

**TOWN OF ATLANTIC BEACH**  
**STORMWATER & WASTEWATER QUESTIONNAIRE**  
**PROPERTY OWNER SURVEY RESULTS**  
**OCTOBER, 2006**

1. How long have you owned or lived at this location?

Responses	Percentage	
201	22%	0 to 5 years
170	19%	5 to 10 years
506	55%	> 10 years
34	4%	No Response

2. Are you a year-round resident?

	YES	NO	No Response
Responses	201	700	10
Percentage	22%	77%	1%

3. If you are not a year-round resident, how many days during the last 12 months have you been able to observe the stormwater runoff conditions and septic tank performance conditions around your property?

Responses	Percentage	
142	16%	0 to 10 days
147	16%	10 to 30 days
123	13%	30 to 60 days
71	8%	60 to 90 days
162	18%	>90 days
263	29%	No Response

4. Have you ever experienced flooding on your property during a (non-Hurricane) storm?

	YES	NO	No Response
Responses	315	569	390
Percentage	35%	62%	27%

If yes, check all situations that apply and note the frequency.

Situation	Never Experienced	Less than once per year	Once per year	2-3 times per year	More than 3 times per year	Every time it rains
Water in Storage Building	860	4	3	14	14	15
Water on air condition units	893	5	1	3	0	9
Water in crawl space	856	8	5	11	16	15
Water up to, or in the living space	864	11	9	11	6	10
Yard flooding from stream/ditch	819	6	9	18	19	40
Yard flooding from street runoff	657	14	21	56	72	90
Yard flooding from adjacent property	749	10	10	32	43	64

5. If flooding occurred, please list the approximate date(s), location, and indicate depth of flooding.

*See individual surveys*

6. Have you ever noticed flooded streets in your neighborhood?

	YES	NO	No Response
Responses	554	356	1
Percentage	61%	39%	<1%

7. If you noticed flooded streets, please provide the approximate date(s), location, and depth of flooding.

*See individual surveys*

8. Are there any other problems with the storm drainage system (i.e. pipes, drains, streams, or ditches) on your property or in your neighborhood?

	YES	NO	No Response
Responses	185	724	0
Percentage	20%	80%	0%

If yes, check all situations that apply.

Situation	Responses
Corroded pipes	5
Sink holes	7
Pipe blockage	43
Stream or ditch blockage	51
Drains in need of repair	55
Other	86

9. Do you have any photographs, videotape, or other records of flooding problems that occurred on your property or in your neighborhood?

	YES	NO	No Response
Responses	40	866	2

If yes,

Photos	26
Videos	2
Written	4
Other	2

10. If the Town needs to expend money on stormwater improvements, the Town will aggressively pursue grants as much as possible. However, if the grants are not available or insufficient to pay for the needed improvements, how would you prefer the Town to pay for the improvements?

	Responses	Percentage
Monthly stormwater bill (like your water bill)	140	15%
Property taxes (which are deductible on federal and state income taxes)	448	48%
Improvement assessment (on an acreage, or frontage foot basis)	156	16%
All of the above	54	6%
Other	145	15%

11. My opinion of the existing method of treating and disposing of wastewater using septic tanks at Atlantic Beach is as follows:

	Responses	Percentage
Septic tanks are adequate, and we do not need a central wastewater system	294	33%
Septic tanks are not adequate, and we need a central wastewater system	268	29%
Septic tanks are not adequate, but we do not need a central wastewater system	17	2%
Even though septic tanks are adequate, we need a central wastewater system	232	25%
No Response	100	11%

12. How old is the septic tank system on your property in years?

Responses	Percentage	
113	13%	0 to 5 years
94	11%	5 to 10 years
179	20%	10 to 20 years
174	20%	20 to 30 years
108	12%	> 30 years
206	24%	No Response

13. When was the last time your existing septic tank system was pumped out?

*See individual surveys*

14. How often do you have your septic tank pumped out?

*See individual surveys*

15. Are you in favor of the Town constructing a central wastewater system?

	YES	NO	No Response
Responses	539	293	79
Percentage	59%	32%	9%

16. Are you in favor of the Town requiring everyone to connect to the system if a central wastewater system is available?

	YES	NO	No Response
Responses	469	379	63
Percentage	51%	42%	7%

17. If the Town needs to expend money on a central wastewater system, the Town will aggressively pursue grants to pay for the capital improvements. However, if the grants are not available or insufficient to pay for the needed capital improvements, how would you prefer the Town to pay for the capital improvements?

