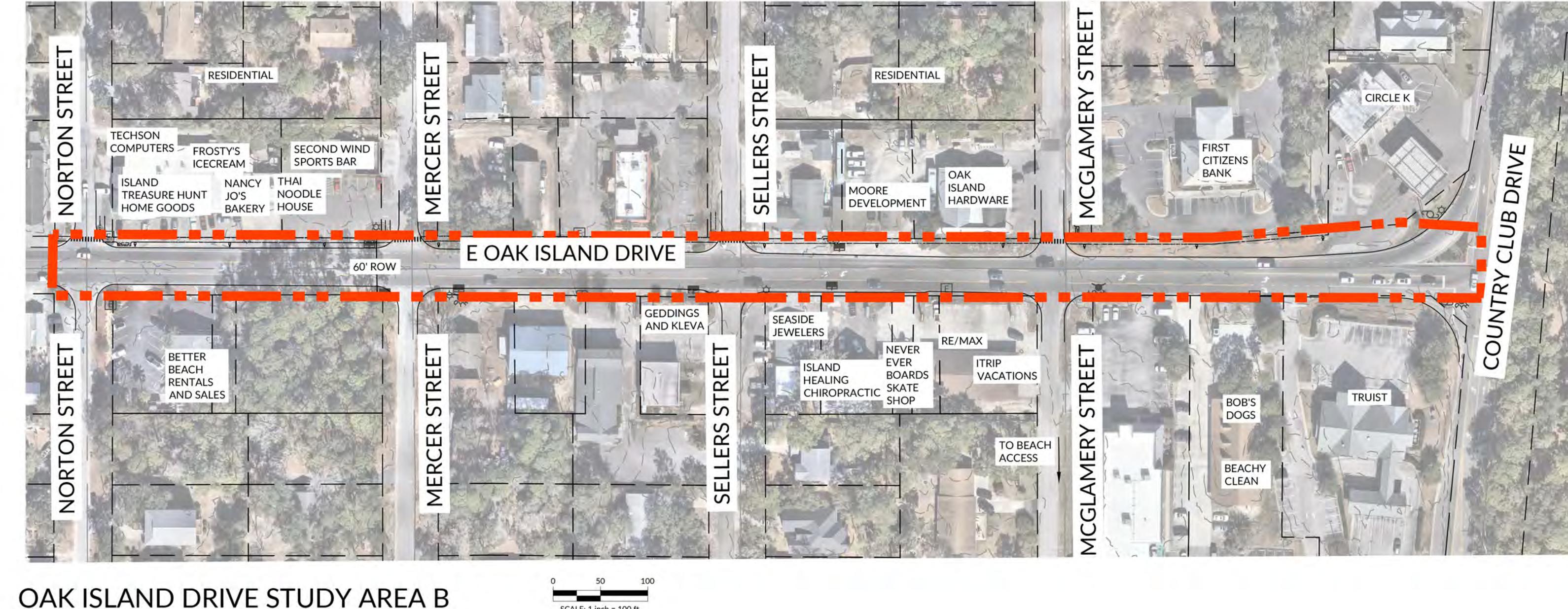
## SIDE STREETS WITH POTENTIAL PARKING AND SIDEWALKS



# STREETSCAPE - CONCEPTUAL OPTIONS

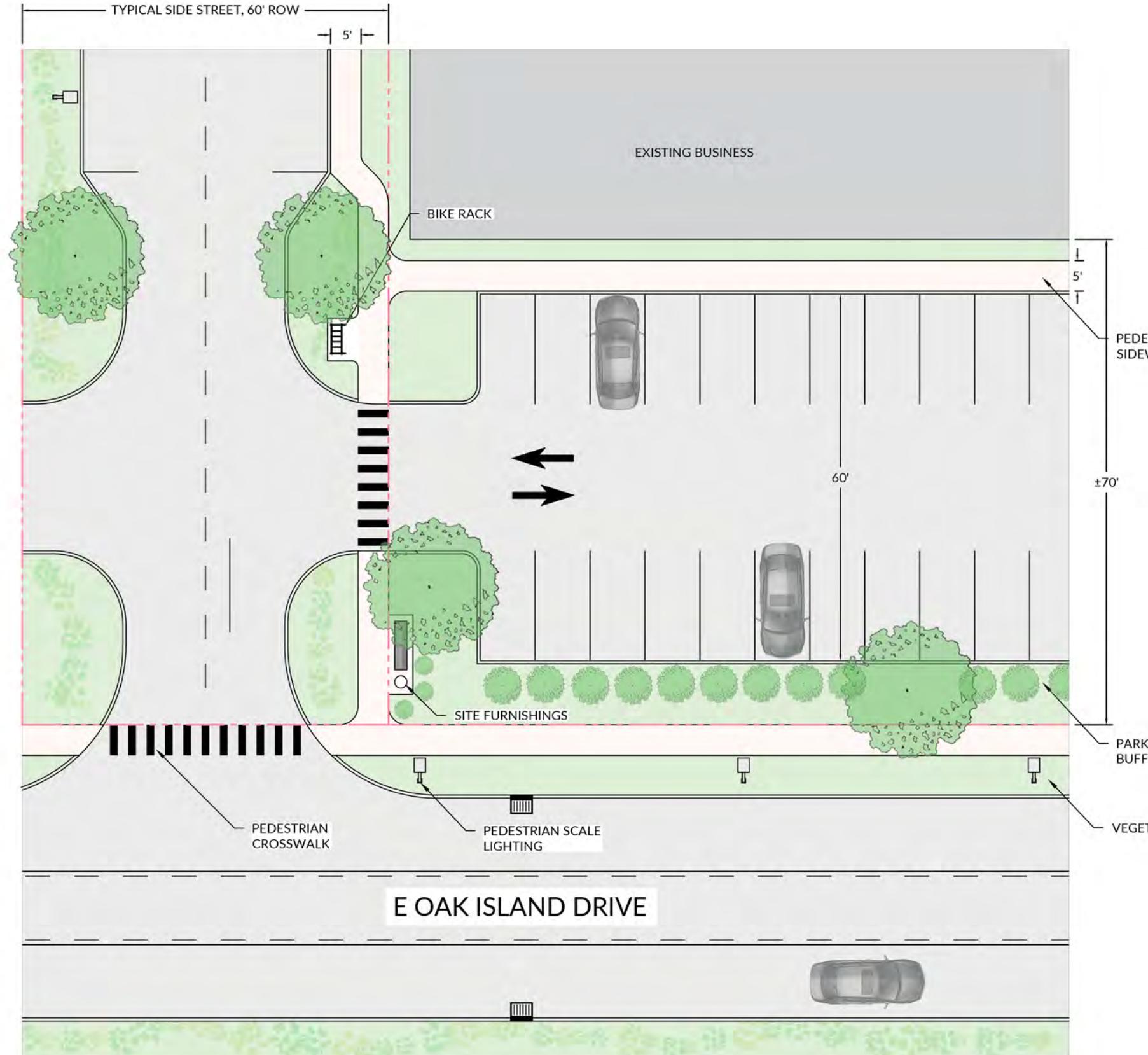
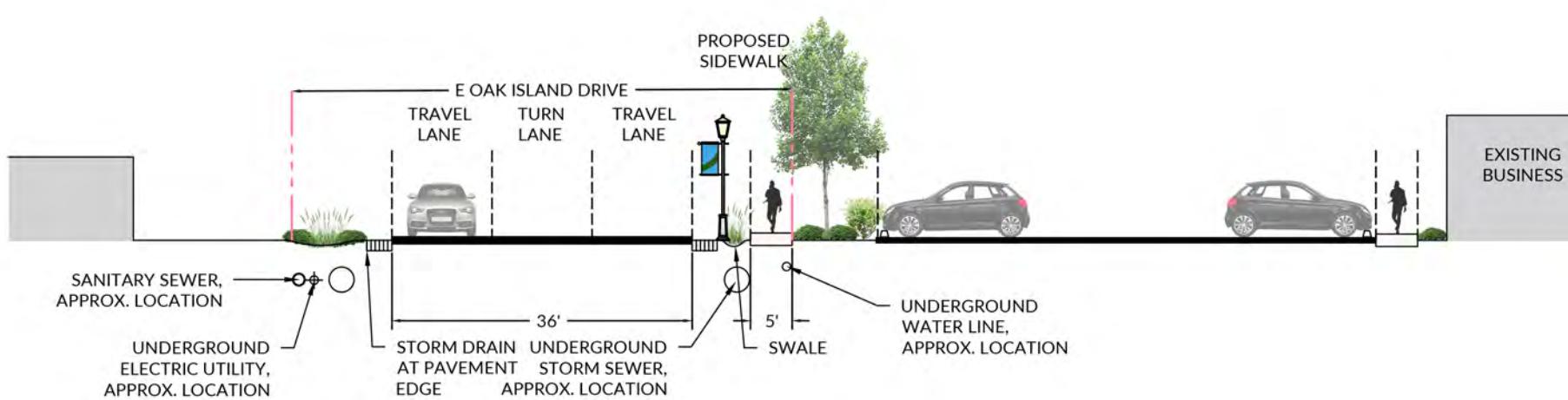


OAK ISLAND DRIVE STUDY AREA A



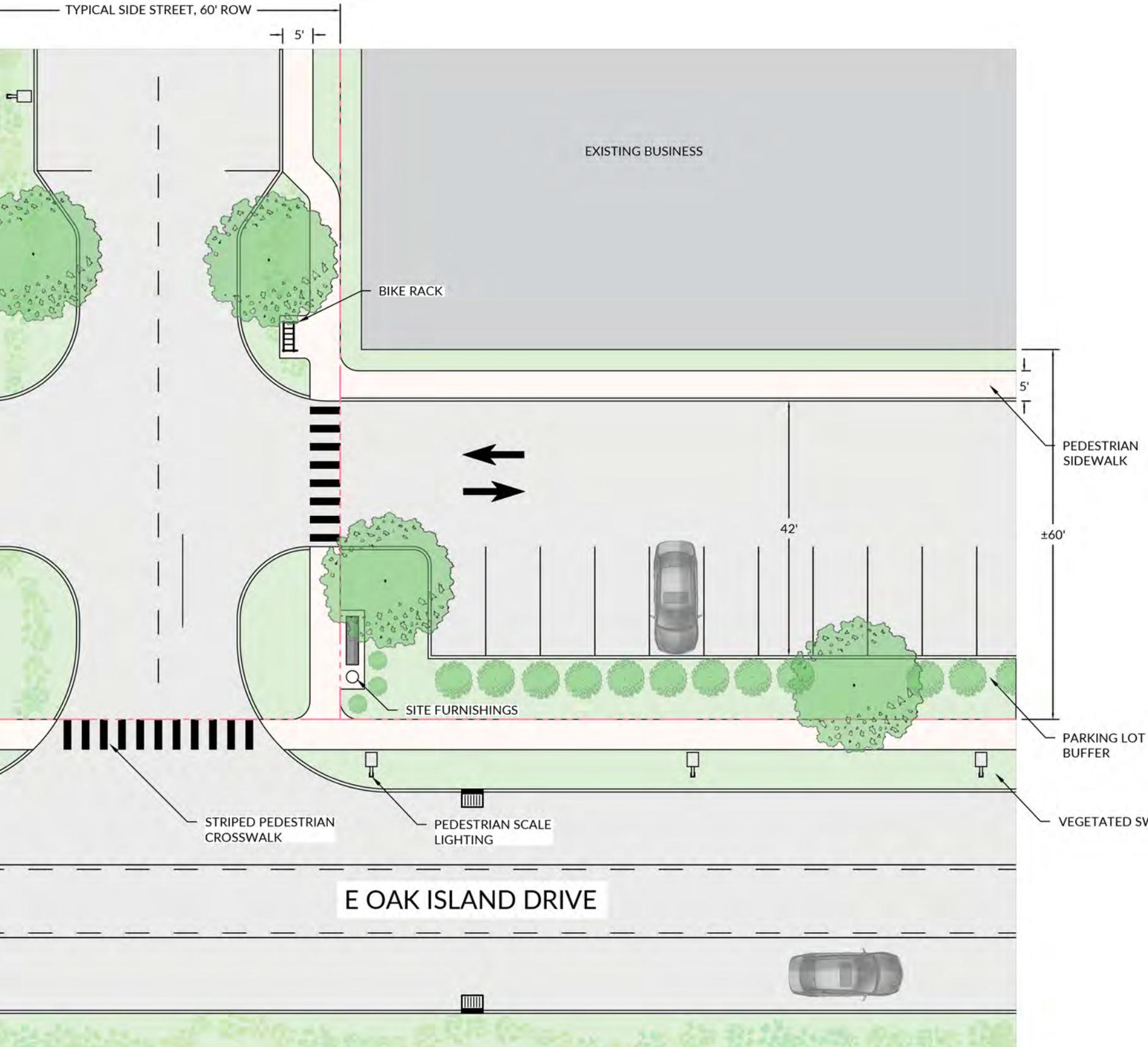
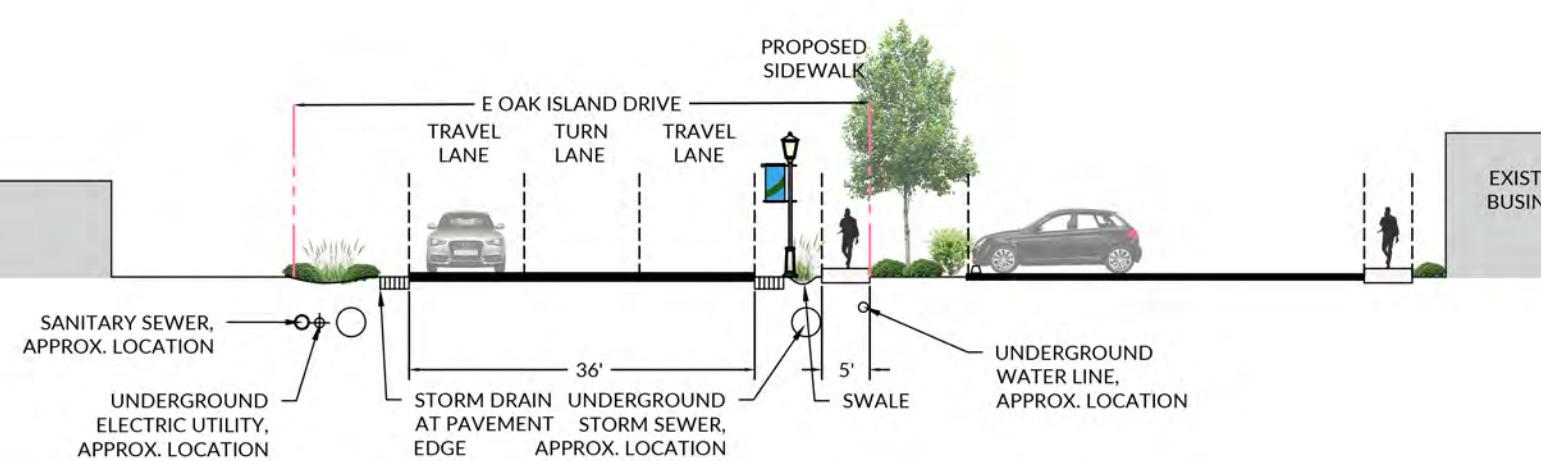
OAK ISLAND DRIVE STUDY AREA B

