

	OPPORTUNITIES					CHALLENGES						
	Economic Development	Land Use	Recreation	Transportation		Transportation	Infrastructure	Environment	Housing	Land Use	Economic Development	
Steering Committee Northern Mainland	Corporate vs. small business development to create jobs – which would spill over into small business support	Sustainability	Sound access for recreation	Pursue traffic improvements- i.e Moyock By-pass, South Mills Rd access to NC 17		Summer traffic — tourist season concerns	Schools with increasing population	Drainage (flooding)	Need to address affordable housing without destroying rural character of area	Developers not held accountable for communities and consequences after they are done	Need to establish a business park/light industrial development area with associated infrastructure	
	Cluster of growth could open up more professional services and supporting services	Establish consensus of vision for development – same for all	Open space to encourage quality of life and keep "sportsman paradise"	Local aces roads (N-S, E-W)		No alternative around 168 – need bypass	Infrastructure will need to grow with larger tax base to adequately support increase in residents water and sewer	Non-permeable soils stormwater flooding	Affordable housing goes hand in hand with full service	Need to get a better handle on residential growth in Moyock	Lack of basic retail services in Moyock – Local opposition prevails	
	With areas of full services, encourage commercial and retail – At what cost?	Standards for growth on the corridor	Preserve open space/agriculture			Traffic heading to Outer Banks (Is there a by-pass in the works?)	Residents need to understand economic linkage to tax base elsewhere	Soil, wetlands, sparse infrastructure		Continuity in development whether residential or business	Bedroom Community means \$ not to County - multiplier	
	Industrial "Mega Park"	Encourage development with connectivity – all areas	Access to Northwest River for tourism destination with kayak/canoe					Need to address flooding from impervious surfaces/flooding – seek help from NCDOT		No common goal		
		Gateway Improvements										



			OPPORTUNITIE:	S	CHALLENGES				
	Economic Development	Transportation	Infrastructure	Recreation	Natural/cultural Resources	Transportation	Infrastructure	Economic Development	Land Use
	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
Steering Committee Lower	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
Mainland	Attractions/entertain ment					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



	OPPORTUNITIES						CHALLENGES					
	Economic Development	Environment	Recreation	Land Use	Transportation & Infrastructure	Transportation	Infrastructure	Economic Development (tourism)	Land Use	Environment		
	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		
Steering Comittee Corolla	Vision of market – who do we want to come here, what are decision point for them	Plan and Implement Beach nourishment program — Big money	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		
ОВХ	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)			



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	