	Responses	Percentage
Through a one-time upfront charge paid by each property owner and monthly bills for service	51	5%
Through a one-time upfront charge paid over 5 to 6 years by each property owner and monthly bills for service	129	14%
Through a monthly bill after connecting to the system	240	27%
Property taxes (which are deductible on federal and state income taxes)	369	41%
No response	122	13%

**TOWN OF ATLANTIC BEACH**  
**STORMWATER & WASTEWATER QUESTIONNAIRE**  
**COMMENTS GROUPED BY CATEGORY**

**STORMWATER ISSUES**

- Stormwater problems should be addressed first. The Town should be responsible. I am satisfied with my septic system.
- If you built your home on high ground and don't have a problem-you should not have to pay for someone who built in a hole and now cries out for help. Pay your own way. Proper planning prevents poor performance.
- Cottage is located in a low spot where water does not drain rapidly. Any big rain floods driveway and under house. Real Problem.
- As stated above, the drainage system on "Old Causeway Rd is very bad"
- Stormwater runoff is the most critical problem at our beach. I get nervous every time it rains because of flooding and I know something can be done. There have been times when the police dept. did not have personnel to come put out cones on our street to prevent cars washing water onto my property. I know they, as well as street maintenance are doing their best. HELP!! I love our beach.
- Yes, we definitely need drainage on Brooks St. I noticed that the street between Brook St. and the ocean has drains and I think there is a drain at the corner where the BP Station is, but this gives no relief down our street. When the water gets too deep at "T" between Brooks St. and Money Island St where condos are, it just flows down Brooks St toward sound end of street dumping water (flooding) some yards along the way (driveways too).
- Control these concerns with responsible land development practices such as reduced density per acre and bedroom limits on residential construction, also trap and filter storm runoff before release in to water around Island by use of natural areas. Establish practical setbacks from waters.
- Stormwater drainage is not a pressing concern. What Atlantic Beach has is normal for a beach community. A wastewater treatment plant is not needed but the major real estate interest want it. If they want it, let them pay for it (private package plants or a small wastewater plant). Keep Atlantic Beach as a family beach.
- Central wastewater facilities are badly needed.
- June 2005 – Claims Adjuster suggested City should maintain drains in order to help avoid flooding of property & streets.
- Town needs to require engineered storm water plan for every building permit which distrib. more or covers more than 400 sq. ft. of property.
- Have paid to raise garage bldg & have raised level of yard to help street runoff into our property. Street still floods.
- Thanks to the town for the new drainage of Commerce Way.

- It has always been a water problem coming from Pine Knowles Shores. Golf course etc. I can't build because water is making me a low area lot. Other people are causing my water problem that are building & filling their lots high with dirt.
- The quality of Atlantic beach water is good. The storm water drainage system is adequate. Atlantic beach is a grad on an island and therefore storm water drainage should be expected to be only so good.
- We need the cebtrak wastewater system for all the beach.
- This is a major problem and the city officials have not been given the authority to help me. I told them in advance, and nothing was done. I am very angry at the situation, where new buildings were built with no regard to drainage.
- Approximately one year ago we emailed the town about the storm water inlets at the area of E. Ft Macon rd. and Willis Ave. being plugged with sand from erosion at the site where 2 new duplexes were being constructed at the corner. The town did nothing. Now the inlets are still full and weeds are growing out of them, the town should require contractors to provide erosion control.
- Our property is on one of the highest parts of the beach and we seldom have any problems with flooding.
- Repaving of East Boulevard aggravated flooding of parking areas. Appears to happen anytime there is substantial rain.
- Stormwater Drainage has become more of a problem in the last 10-15-years. Pumps at my location are generally ineffective and the wiring hookups are unsightly. Contributing to the problem is the street which has layers of asphalt and is now higher than the yards. If the stormwater issue was addressed the septic tanks could handle the wastewater in most situations.
- I would like to see the ditch on the west side of the Island Quay entrance that faces the beach has somewhere to drain. After heavy rains it stays full of water for weeks, floods yards, and seems to create a health hazard. I think it is good that you are considering stormwater treatment. Thanks for getting our input.
- During the 20 years we have owned the property we have flooded 3 times. Once in 1996 and 2 times in 2005. The street floods up to the last step up into the house every time we have a heavy rain. The storm water drains have been blocked each time we have flooded inside the house.
- My septic system works fine-The problem comes from flooding. The 300 block of E. Terminal floods due to improper pumping systems. It can be 15" to 20" in the street and when the pump at the end of the street is turned on, after a few hours, everything is fine. Poor drainage of flood water is the main problem. Take care of the flooding problem and I believe everything will be fine.
- 1. Septic tank for me – is no problem, but I am in favor of getting a central wastewater system. 2. The stormwater problem is a different matter! This problem has been ongoing probably before I bought the beach property in the '70's-I firmly believe the town should have addressed this more aggressively in the past.