**STREET FRONTOAGE CONCEPT A:**  
5' SIDEWALK AT BUILDING FACE WITH TWO WAY TRAFFIC FLOW FROM THE SIDE STREETS AND DOUBLE LOADED PERPENDICULAR PARKING



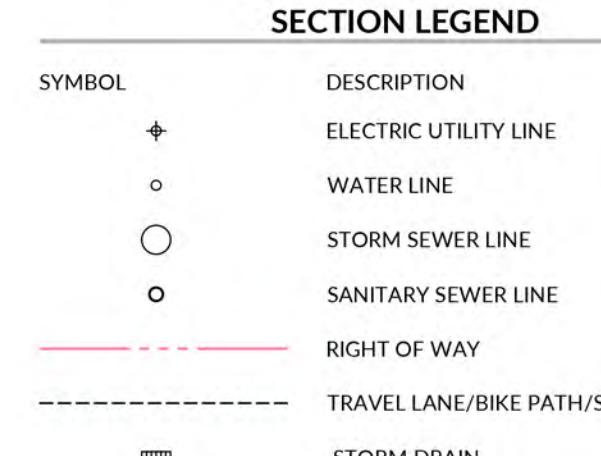
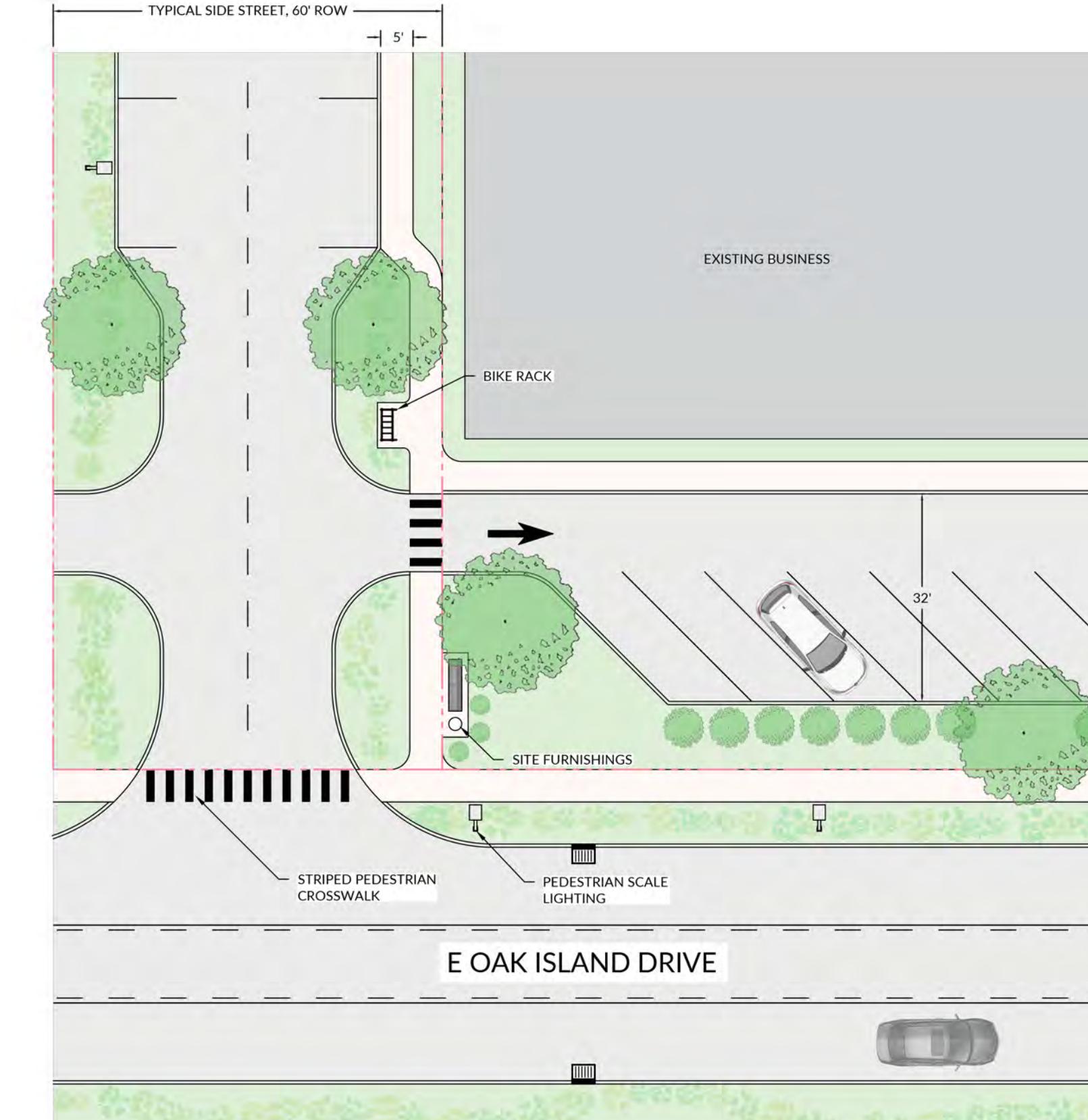
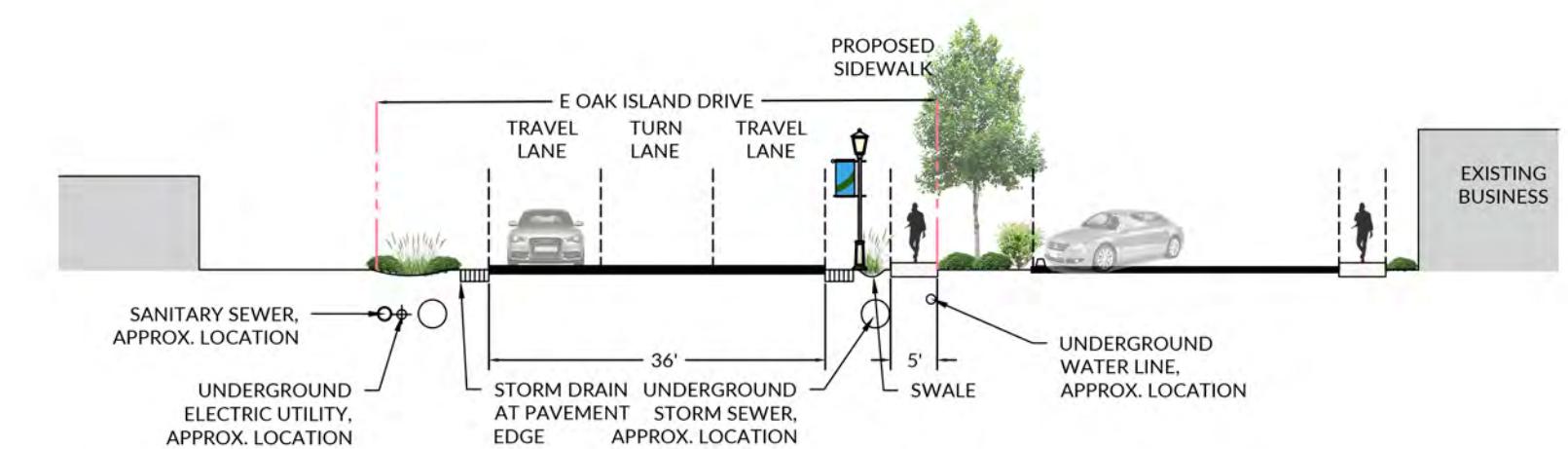
STREET FRONTOAGE CONCEPT A, PLAN VIEW

**STREET FRONTOAGE CONCEPT B:**  
5' SIDEWALK AT BUILDING FACE WITH TWO WAY TRAFFIC FLOW FROM THE SIDE STREETS AND SINGLE LOADED PERPENDICULAR PARKING



STREET FRONTOAGE CONCEPT B, PLAN VIEW

**STREET FRONTOAGE CONCEPT C:**  
5' SIDEWALK AT BUILDING FACE WITH ONE WAY TRAFFIC FLOW FROM THE SIDE STREETS AND ANGLED PARKING

