



**Land Use Plan Steering Committee
January 11, 2016**

| | OPPORTUNITIES | | | | | CHALLENGES | | | |
|-----------------------------------|--|-------------------------------|--------------------------------|-------------------------|-------------------------------------|--|---|---|--|
| | Economic Development | Transportation | Infrastructure | Recreation | Natural/cultural Resources | Transportation | Infrastructure | Economic Development | Land Use |
| Steering Committee Lower Mainland | Build business area in Coinjock/Aydlett for bridge | Ease congestions to the beach | Water system to all home | Public water access (2) | Agri-tourism | No interconnectivity | Cost of \$220,000 per mile for water piping | Commercial support for local residents – shopping and restaurants | Keep rural nature of agriculture |
| | Hotel/Motel opportunities | 158 Corridor beautification | Better internet infrastructure | River/Sound tours | Character preservation | No connectivity in older neighborhoods | Lack of infrastructure (2) | Narrow geography make is difficult to grow businesses | Loss of farmland |
| | Theme park. | | | Recreation | Preservation of Historic structures | Limited connective road (major infra) to enable some manufacturing or value addition | | Limited town centers | Conservation vs. progress everywhere |
| | Attractions/entertainment | | | | | Split by highway | | Opposition to theme parks/recreation areas | Balance of progress with conservation in a way that maximizes natural resources for long term growth |
| | | | | | | Traffic | | Last stop before OBX – so why stop | Office/warehouses |
| | | | | | | | | Tourism/visitors pass us by | Unsightly 158 corridor |
| | | | | | | | | No reason to stop | Impact of Mid-County Bridge |



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| | | Economic Development | Environment | Recreation | Land Use | Transportation & Infrastructure | Transportation | Infrastructure | Economic Development (tourism) | Land Use | Environment |
| Steering Committee Corolla OBX | Support and encourage opportunities to support tourism levels | Preserve and enhance beach and dunes as that's why people come | Additional Public water access | Resilience strategies can result in lower insurance cost | Provide 2WD access to 4WD subdivisions to enable "sustainable, reasonable development" | Traffic | Fire wise community thinking not in place | Beach orientation drastically changing | Urban sprawls and connectivity can drive growth, not well planned inundated | Preserve the nature of the natural areas while making them more accessible to visitors | |
| | "Protect Golden Egg" - Redefine commercial, regulate growth, preserve 4x4 open space & horses, permit system (for 4WD access?) | Get the traffic off the 4WD beach to capture beach value | Increase public water access soundside | Manage the last 20% of development to minimize negative impacts on beach value in Corolla | Overcrowding – enforcement of capacity limits (sewer/septic flows) | Recognize the need for improved transportation & infrastructure when mid-county bridge comes | Public safety and fire service | Redefine and tourism population attracting; keep upscale increasing not lower | Sustainability policies | Threats to ecosystems in a natural resource rich county | |
| | Vision of market – who do we want to come here, what are decision point for them | Plan and Implement Beach nourishment program – <i>Big money</i> | Land bank – for future use as community/rec opportunities | Open space enables conservation techniques that can provide positive systems for managing high threat of natural risks and build resilience | | Traffic – 158 to 4x4 area) | Stressed fire and police | Education of outside investors to focus on best market segments | Balance property rights with community desires | Threaten wildlife, water, etc | |
| | Understand global tourism trends that value natural resources. COBX unique chance to balance attraction of Corolla and off-road | | | | | | Stressed infrastructure | | More commercial in off-road as Corolla provides 99% of commercial of COBX | | |
| | Redefine tourist attraction back to family orientation | | | | | | | | Reasonable balance of commercial between Corolla and 4WD as development proceeds | | |
| | Ability to expand eco-tourism & year round tourism to mainland (eg. hunting) & position Currituck nationally to maintain niche) | | | | | | | | Over development in Corolla pushing growth in Carova without sufficient knowledge and longer growth perspective (short sighted) | | |



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| | Develop environment to encourage retirement & year-round population, bolstered by increasing technology, mobile population | | | | | | | | | Mega-houses allowing overcrowding population to stay | |
| | | | | | | | | | | Overcrowding of houses and beaches | |