- In 2003, authorization was given to the owners of lot 207 Club Colony Dr. to fill their lot. As a result, we got their stormwater drainage which stood on our septic tank and fill causing inside drainage problems after contacting Atlantic Beach, getting no help or guidance, I was finally directed to the health dept. To solve the problem, we had to fill our lot, put in a new septic tanks and fill and sod our back yard to stabilize the dirt, costing us \$10,000.00
- Need stricter building code so property owners are responsible for water runoff. Need (rule/law/code?) so that present property owners are responsible for stormwater off their property.
- My properties are located at 405 E. Caswell and 400 Dobbs. Caswell is higher than my property which connects with Dobbs which is quite a bit lower. I have spent thousands of dollars at Caswell St to control stormwater under my house. When we have a rain of 5-6 inches it all runs down into our backyards and looks like a pond. Drainage is poor on Dobbs St since Caswell has no drainage system, I would love to have one on my lot.
- Stop allowing land owners and developers to fill in ditches and/or natural drainage across. It appears that whoever can afford to haul in the most fill dirt lives on the highest lot and turns water onto others.
- Ditches along Hwy 58 between sidewalk and road would help a lot. Water runs into the ground rather fast.
- The weekend of the Seafood Festival we saw first hand just how bad the flooding can be at the intersection of E. Terminal and Wilson – we are at the deadend of E. Terminal and we were unable to leave the street until about 5 pm on Sunday 10/8 and the water was still 6-7 inches deep and probably a foot deep on left hand side of street. This resulted from rain during the early morning hours. We definitely have a problem in this area of E. Terminal.
- Heavy rains flood the streets and yards on the corner of Wilson and Terminal Ave. This is a major health concern for all involved.
- Rains heavy-the ditch between us and 506 W. Atlantic overflows sometimes water runs on to the backyard and stands for extended periods of time. I have tried to keep the silt out of the parking area in front of 504 W. Atlantic and keep the ditches clear as well.
- I aggressively sought help from town and they finally sent a person to talk and measure, etc. and give me excuses and told me they could not help. Each time houses built runoff was worse. I have repaired carpet 3 times over this finally last year I put in ceramic tile. I want drainage in front.
- Flooding was such a problem that I spent several thousand dollars to raise the elevation of my home 4-5' to prevent future problems. My structure is now safe from general flooding. However crawl space gets water when street floods. Stormwater is a higher priority for me personally, but I'm for the wastewater improvements as well.
- Water ponds on Bowen St. during each significant rainfall.

- Water backs up on driveway due to the first 250 to 350' of Freeman Lane pavement doesn't crown about the centerline. All water flows toward E. Ft. Macon Rd. down the Westside.
- Our lot is on a high knoll. Good drainage.
- Stormwater is #1 problem; curb some of this out of control building; septic tanks can wait – I don't want a #2 Myrtle Beach.
- Water has not been a big problem since the street A 116 was redone.
- With some exceptions, wastewater seems to dissipate rather quickly because of our sandy soil. Let's clean out the present system and see the effects. Sewer vs. septic systems, etc. that's another issue.
- A property owner at the corner of Bogue Blvd and Kinston removed trees and filled areas with soil and landscape rock that is contributing in a major way to our neighborhoods flooding! They also filled wetlands without permitting. This should be corrected.
- On new, or existing lots, they don't need to be allowed to build up the lots so that water puddles in street or on neighbors property.
- We at 104 Cooper Ave. did not have a water problem (except hurricanes) with normal rain water until the area of the old "Triple S Pier" was developed. Now all that rain water runs back on our road since development was built up higher. Pump at ocean seems to be inadequate to handle water flow.
- The streets of Dunes Avenue and Club Colony Drive are flooded in any heavy rain where they converge
- . When we flooded in 2005, 3 times the water was clean for the first 12 hours until my neighbor's septic tanks failed & water became contaminated. Had the sump pump in the neighborhood been turned on or hooked to a back up generator (no electricity), the water could have been removed before contaminated. The town is making the problem worse with no pumping. The 1st beach nourishment covered up!, blocked our neighborhood drainage system.
- Flooding of my property occurs when heavy rains require pumping of street runoff into dunes from intersection of Dunes Avenue and Club Drive. Dispersal ditch on ocean side of house floods and runs onto my property. House has been flooded twice (lower floors) in last two years!
- Hoop Pole Creek has standing water after a long hard rain. The road is passable though. Just an FYI.
- The only problem on my street is the street in front of my home & others is lower than the land which causes water to puddle 3-5 inches deep & run into peoples driveways (with no drain) when it rains. We complained for years to the Town when could have corrected the problem easily a couple of years ago when they repaved the street.
- Water collects on my property instantly after any significant rainstorm and often floods my garage. The road is higher than my property and this is expected and not preventable unless I raise my driveway 6-8 inches.
- The ditch beside my property on 204 Knollwood Dr. needs to be cleaned out for good drainage. It was cleaned out several years ago and it was great for 3 years.