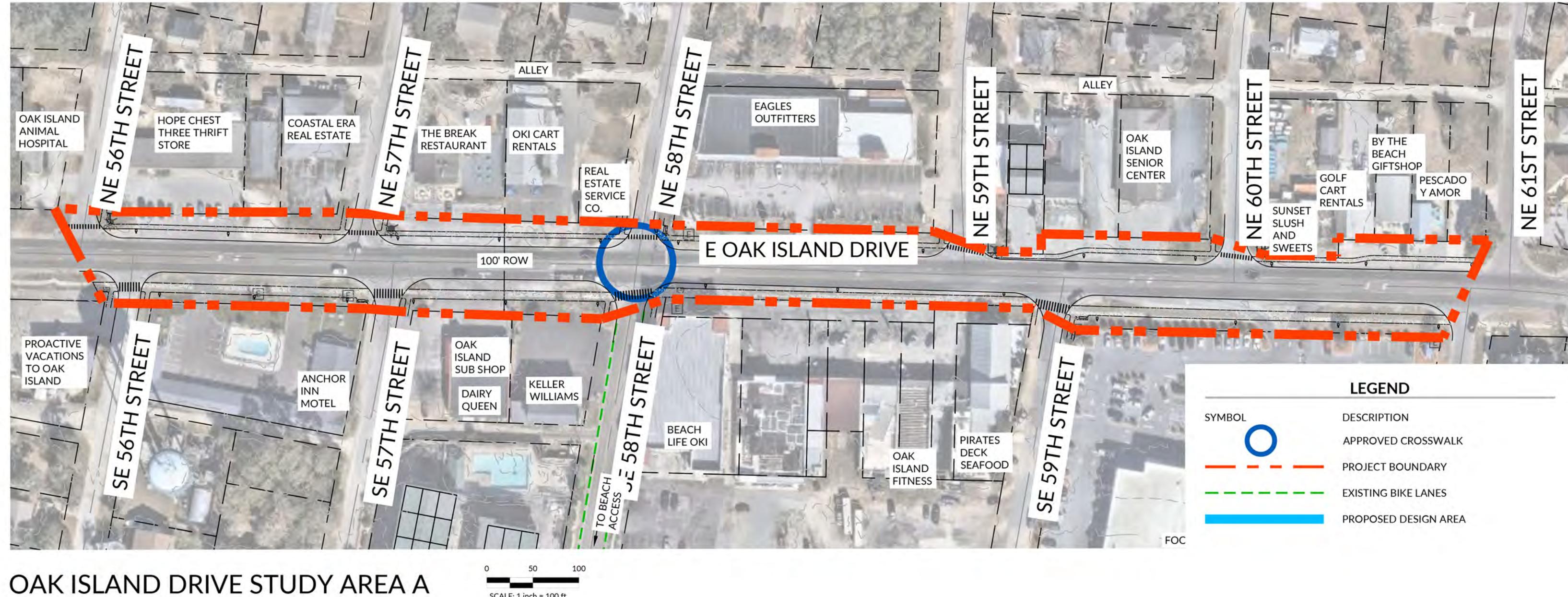


## PLAN LEGEND

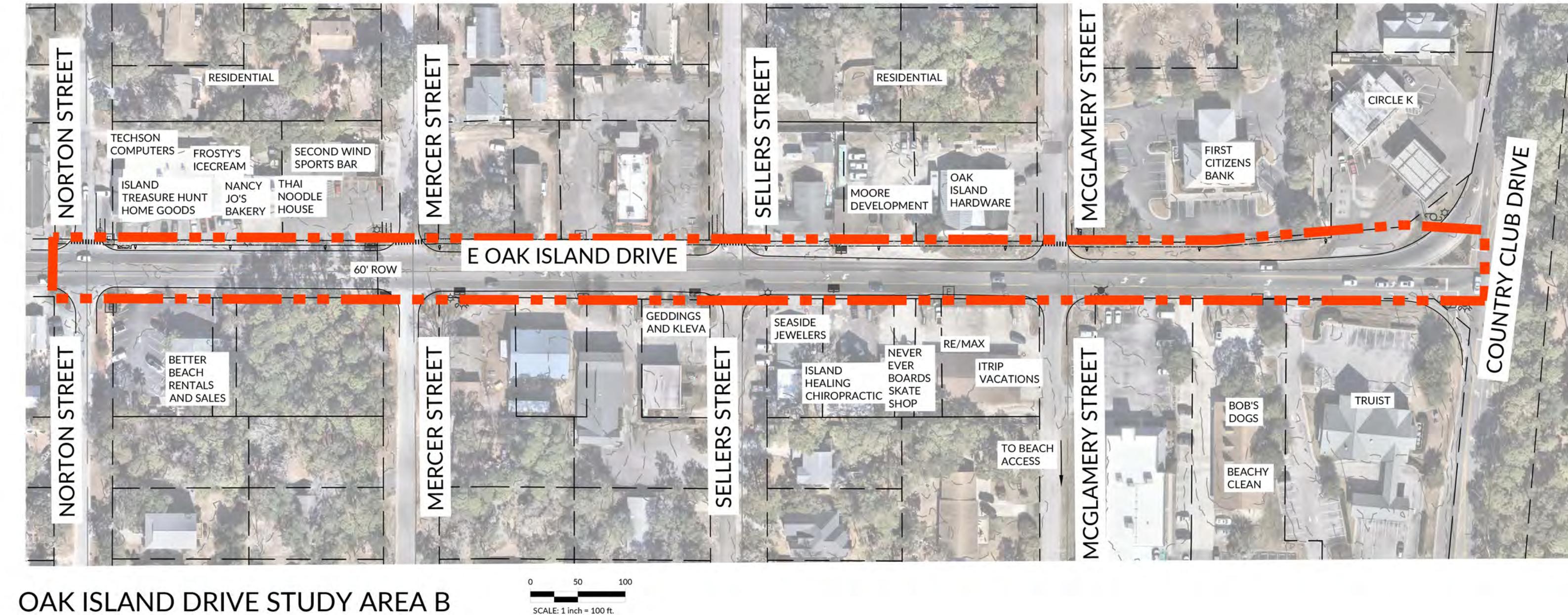


## OAK ISLAND STREETSCAPE FRONTAGE CONCEPTUAL OPTIONS

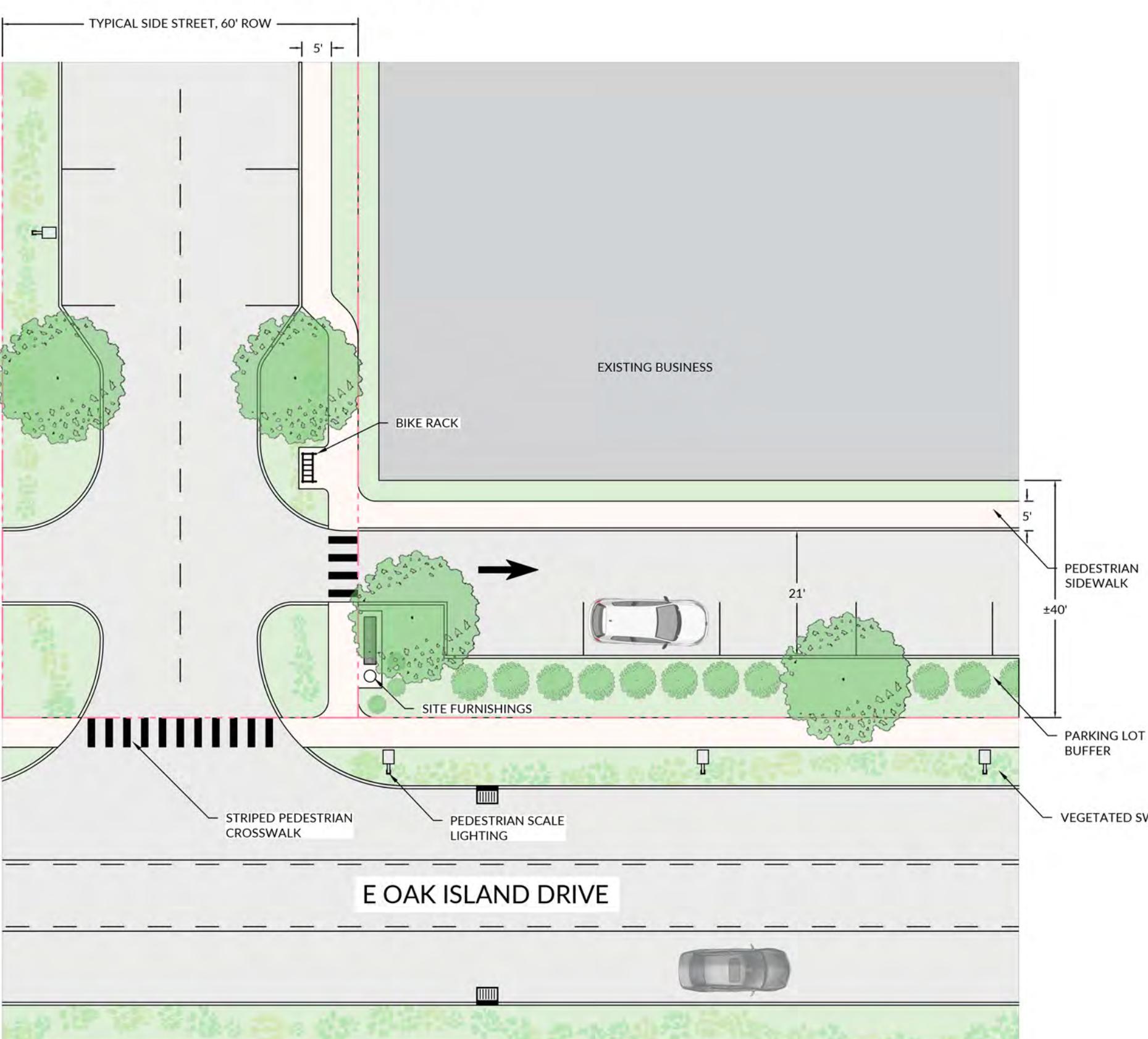
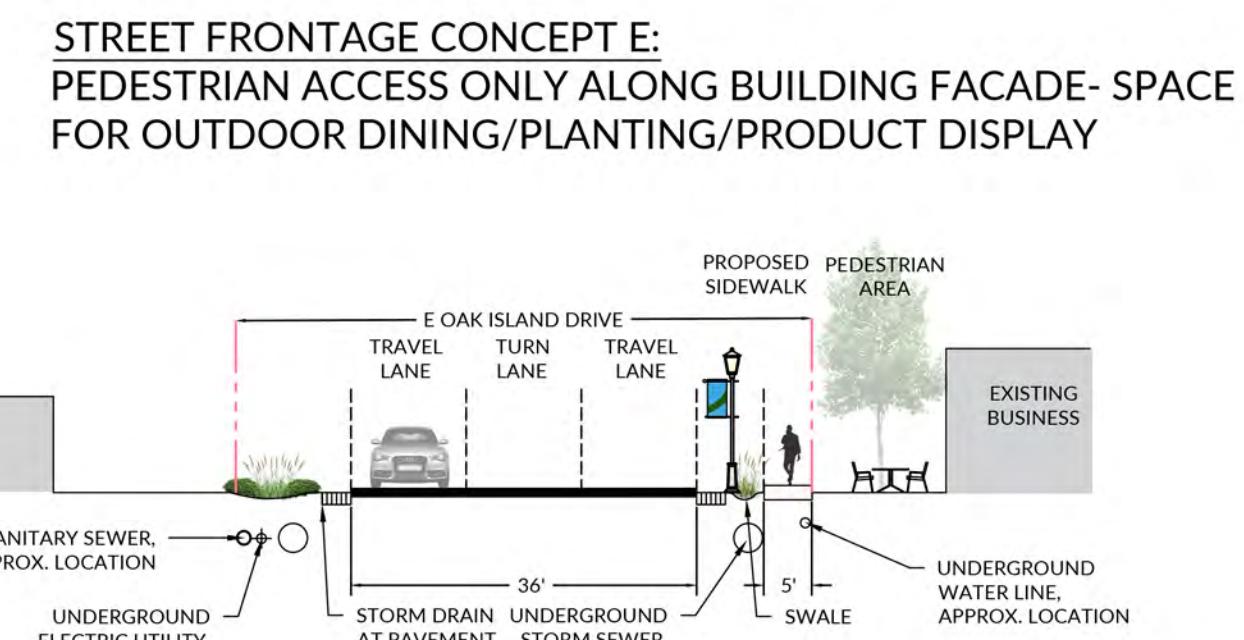
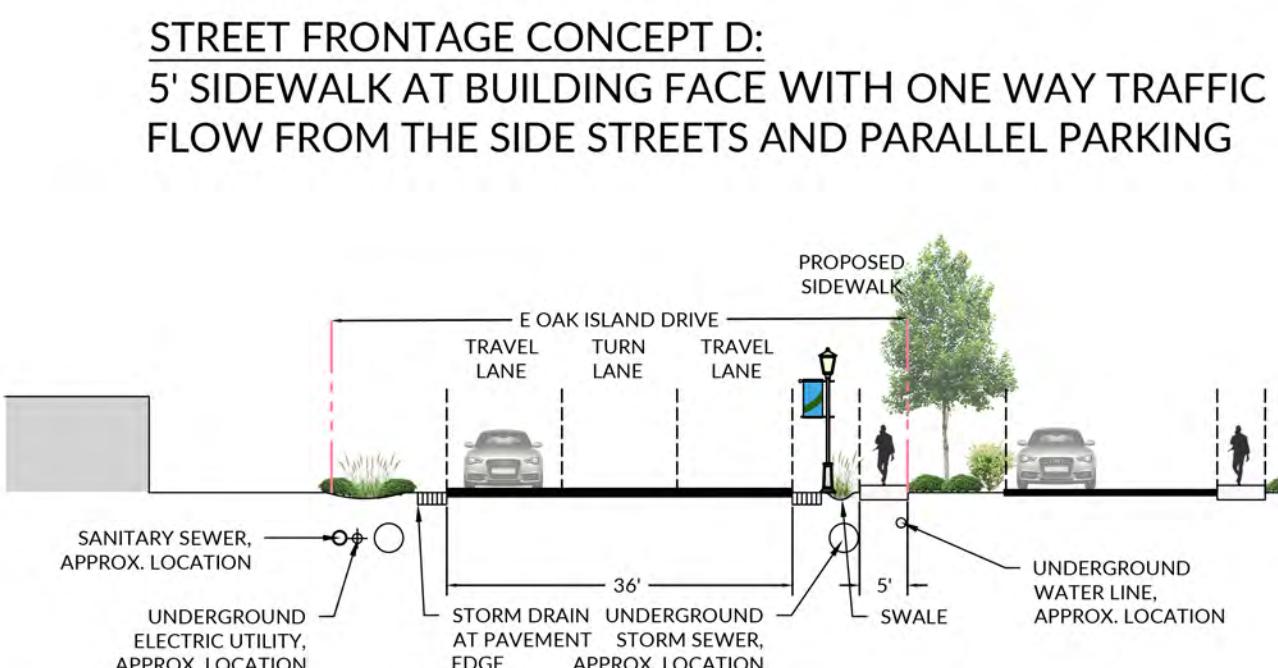
# STREETSCAPE - CONCEPTUAL OPTIONS