- Have not observed flooding on Dunes Court, however, I have observed flooding during heavy rains on the West bound lane of Ft. Macon Road.
- I think a central wastewater system will ruin the ambiance of our beach neighborhood with huge high rises and an overcrowded beach, parking, streets, etc. "Our" beach town is only so big, let's not ruin it turning it into a Myrtle Beach type atmosphere.
- The town and its management staff should be aware of development of property that attributes to neighborhood flooding. A property owner at the corner of West Bogue & Kinston added fill soil and landscape rock that changed drainage. Additionally he bulldozed plant life.
- The intersection of Cooper Extension and Commerce Way, water was supposed to have been fixed. As of 10/7/06 it appears that it is not fixed and there is water damage inside the house. This was sent to Orville Daugherty at my address. Please change the name at this address to Stephen Daugherty.
- If you drive down some of these streets after a heavy rain you can see the problem. As I have said this is not caused by wastewater. This is rainwater.

### **COST AND WHO PAYS FOR WHAT?**

- I think overbuilding is the problem now-a new system will increase building and growth-therefore making the problems we now have with traffic and congestion even worse-I think property owners are taxed enough now-The coast should be for all residents of NC. Not just the rich.
- A central waste system would be excellent but there will be inequalities in cost of construction and maintenance. We are spending a great deal for a required replacement. I do not want to pay for a new system if we are not going to use it!
- The town of Atlantic Beach does not need a wastewater treatment or stormwater treatment facility. The town had been here a long time and these two things are just a waste of money. Do not put a wastewater treatment plant in AB. This will do nothing for us but make us pay for something we do not need.
- Charge only customers who need to hook up to a central sewer system.
- Nobody helped pay for my septic tank when I had to replace it. Why should I have to pay for this system. If you control growth you would not have a problem. Too many condos make too many people using sewer in a small amount of land space.
- No wastewater system is needed. It will simply become another government sink hole to suck down tax dollars.
- We are being required by the State of NC to build a new sewage treatment plant for \$1,250,000. I do not want to pay for ANOTHER plant!
- Since residents support businesses, waste water system should be funded in whole by the commercial businesses in Atlantic Beach, NC.
- I am opposed to a wastewater system & its associated high density, high-rise development. If a system is installed, tap-on should not be required of existing septic systems that are functioning properly, ever. A properly

installed septic system will function forever. I am still making payments on the system I have.

- New construction impact fees are the proper way. There is a lot of new construction waiting for everyone else to build a sewer system for them. That is not fair. Let the ones who profit from these new projects front the bill.
- I do not believe a wastewater treatment is necessary. Should stormwater runoff need addressing then charge a one time fee.
- Get separate costs for stormwater and wastewater.
- I am happy the way we are right now and I don't want any more taxes or improvements.
- We wholeheartedly support the town's building a central wastewater system, to be paid for by property taxes at whatever additional amount will be added to property taxes to make this possible!
- 15) Consider system that covers multiple town on Island. 17) Property tax to pay for system thru monthly bill for services
- Separate storm drainage system & waste processing system costs allow residents to choose which they need. Do not force residents to pay if not needed. Do not charge all residents for services not provided.
- Please contact Jim VonMeier from University of Minn. Please keep cost down.
- What we have now seems to be adequate. Any additional construction should have to pay high cost impact fees starting now & put into escrow until system built.
- People visiting and enjoying our beach should help pay for some of those improvements. It seems the property owners have to pay for all services the visitors pay for very little some even bring their food & drink, I say charge these free loaders.
- We do not need a stormwater system or a central wastewater system. The question how much money does the Town of Atlantic Beach want. We all could run a business on other people's money.
- I am very much concerned about both of these problems. It is really tough on the landowner when it seems that we always pay the bill. We will have enough taxes with reevaluation. What about all the condo's how are they paying?
- Yes, the town of Atlantic beach needs a sewer system. What happened to the federal money that was given to Atlantic beach years ago for sewer.? Do not delay build a sewer system for the complete beach. However, if everyone does not want to connect to it, allow the business area to connect. Route 58 and Morehead Ave.
- Municipal bonds repayable through local taxes. These bonds could be for twenty years and possible more affordable.
- As far as I'm concerned, I say let things be as they are. Taxes and Insurance, and upkeep are too high as it is. The beach is usually a 2nd home or a place where you come to relax. Not a place where one might have to work a job at his regular home to pay for the upkeep at the beach.

- Town should cut spending on items that are not needed. Should have put in system when water system was installed spent too much money on all the many studies.
- Let's get a wastewater system on the beach and have a monthly bill to pay for same
- I have a total of 8 septic tanks and I feel it would be cheaper and better for the environment to have a sewer.
- The issue isn't septic tanks, it's wastewater from hotels and condos which have their own systems now and which you will want to replace with a central system so you get the revenue. You also need central to support more commercial users, current septic users aren't the problem to be solved.
- Have already paid \$800 per property owner at Seasparry – do not wish or volunteer to pay any more.
- If everyone does not connect up when available they should be forced to connect within 5 years of available connection and there should be a substantial fee for each year up to when they do connect on top of the original connection fee.
- It seems to me that GROWTH is often touted as the driving force for so many improvements and the increased cost will be covered by the increase tax base. It is rarely the truth. Let new growth pay for wastewater system & individuals pay as they hook up. I don't know the amounts so it is hard to be specific. The fix to the low lying water should be community wide, but with those deriving the greatest benefit paying the higher multiple of the cost unit.
- It has been my observation that the town will not charge developers for the infrastructure needed for their projects. The town is owned by developers who constantly get the town to pay for the problems they cause – I'm waiting to see the town people pay for "Bun's Grove"; costs like waste water, new fire truck for higher building, additional police, etc.
- Don't charge people who only come down occasionally the same way you do full time residents!!!
- Can we not petition NC House and Senate to allow AB to increase occupancy taxes to pay for improvements or increase sales tax by ½ cent so tourist help pay expense. Let's be creative not to cost property owners.
- These new high rise builders should pay largest %age since they are the ones causing an influx of problems. The individual should not pay same amount as builder making big bucks from large condos etc. These latecomers to our beach need to fund the majority of the new expenses of the town since their presence demands more or all the services the town [illegible]
- I'm sure some island residents have problems. I think this needs to be addressed on an "as needed" basis. Arrangements should be made with those who have problems and not a blanket solution that includes taxing those who don't have problems to pay for those who do. My motto for myself – If it ain't broke, don't fix it!
- New development is driving the need for a system and should help fund the project. Especially all the proposed 'high rise' projects that will tax our

systems capabilities! The other issue is the increased traffic these new projects will bring. AB nor the entire Island can handle what is proposed. Need real thought on these issues!

- System needed for commercial areas and multiple housing projects but no fair way to bill in to homeowners.
- If a homeowner does not have to hook on to sewer, he should not have to pay for having sewer installed.
- It appears the town has allowed overbuilding without proper planning. How can the above questions be properly addressed without knowing actual cost? Need for stormwater improvements and a central wastewater system seem to be a result of the building of huge condo complexes. It would seem these condos should make major financial contributions toward stormwater improvements and central wastewater.
- I feel that the people who live in areas that are flooded properties should hook up to a sewer. But the people who are not at risk should be able to have their say on whether or not they want to hook up to sewer or stay with their septic systems and not have to pay for a system they don't need.
- Developers are getting rich. Require new construction pay for wastewater system. Stop, and do not allow new construction if property will not drain on its own. If the town will buy Sportsman Pier and preserve I would be happy to pay taxes to save pier.
- I just paid \$11,000 for a new septic system. Taxes and assessments are high enough and are going up, how much do you think the public will put up with before we vote you all out.
- I don't think we can afford the cost of a full town wide system. Let the new businesses pay for the added expenses and those with the problems pay an assessment to fix their problems.
- Property tax funding is preferable due to tax deductibility, but it inequitably assesses cost to more valuable properties without regard to system demand. An acreage based computation instead of a property value computation would correct for this inequality.
- Sell bonds?? If put on property taxes, then spread over multiple years. It's hard to pay in one lump sum.
- A central wastewater system is going to allow for more and more multi housing-which is going to add to an already over taxed road system. Anything-high-rise-multifamily that needs a central wastewater system needs to pay for it
- I am in favor of the town obtaining a bond issue to pay for this, matching the length of the bond to the expected life of the system. This is most fair to current and future taxpayers.
- Developers must be required to pay their fair share. No special deal for developers or anyone else.
- Assume bonds would be sold to cover physical needs and service tax/fees for operation-all part of town budget.
- Since most existing septic systems seem to be adequate, a central system could only serve future multi-family dwellings, which should pay for their own