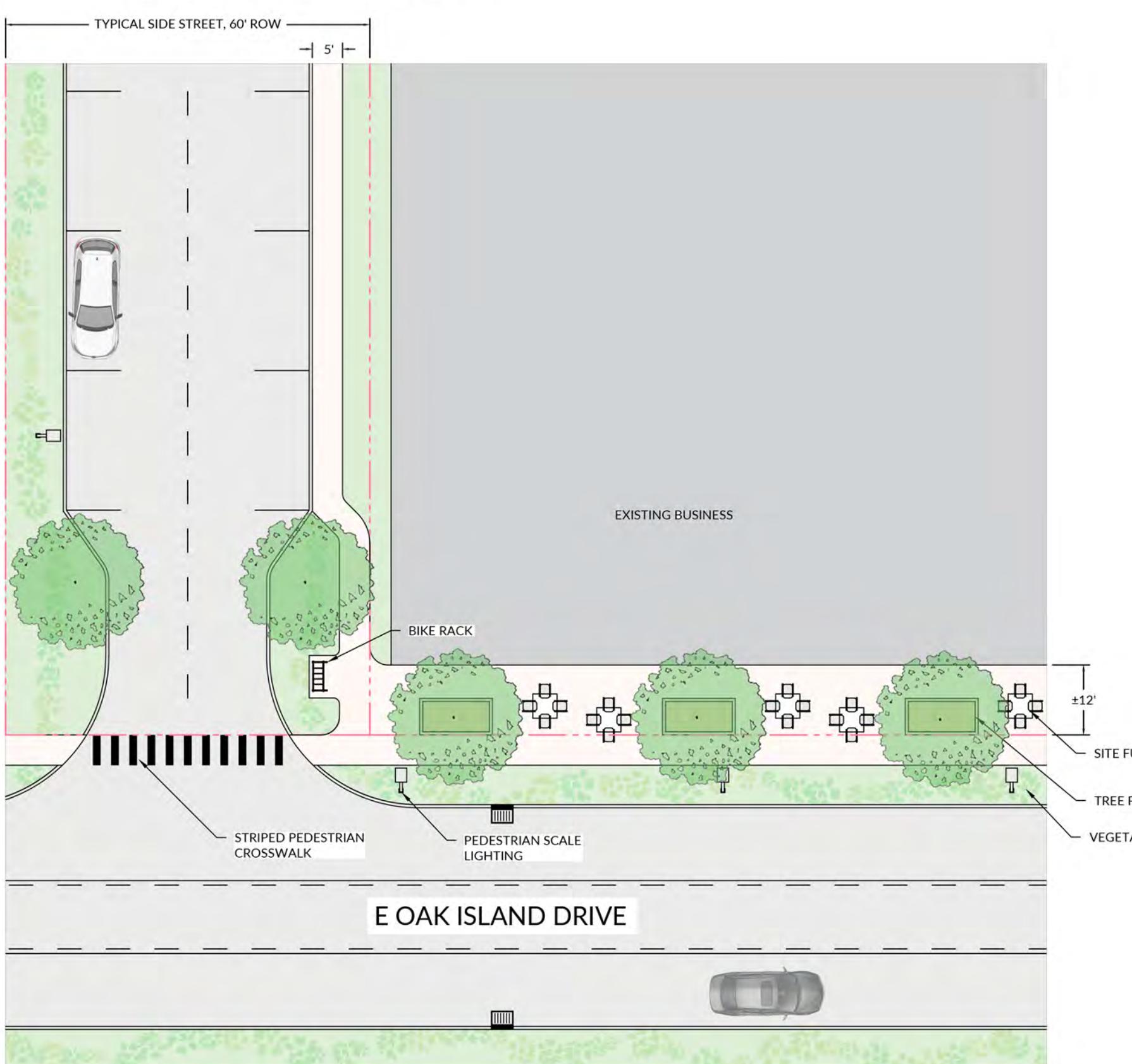
OAK ISLAND DRIVE STUDY AREA A



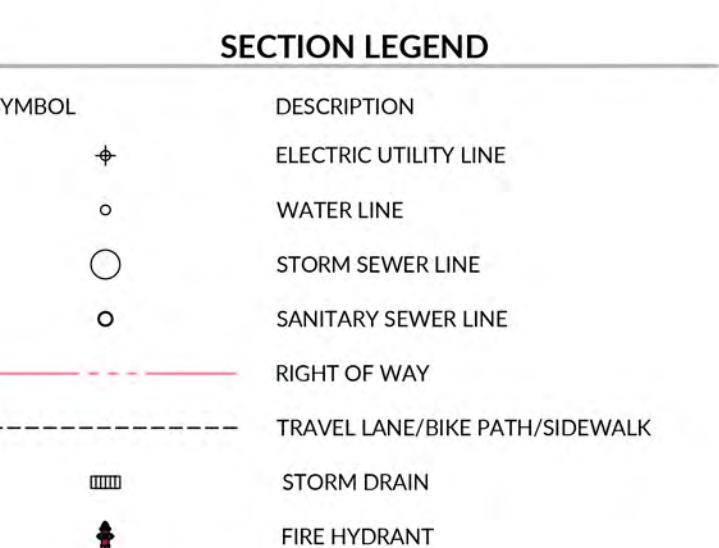
OAK ISLAND DRIVE STUDY AREA B



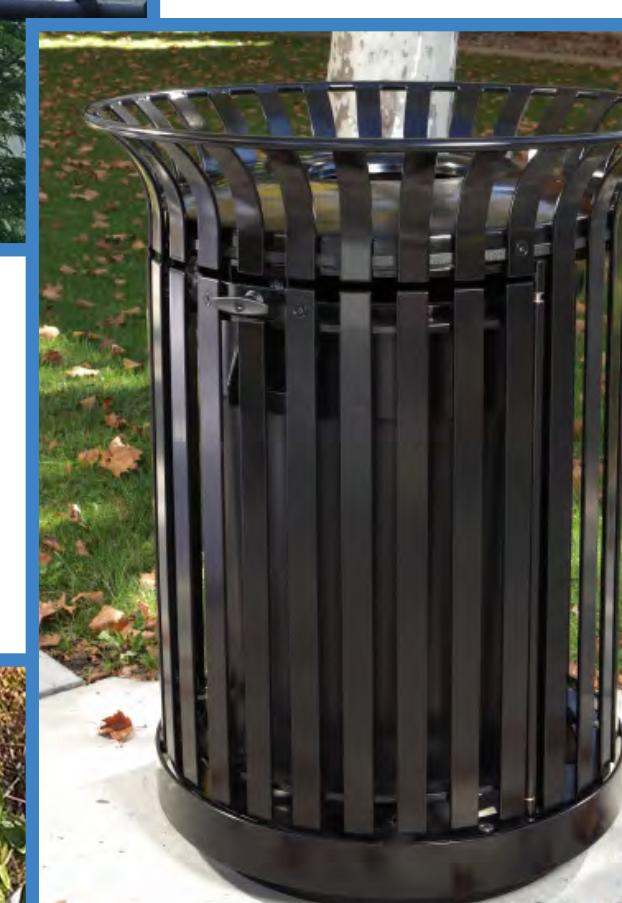
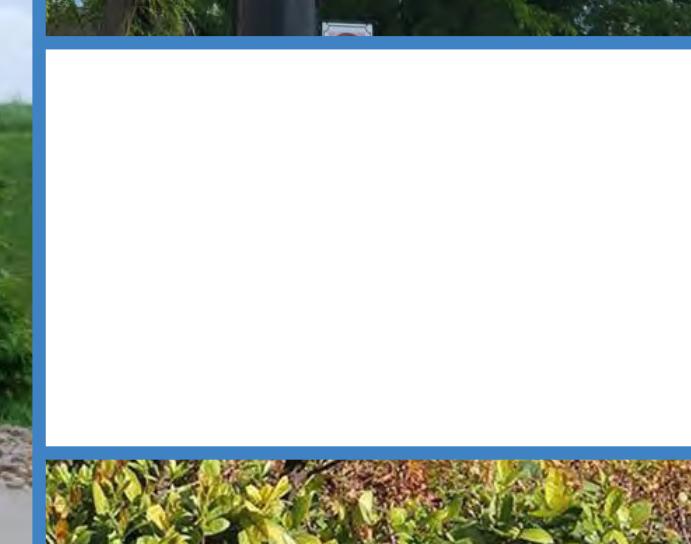
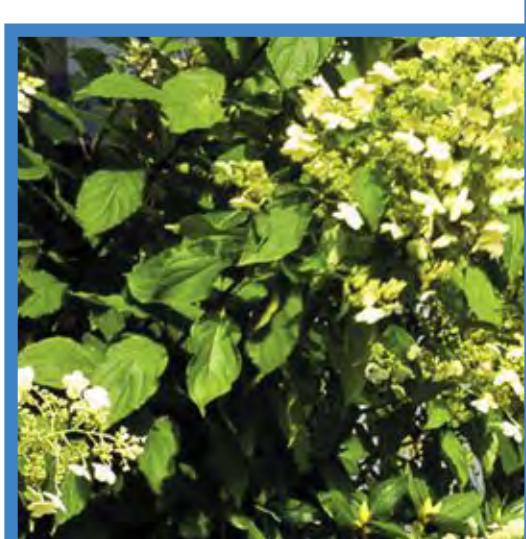
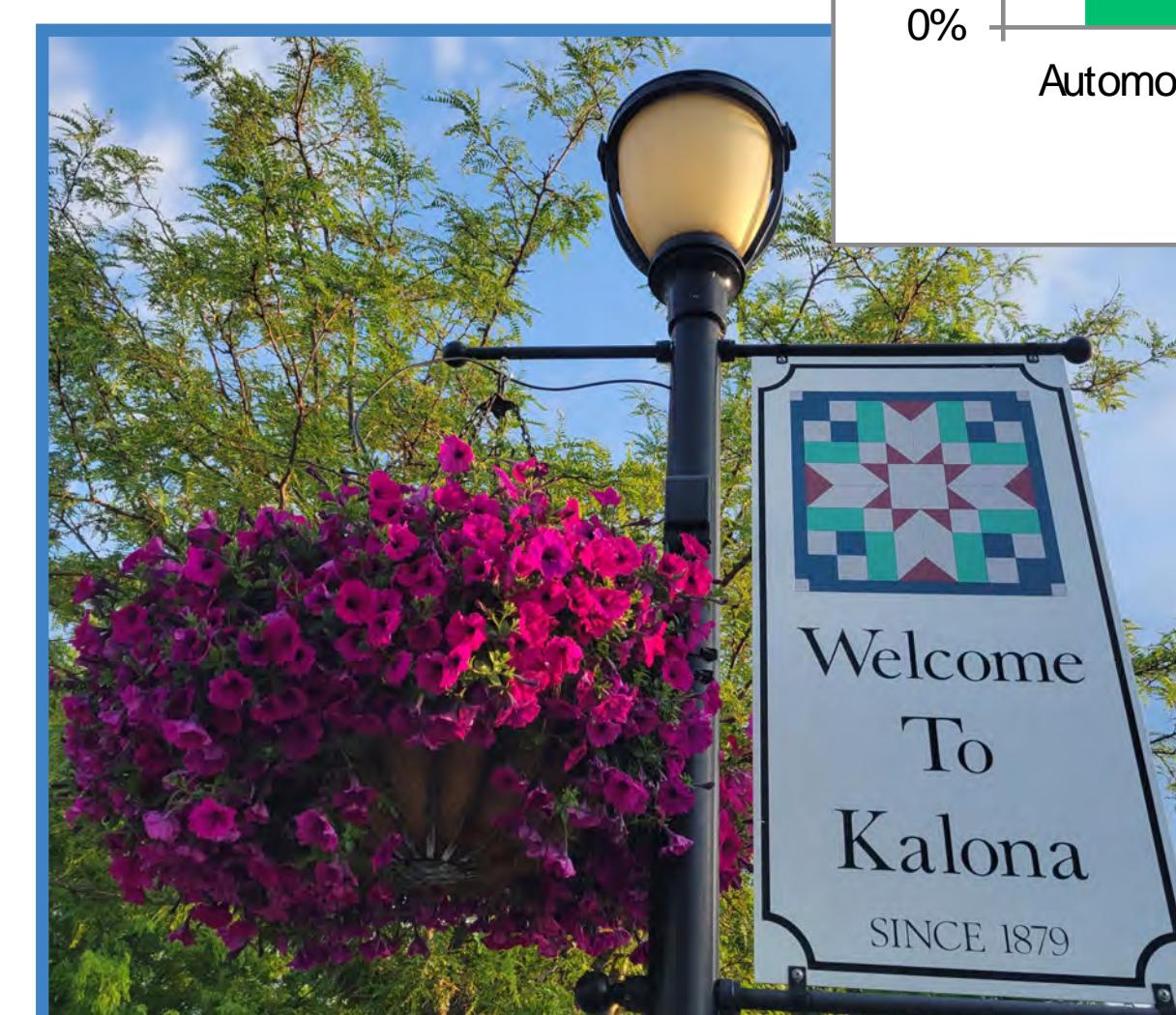
STREET FRONTAGE CONCEPT D, PLAN VIEW