wastewater treatment and not force other taxpayers to foot the bill. Pine Knoll Shores Condos are hoping to tie into a central “condo-only” system for instance, that’s fair to everyone. At this point, a limit to the number of dwellings on the Island would be a more permanent plan not only for wastewater issues but also to maintain a decent standard of living for the townspeople. Let the condo owners and those that have to “pump and dump” pay for their own mess.

- If paid through taxes, I would want to ensure all funds go to wastewater improvements and no other project.
- Since condos are on the increase in Atlantic Beach, stormwater improvements are needed. I believe the developers should ‘shoulder’ more of the burden as they are the ones who stand to gain the most. As a property owner, I have already spent quite a large sum installing a septic pumping system, but now find I must help finance an additional community one. I do not mind ‘shouldering’ my part but do not feel it should be equal to multi-dwelling residences.
- For those of us who have played by the rules and have improved adequate and monitored systems (as required by the Health Department), we should not be financially penalized by residents who have not upgraded their systems and who do not have to pay fees to have their systems monitored.
- Being a senior citizen, I cannot incur any additional expenses; the existing wastewater systems are adequate. The town is considering the installation of these systems to benefit future expansion and developers. Atlantic Beach is overdeveloped now! Any wastewater systems should be the responsibility of the large tract developers not the current owners.
- Current homeowners should have option of connecting or not but should share cost of stormwater runoff improvements. If we install a wastewater treatment plant all new construction should be required to connect.
- If you think we have problems now, just wait for ALL the condos the board has allowed to be built in this small area. Our problems are just beginning! What really bothers us is the “Big Money” people who are selling the condos for exorbitant prices to people who CAN afford to pay for a water system. What about us average people who can’t afford these prices? Before you make many decisions, remember the average people who have made us Atlantic Beach for years and years.
- I don’t believe homeowners should bear the cost of development for Condos and houses – should assess up front cost of new development.
- I don’t believe that current homeowners should bear the total cost. The cost should be paid by the developer of construction projects since they will be the primary beneficiary.
- As to a central wastewater system: with all the development going on and failing septic systems, I think the Town has no choice but to put one in. However, if a person has no problems, why would they want to spend more money? If necessary, I would prefer to pay a one-time tap on fee but not connect until I needed to. Let the big developer and people who really need it support it.

- Developers and first-time builders should pay a fee as they do in other areas. Developers stand to gain the most by increasing the population. (therefore increasing the need for a central wastewater system) and should bear the blunt of the cost. This home has an expensive pumping system and while I support this project, I don't believe homeowners should be responsible for the majority of the cost.
- We feel this has been over progressively pursued to accommodate developers and realtors to benefit their individual well being not for the benefit of the town. Let the developers and land owners pay for any necessary expenses incurred to suit their own needs.
- Increasing property taxes to pay for improvements will levy more of the burden on waterfront property owners because of higher tax value of their property. Wastewater is wastewater, whether it is coming from a Million dollar home or a mobile home on a leased lot.
- The funding should be provided by the people who need the services and the developers who cannot develop unless they get the service. Those who do not need it, should not have to pay for it
- I understand our taxes are going up. We don't need any more "charges". Summer residents need a break someday – somehow!
- The reason for this whole issue is due to increased building, especially residential. Most of these people buying 2nd homes and or rentals are adding a substantial amount of revenue already to the town's tax base in the way of property taxes that weren't there before. What will this extra revenue go towards? Partly this project? I believed the best way to pay for something like this is to tax those who will use it. Maybe increase occupancy tax from 127 to 147?
- Any central wastewater system should be paid for by the users of the system. Primarily new development and existing property owners who wish to eliminate an existing problem. Any other users should pay their share when they hookup. I have nothing broken and therefore nothing to fix. I certainly don't want to fix someone else's problems.
- The developers of the planned (or under construction) high rise condominium developments are the ones who benefit from all of these water and stormwater upgrades. They should pay for this as they will making all of the money from it.
- I would think those who are responsible for excess runoff to fix the problems. In our case, the new apartments across from Jungle Land which will add more runoff in the future.
- If Atlantic Beach needs improvements due to proposed high rise condos, those units should bear the costs and pay for their own septic system. The developer and owners of those units will be the benefactors not the current property owners!
- Consider billing as property taxes for initial septic system. This bill should be paid over a guaranteed time. When system costs are paid, taxes are guaranteed to be reduced, Septic tank systems, old style, flush out on high tide, I know, I owned one. This new system has to be mandatory for all

property. No grandfather clauses. I have a peat system that works and will be glad to....

- The stormwater and wastewater improvements will benefit every property owner in A.B.; therefore, should be paid fairly by all property owners. Simply collecting through the existing property tax system would be the most efficient manner of collecting.
- #7 Cover lot of Durham. Terminal at ends of the block – both- do have standing water problems- valuable lots which could have lovely homes on them- This is a familiar sight in our “old beach” neighborhood. (Our beloved “old beach” neighborhood).
- I am not in favor of assessment to homeowners as I feel we already pay too much for the service we receive.

### **PACKAGE PLANTS**

- We do want a storm water system. We definitely do not want a wastewater treatment plant. We already have been assessed at Seaspray to put in a new septic system and feel that does the job very well.
- I own at IBRC- we are being assessed \$5000 to rebuild our own septic tank. I would much rather be hooked up to the town – if we don't rebuild our on-site system.
- I understand Dunescape has an acceptable sewage system.
- Live in Greenville. Been coming to Atlantic beach for 20 years. Disappointed that city wastewater system has not yet happened. Condo owners are paying thousands for upgrading water treatment, money that could go to the city for a central system. The new ADATB condo system to be installed this winter will cost over 1 million dollars. A shame that money will be wasted on a stop-gap that could go to a citywide system.
- The Landing Villas installed a new sewer system about two years ago to meet a federal mandate. The new system is more than adequate to handle The Landings sewage. What happens to that system if we are required to hook on to the city's new system.
- Sea Spray has just been required to spend 1 million dollars, \$8,000 per unit assessment for a new system that should last over 20 years. I do not see the need to be forced to pay for it again. Area is already overdeveloped.
- Dunescape as well as some of the other complexes have their own water treatment systems. If they have extra capacity couldn't the city use the capacity (for a small fee) thus reducing the projects overall cost.
- Question: As a resident of 81/2 Marina Village, we are in the process of upgrading our on-site wastewater treatment facility to bring it into compliance with stricter state requirements. I have heard that there are many properties on the island that are doing the same. Did anyone ever explore the possibility of all of these properties making a contribution in lieu towards the construction of a municipal plant? It seems to me that with \$30-40 million being spent for sewer upgrades on private systems, some workable arrangement could have been reached.

- This is too little too late for us. We have recently had to pay over \$3,000 to install a new sewer system to meet new guidelines. It has cost APATBIII homeowners over \$1,000,000 due to the inability of the Town of Atlantic Beach to get off the dime & build a treatment plant. Now that we have spent this money, we have no need for your system!
- Tar Landing has its own system for septic waste.
- What about those of us that have had costly assessments to upgrade replace systems? Will we be reimbursed? The Sands Villa and Island Qual just levied such an assessment on all their homeowners-we'll have new system we paid for and I do not think it would be prudent or fair that we'd all have to pay for yet another beach [illegible]
- Dunescope has its own wastewater system!
- LBRC just passed a \$5000.00 special assessment-it was partially for this purpose. We think that is enough.
- Our complex has been awaiting Atlantic Beach to do something toward central sewage for years. Owners have already been assessed (and more to come!) for a new complex sewage treatment unit-to be installed over the next 9 months. AB-keep your town where you have left it and please don't burden us now. It is too late!
- Our property is at Seaspray Condo. We were just assessed for the cost of our new wastewater system.
- Sands Villas has it own wastewater treatment plant. Owners have recently been assessed \$5000.00 to upgrade the system. Sands Villas and any other sites with their own treatment center should not be assessed for someone elses service. Storm drainage may be applicable however if that were a problem at the Villas.
- Island Qual subdivision is part of Sands Villa waste treatment corporation and as such do not have individual septic tanks on each It. We have been assessed per lot owner some \$5500 each for the construction of a new Batch and Spray community waste water system. How would this be treated monetarily in light of a new town system? Are there plans to tandem the systems w/ town taking over the operation of every community system?
- Since SeaSpray has a new septic system, that cost me dearly, I do not need another one provided by the town. This would be unfair.
- In 2004, each unit at Seaspray paid almost \$9000 to construct a sewage treatment facility. Since Seaspray has already paid for a water treatment facility, they should not be required to pay again for a town facility.
- The owners of condominiums at IBRC have recently been assessed an additional \$5000 to take care of our sewage issues. And, that cost was in addition to the assessment dues. We are being penalized and financially stretched for owning beach property. I'm considering selling to rent and let somebody else worry about it all!
- Dunes Cape has a treatment plant, which has and continue to handle all sewage.