STREET FRONTAGE CONCEPT E, PLAN VIEW

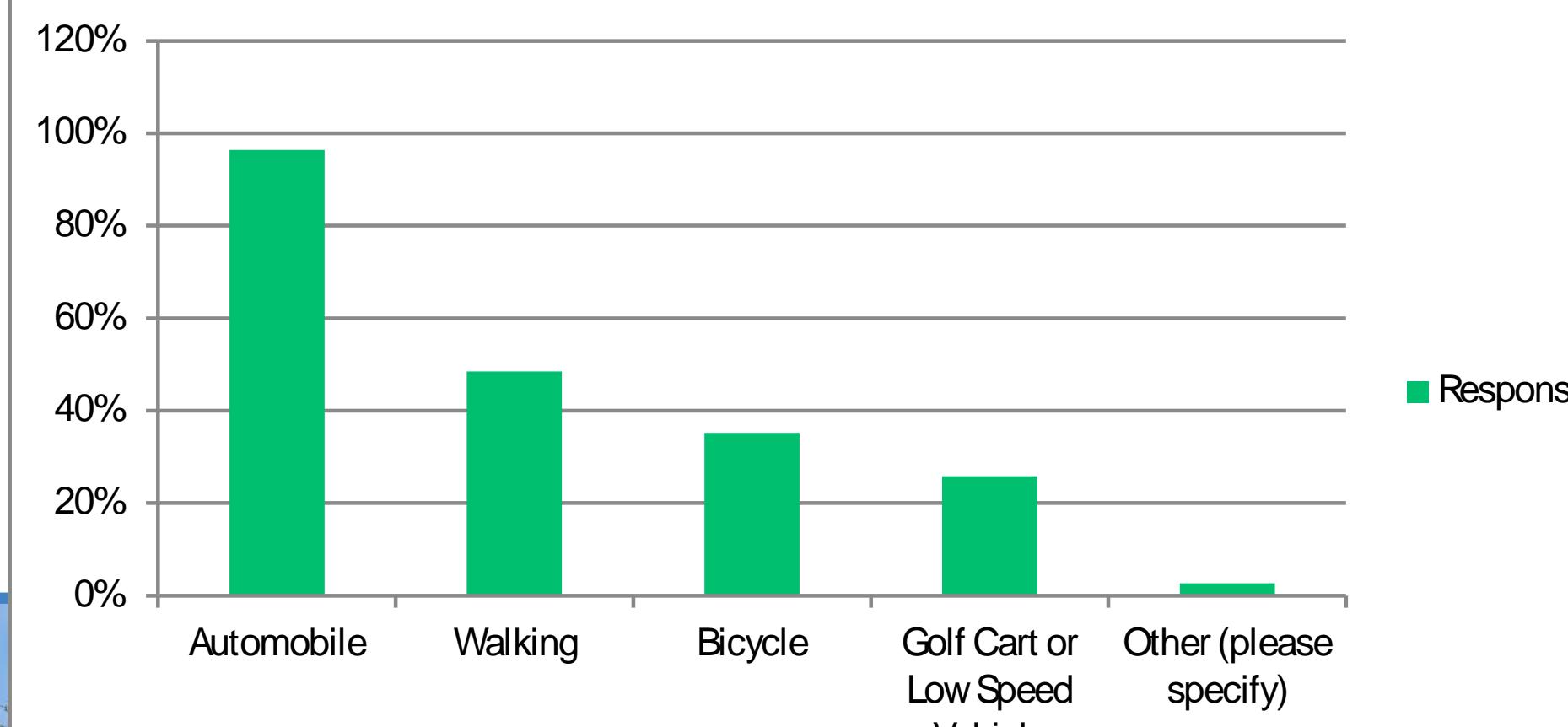


# STREETSCAPE - SURVEY AND INSPIRATION IMAGES

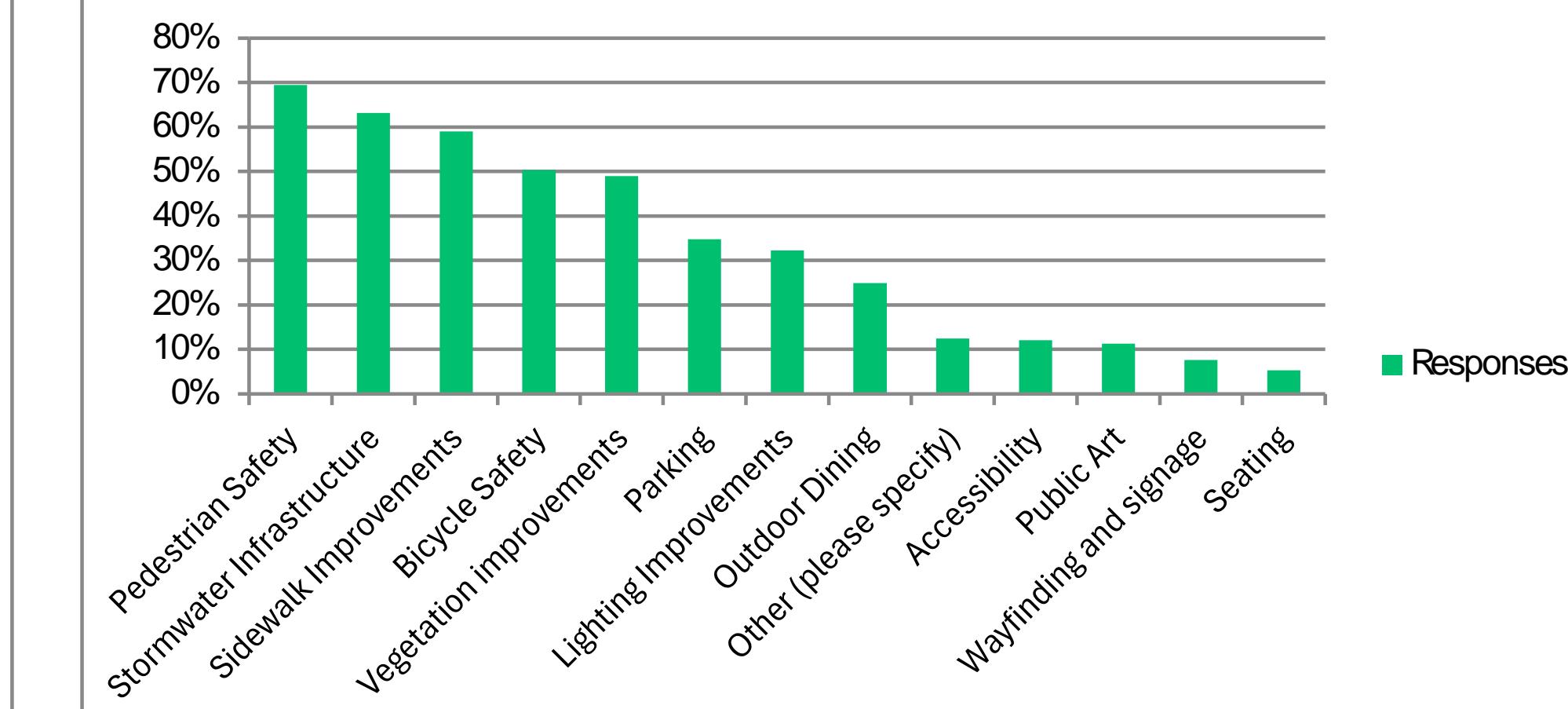


## SURVEY RESULTS

How do you navigate East Oak Island Drive? (select all that apply)



What are your top 5 priorities for the Oak Island Streetscape Project?



Any Additional Comments?

"Prioritize the movement and safety of people through and across the Island to the beach"

"Safe bicycling paths would be great"

"We need shaded places to sit"

"Dedicated safe walking and biking is most important"

"Please protect existing vegetation and trees and add more of this where possible"

"Move parking to the rear of buildings and sidewalks to the front"

"Sidewalks on both sides of Oak Island Drive and crosswalks at strategic intersections"

"More outdoor dining and dog friendly areas"

"Create a friendly downtown district"

"Designate, with signage, LSV/golf cart legal streets"

"More native trees"

"Use a recognizable theme throughout the island that makes everyone know they are on Oak Island"

"Lower the speed limit"

"Wildlife friendly lighting"

"Stormwater improvements where flooding typically occurs"

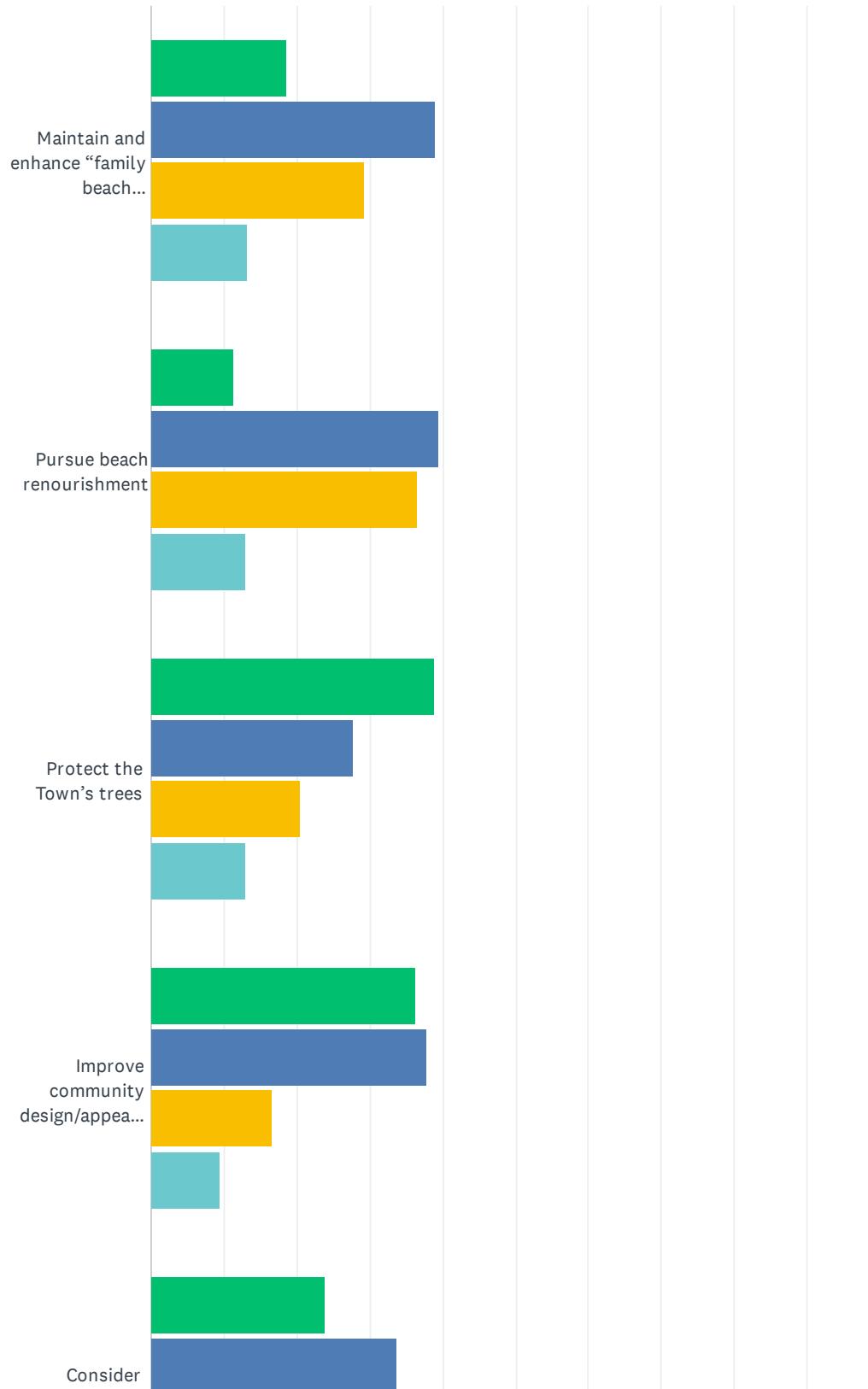
# B

Appendix

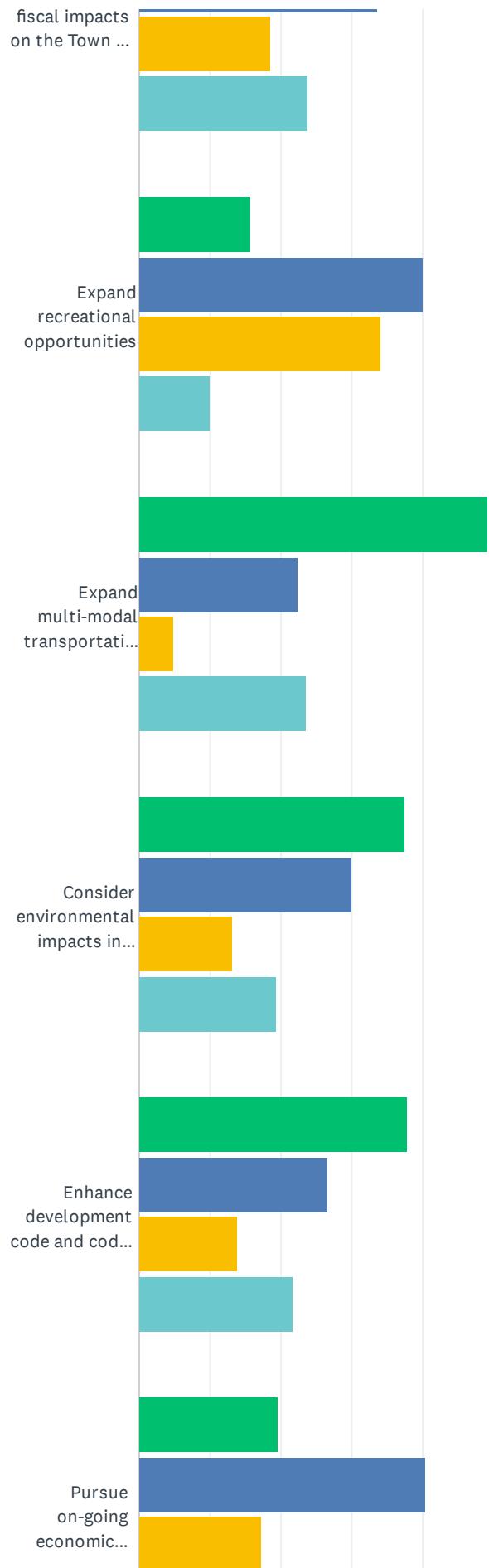
## COMMUNITY SURVEY RESULTS

## Q1 To what extent have the following goals from the previous comprehensive plan been improved in Oak Island since 2017?

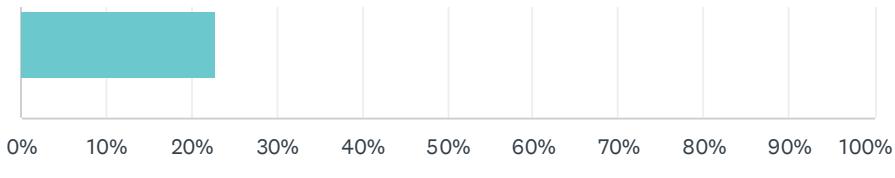
Answered: 628    Skipped: 8



## Town of Oak Island Comprehensive CAMA Land Use Plan Update



## Town of Oak Island Comprehensive CAMA Land Use Plan Update

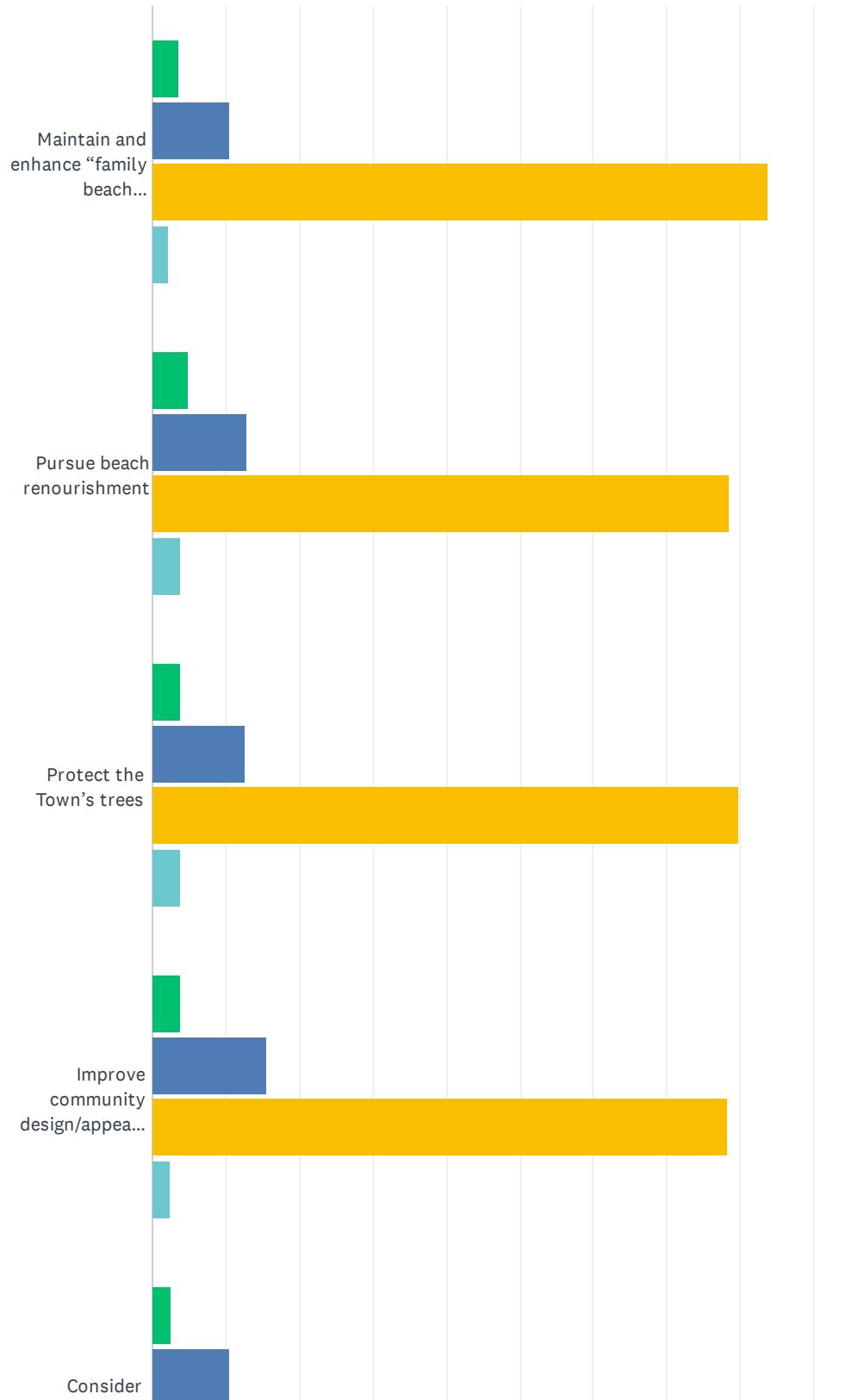


█ Not Improv...    █ Somewhat I...    █ Improved    █ Unsure

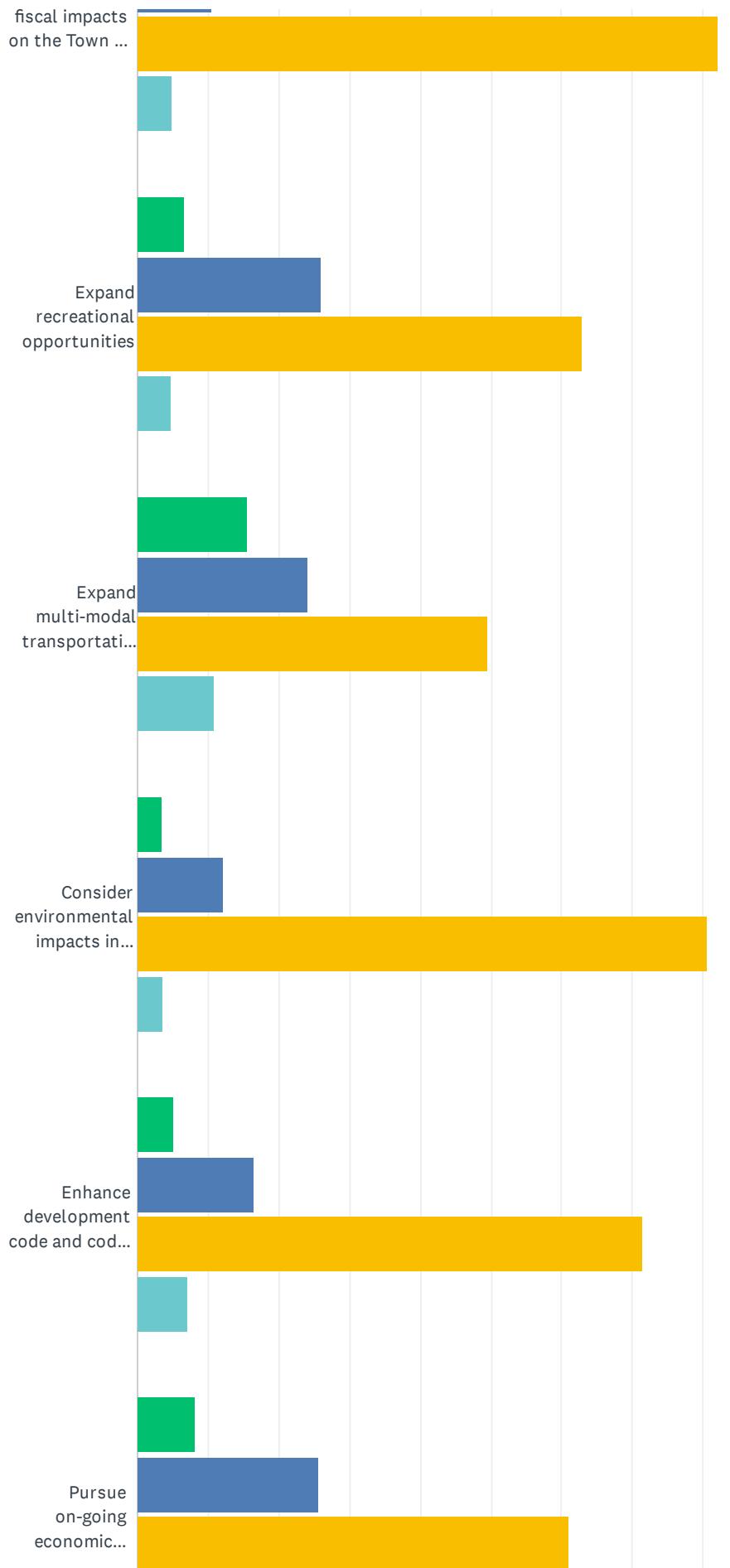
	NOT IMPROVED	SOMEWHAT IMPROVED	IMPROVED	UNSURE	TOTAL
Maintain and enhance "family beach atmosphere"	18.46% 115	39.00% 243	29.21% 182	13.32% 83	623
Pursue beach renourishment	11.29% 70	39.35% 244	36.45% 226	12.90% 80	620
Protect the Town's trees	38.88% 243	27.68% 173	20.48% 128	12.96% 81	625
Improve community design/appearance	36.28% 226	37.72% 235	16.69% 104	9.31% 58	623
Consider fiscal impacts on the Town in all deliberations	23.82% 146	33.61% 206	18.60% 114	23.98% 147	613
Expand recreational opportunities	15.68% 98	40.16% 251	34.08% 213	10.08% 63	625
Expand multi-modal transportation options	49.28% 307	22.31% 139	4.82% 30	23.60% 147	623
Consider environmental impacts in decision making	37.44% 234	30.08% 188	13.12% 82	19.36% 121	625
Enhance development code and code enforcement	37.92% 237	26.56% 166	13.76% 86	21.76% 136	625
Pursue on-going economic development within Oak Island	19.52% 122	40.48% 253	17.28% 108	22.72% 142	625

## Q2 To what extent are the following goals from the previous comprehensive plan relevant to Oak Island moving forward?

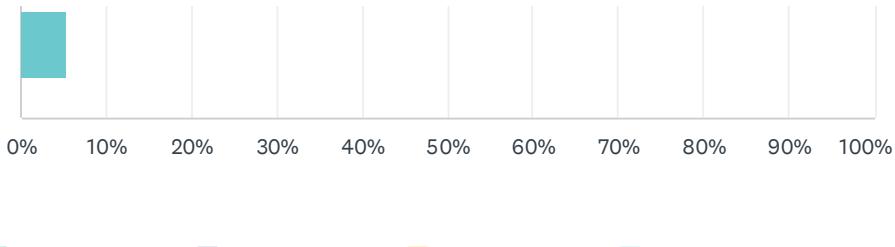
Answered: 624    Skipped: 12



## Town of Oak Island Comprehensive CAMA Land Use Plan Update



## Town of Oak Island Comprehensive CAMA Land Use Plan Update



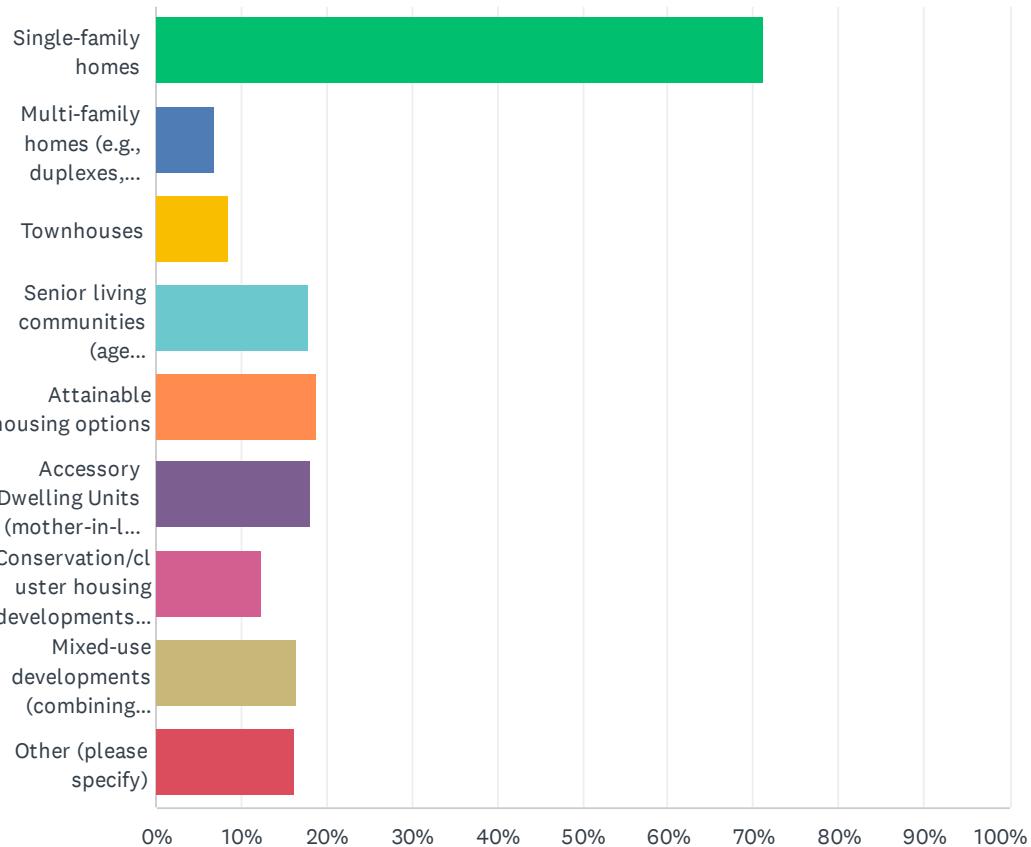
	IRRELEVANT	SOMEWHAT RELEVANT	STILL RELEVANT	UNSURE	TOTAL
Maintain and enhance "family beach atmosphere"	3.54% 22	10.47% 65	83.90% 521	2.09% 13	621
Pursue beach renourishment	4.83% 30	12.88% 80	78.42% 487	3.86% 24	621
Protect the Town's trees	3.86% 24	12.54% 78	79.74% 496	3.86% 24	622
Improve community design/appearance	3.88% 24	15.51% 96	78.19% 484	2.42% 15	619
Consider fiscal impacts on the Town in all deliberations	2.58% 16	10.48% 65	82.10% 509	4.84% 30	620
Expand recreational opportunities	6.60% 41	25.93% 161	62.80% 390	4.67% 29	621
Expand multi-modal transportation options	15.48% 96	24.19% 150	49.52% 307	10.81% 67	620
Consider environmental impacts in decision making	3.39% 21	12.26% 76	80.65% 500	3.71% 23	620
Enhance development code and code enforcement	5.17% 32	16.32% 101	71.41% 442	7.11% 44	619
Pursue on-going economic development within Oak Island	8.06% 50	25.65% 159	60.97% 378	5.32% 33	620

**Q3** The comprehensive plan is a guiding document used to assess quality of life, local values and priorities, and establish a clear, shared vision for the community's future. As the Town moves forward into the future, what are the most important improvements or additions you would like to see in local infrastructure and services (e.g., transportation, parks, recreation, healthcare facilities) to enhance your quality of life?

Answered: 541    Skipped: 95

## Q4 What types of new housing do you think should be made most available to accommodate the Town's population? (check all that apply)

Answered: 636 Skipped: 0



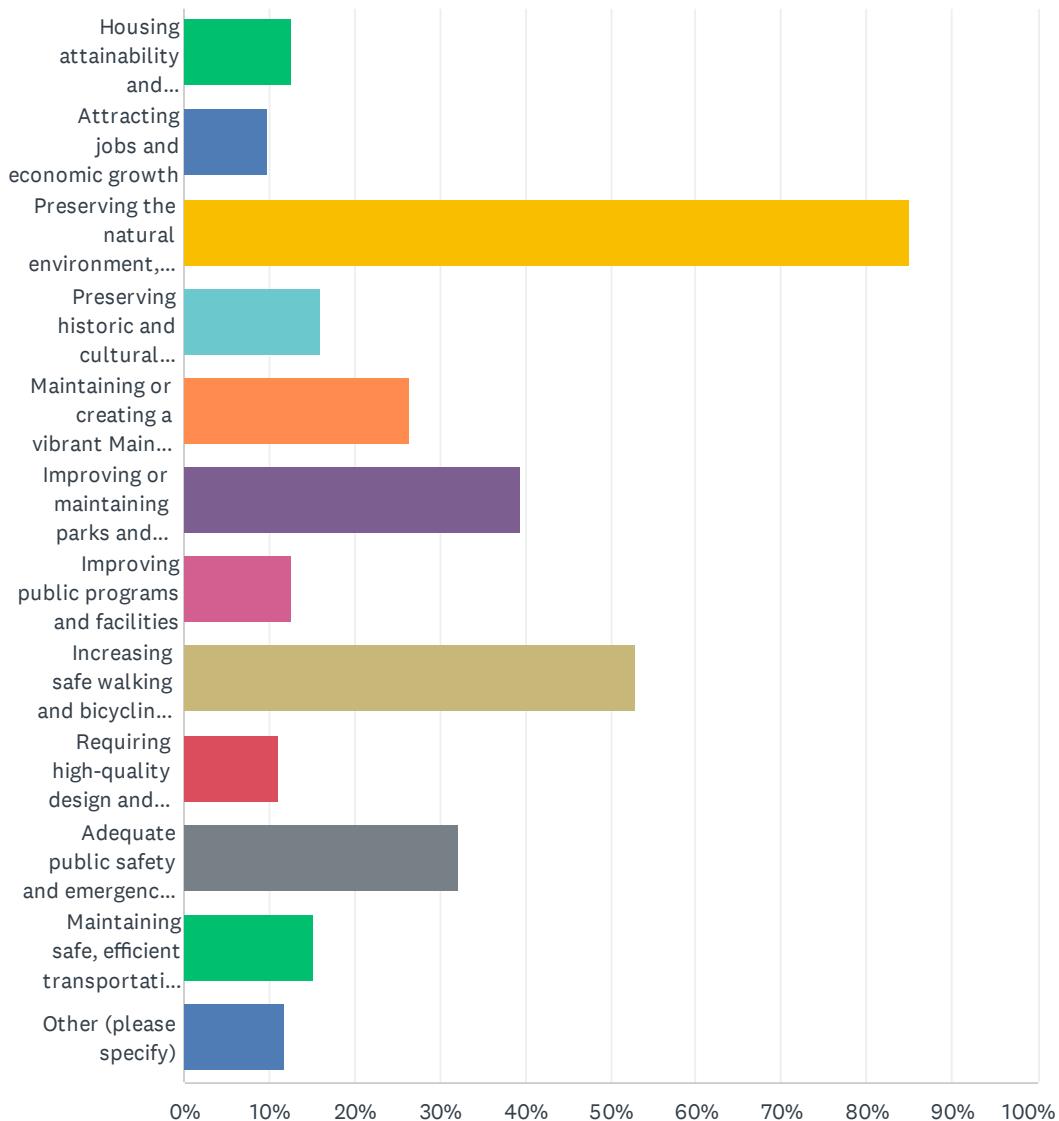
ANSWER CHOICES	RESPONSES	
Single-family homes	71.23%	453
Multi-family homes (e.g., duplexes, apartment buildings)	6.76%	43
Townhouses	8.49%	54
Senior living communities (age restricted, typically 55+)	17.92%	114
Attainable housing options	18.71%	119
Accessory Dwelling Units (mother-in-law suites, granny flats, etc.)	18.08%	115
Conservation/cluster housing developments (Smaller lot sizes with additional preserved common open space areas)	12.42%	79
Mixed-use developments (combining residential above commercial or retail spaces on the ground floor)	16.35%	104
Other (please specify)	16.19%	103
Total Respondents: 636		

Q5 What three features or aspects of living in the Town of Oak Island do you appreciate most? Please try to answer in as few words as possible.  
(open ended; ultimately will be displayed as a word cloud)

Answered: 574      Skipped: 62

## Q6 What are your top three concerns for the future of the Town? (Select up to three)

Answered: 635 Skipped: 1



## Town of Oak Island Comprehensive CAMA Land Use Plan Update

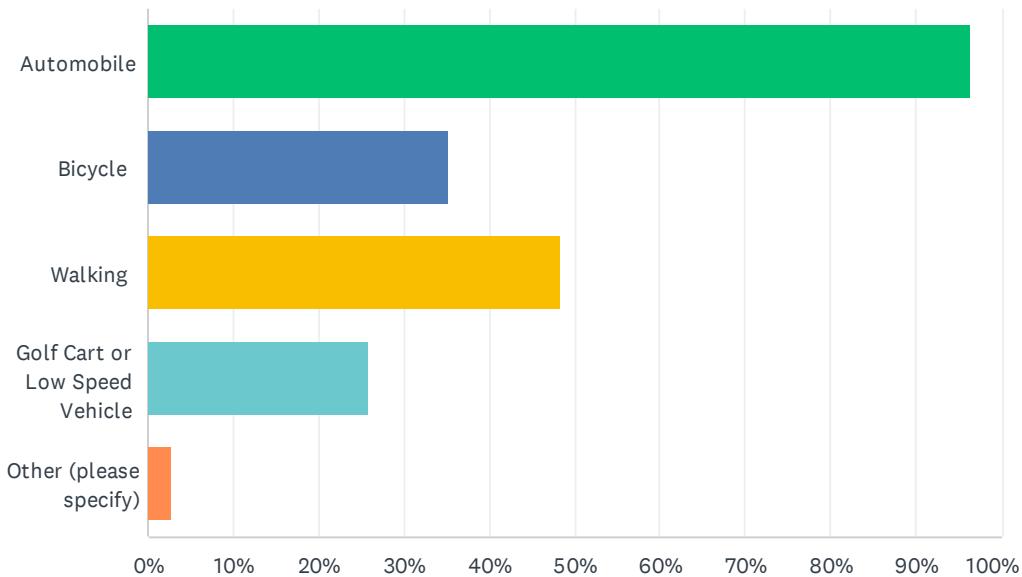
ANSWER CHOICES	RESPONSES
Housing attainability and availability	12.60% 80
Attracting jobs and economic growth	9.76% 62
Preserving the natural environment, beaches, streams, open spaces, wetlands, etc.	85.04% 540
Preserving historic and cultural resources	16.06% 102
Maintaining or creating a vibrant Main Street or downtown area	26.46% 168
Improving or maintaining parks and recreational opportunities	39.53% 251
Improving public programs and facilities	12.60% 80
Increasing safe walking and bicycling options	52.91% 336
Requiring high-quality design and materials for buildings	11.18% 71
Adequate public safety and emergency services	32.13% 204
Maintaining safe, efficient transportation corridors to destinations outside of Oak Island	15.12% 96
Other (please specify)	11.65% 74
Total Respondents: 635	

**Q7 If you could start a new program or initiative that would make Oak Island the best place to live in North Carolina, what would it be?**

Answered: 471    Skipped: 165

## Q8 How do you navigate East Oak Island Drive? (select all that apply)

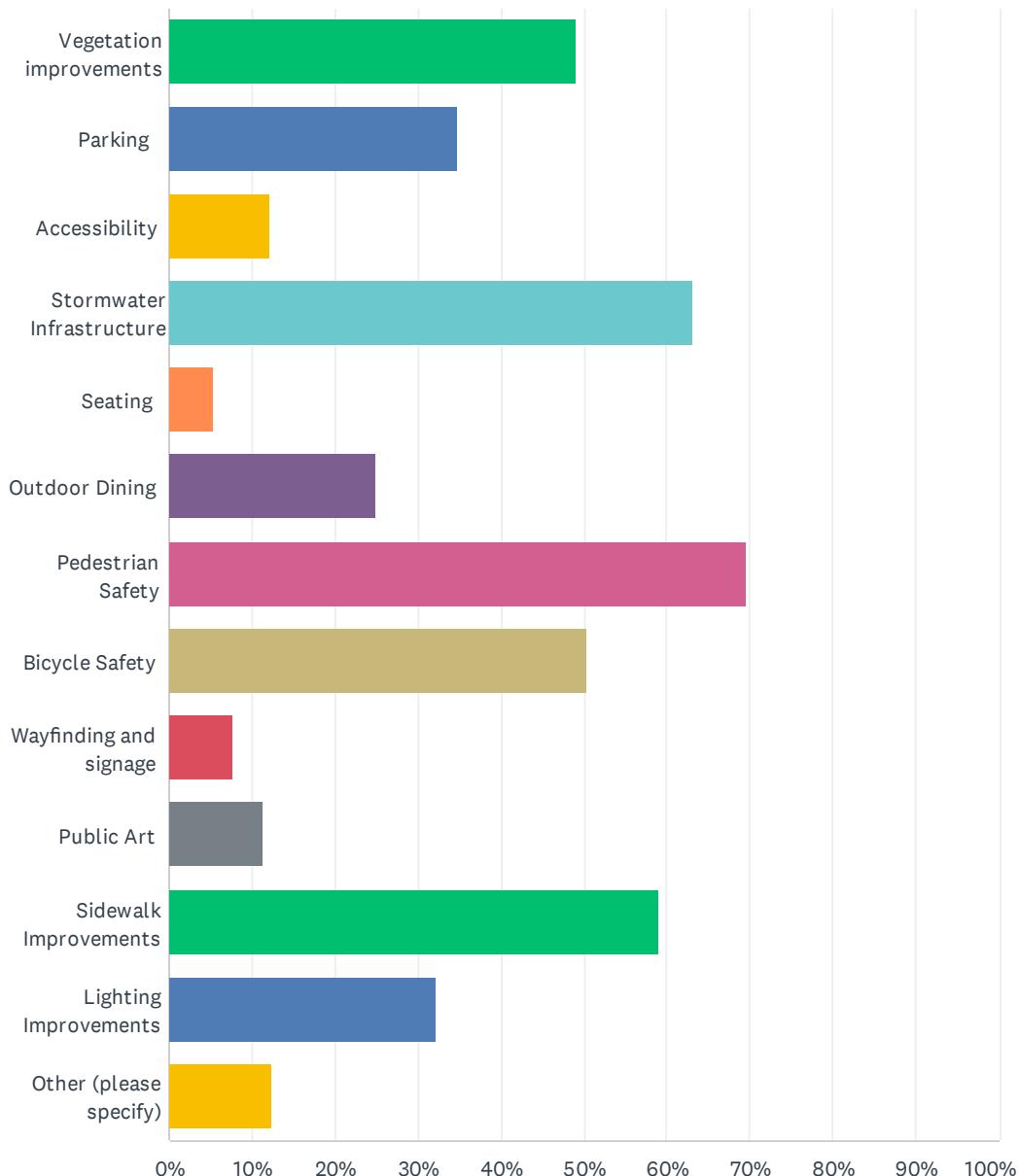
Answered: 588    Skipped: 48



ANSWER CHOICES	RESPONSES
Automobile	96.43%    567
Bicycle	35.20%    207
Walking	48.47%    285
Golf Cart or Low Speed Vehicle	25.85%    152
Other (please specify)	2.72%    16
Total Respondents: 588	

## Q9 What are your top 5 priorities for the Oak Island Streetscape Project?

Answered: 586    Skipped: 50



## Town of Oak Island Comprehensive CAMA Land Use Plan Update

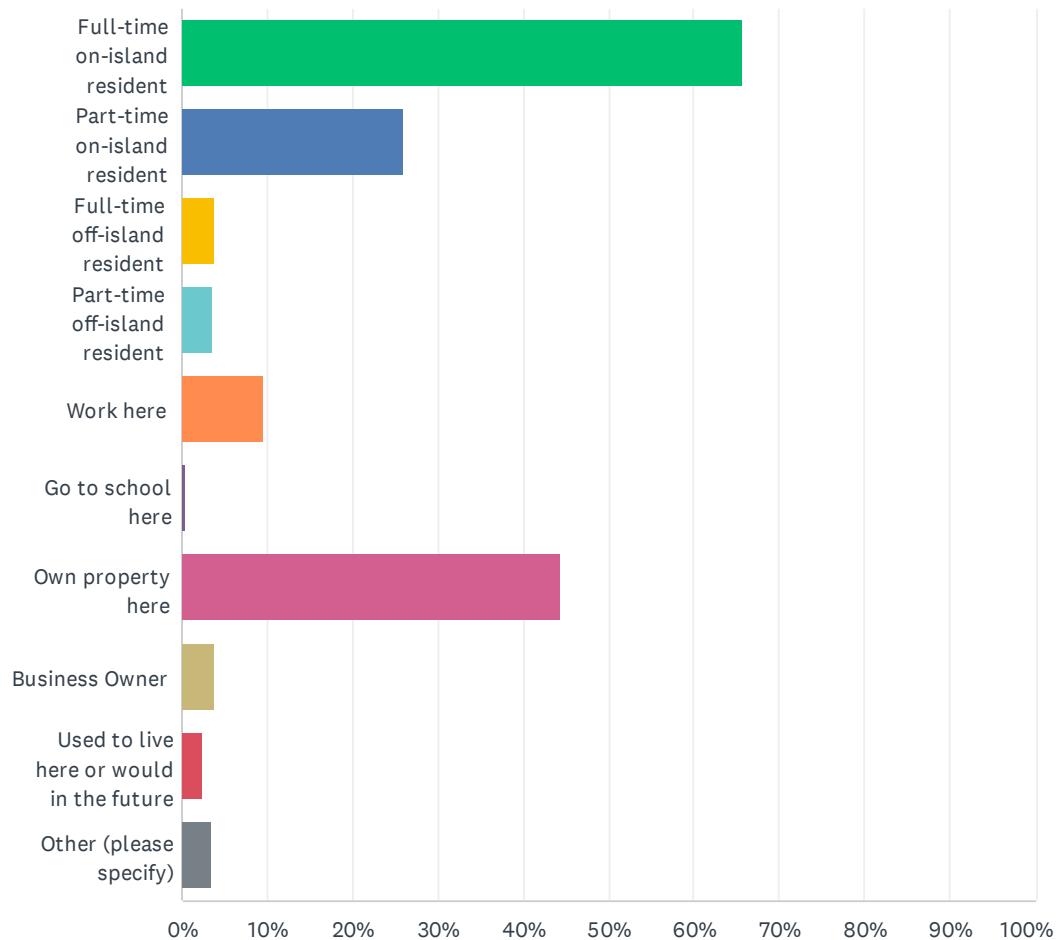
ANSWER CHOICES	RESPONSES	
Vegetation improvements	48.98%	287
Parking	34.81%	204
Accessibility	12.12%	71
Stormwater Infrastructure	63.14%	370
Seating	5.29%	31
Outdoor Dining	24.91%	146
Pedestrian Safety	69.45%	407
Bicycle Safety	50.34%	295
Wayfinding and signage	7.68%	45
Public Art	11.26%	66
Sidewalk Improvements	59.04%	346
Lighting Improvements	32.25%	189
Other (please specify)	12.46%	73
Total Respondents: 586		

**Q10 If you have any additional comments regarding Oak Island's streetscape, please include them below:**

Answered: 261    Skipped: 375

## Q11 What is your relationship to Oak Island? Select all that apply.

Answered: 589      Skipped: 47

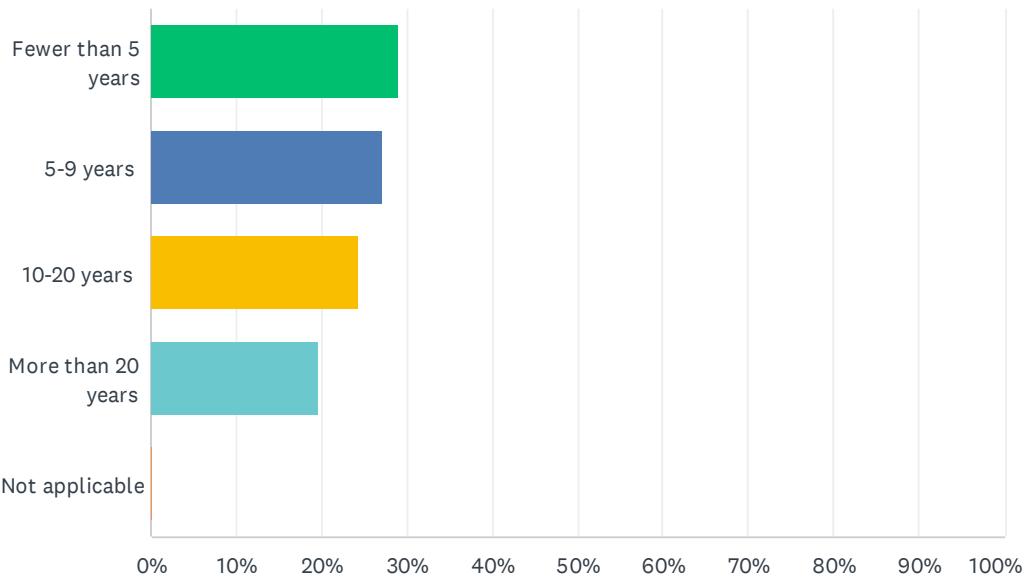


## Town of Oak Island Comprehensive CAMA Land Use Plan Update

ANSWER CHOICES	RESPONSES
Full-time on-island resident	65.70% 387
Part-time on-island resident	25.98% 153
Full-time off-island resident	3.74% 22
Part-time off-island resident	3.57% 21
Work here	9.51% 56
Go to school here	0.51% 3
Own property here	44.31% 261
Business Owner	3.90% 23
Used to live here or would in the future	2.38% 14
Other (please specify)	3.40% 20
Total Respondents: 589	

## Q12 How many years have you lived, worked, or owned property or a business in Oak Island? Select one.

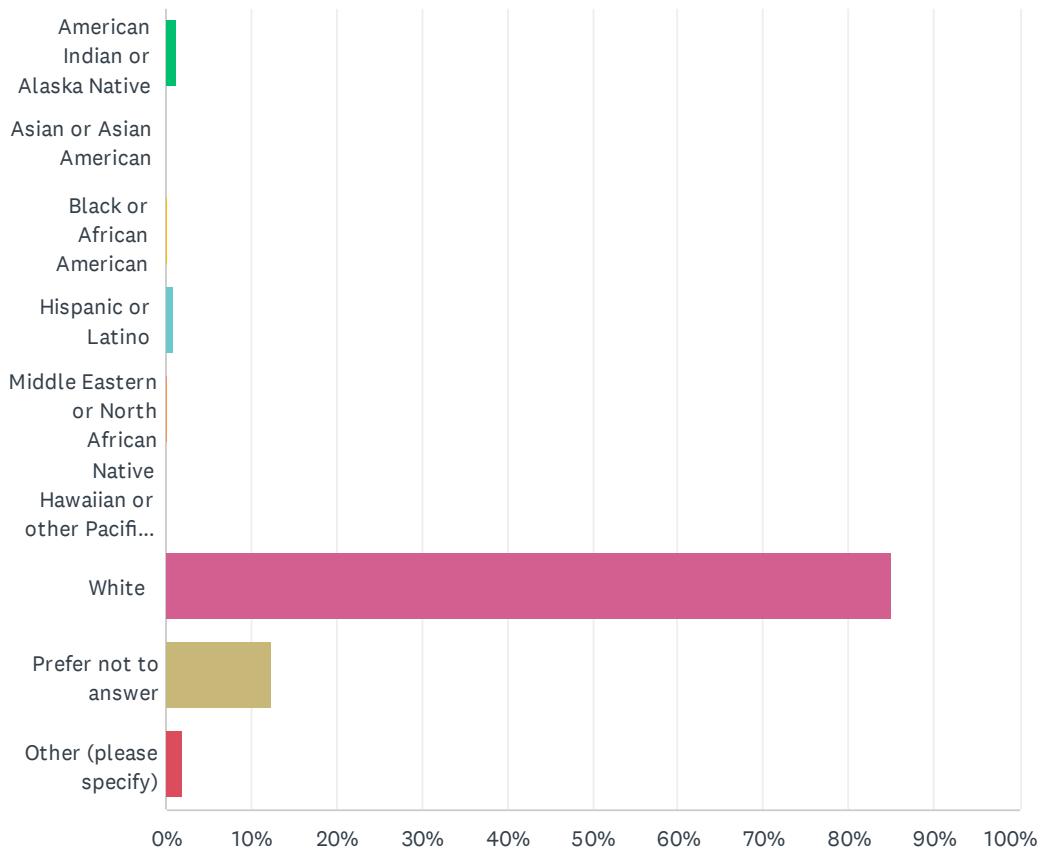
Answered: 588    Skipped: 48



ANSWER CHOICES	RESPONSES
Fewer than 5 years	29.08% 171
5-9 years	27.04% 159
10-20 years	24.32% 143
More than 20 years	19.56% 115
Not applicable	0.17% 1
Total Respondents: 588	

## Q13 Which of the following best describes your race/ethnicity? (optional)

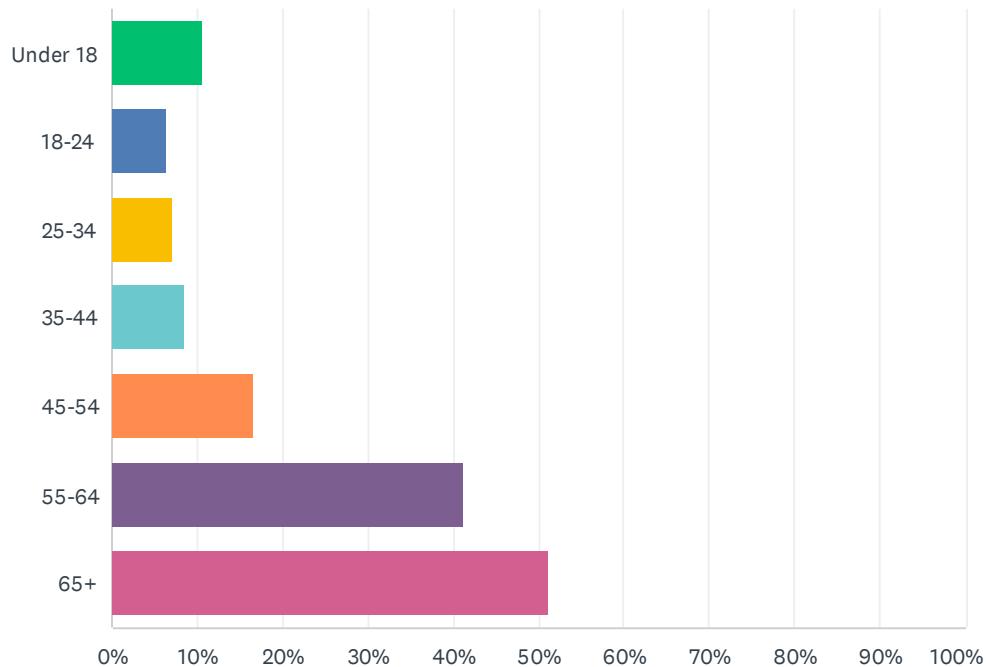
Answered: 587 Skipped: 49



ANSWER CHOICES	RESPONSES
American Indian or Alaska Native	1.19% 7
Asian or Asian American	0.00% 0
Black or African American	0.17% 1
Hispanic or Latino	0.85% 5
Middle Eastern or North African	0.17% 1
Native Hawaiian or other Pacific Islander	0.00% 0
White	85.18% 500
Prefer not to answer	12.27% 72
Other (please specify)	1.87% 11
Total Respondents: 587	

## Q14 What are the ages of the people in your household? (Select all that apply, optional)

Answered: 578 Skipped: 58



ANSWER CHOICES	RESPONSES
Under 18	10.73% 62
18-24	6.40% 37
25-34	7.09% 41
35-44	8.48% 49
45-54	16.61% 96
55-64	41.18% 238
65+	51.21% 296
Total Respondents: 578	

**Q15** If you want to be added to the email outreach group for this comprehensive plan update, please enter your email address below. This will be kept by the Town and will not be used for any purposes other than keeping you up to date about information and events related to this comprehensive plan update. (Optional)

Answered: 308    Skipped: 328