- Take a lesson from Florida-retaining ponds and various septic systems-use the eleven systems already on beach – up grade these systems. Replace if out dated
- As a homeowner in Island Quay we are in the process of putting in a new package plant. I think we need a central wastewater system but I would like consideration for the assessments we have already paid for a new plant.
- Since we are on sewer, we have not been following this issue. If there are water problems in town that are causing, or are expected to cause, health issues, then we would be in favor of a central waste water system. Also, since we already paid to be connected to a waste water system, we strongly oppose being assessed for another one.
- I don't think at Seaspray should have to pay for a central system seeing as how we just spent over \$1 million having a new system installed. That doesn't seem fair.
- We have just been assessed to build a wastewater treatment plant.
- Dunscape has Package Sewer Treatment Pant. I will be opposed to the town acquiring Package Sewer Treatment Plants without adequate compensation to plant owners.

## CONDOS

- Do not have septic and don't want to be assessed to put a central sewer system in.
- Town should purchase and maintain wastewater treatment plants now in existence and compliant with Health Dept. requirements
- If the town puts in a central system and they buy our (Duneseapo) system they should pay the appraised prices. They should take only the land presently occupied by our plant.
- We are condo owners at APABIII. We are paying now, (through previous large assessments by our Homeowner's Assoc.) to build a new sewer, wastewater treatment plant on our property. Therefore, since septic systems perform fine for [illegible], let future construction take care of their own sewer needs (i.e., house septic, condos treat their own waste as we are) so we see no need for an Atlantic Beach sewer system.
- I am at 8 ½ Marina Village. We have just replaced our system. Unless the new town system can serve all of Atlantic Beach, it should not be done. It would be unfair to tax everyone for a system that does not serve everyone. It is my understanding that there are not enough drain fields to serve everyone.
- As owners at Atlantic Beach and Racquet Club we have found out the hard what it cost to not have a central wastewater system. Our condo association is in the process of having to pay 100,000 of thousands of dollars to correct a problem with our system!

- We are connected to the South Villas system and would like to know how a Plan would accommodate for the expenditure we are incurring to upgrade South Villas system.
- We live/own condo at Southwinds. They have spent a lot of money on a sewage/water system. We feel Atlantic beach needs a system but would ask if the condo's could be put on it when it is deemed out system isn't working properly. I would think our new system should last another 10-15 years.
- Not all units or owners need a new system. Our system has just been repaired at a cost of appx. 500,000+ and IBRC & Sheraton are probably OK for some time to come.
- Most questions on this form pertain to the property as a whole. Those are best answered by the property manager. Our condo complex has its own wastewater treatment facility and has been handling storm water situations on the property.
- In my opinion, we are fine in my condominium complex.
- I don't want to pay for this in any way. We are in the process of replacing our sewer system at Sands Village and we are paying for this ourselves, anyone else that needs sewer should do the same.
- Cottage at Bay Bridge has already addressed this problem.
- JBRC has a septic system problem presently and we are in the process of paying for its water and special assistance of 5,000 dollars per owner. I think the problem needs to be dealt with by the association not by individual owners.
- Island Beach and Racquet Club is currently addressing their specific problem. We are being assessed 5,000 dollars per unit.
- My property is located within the A Place of the Beach condominium complex, so many of these questions are difficult to answer. We have some flooding from large parking lots during heavy rains and the interior courtyard floods during hurricanes or tropical storms. However, the complex has its own storm water control facilities. We have also just recently paid a significant assessment to upgrade the septic system for the entire complex. Construction is set to begin soon.
- Sea Spring has recently with the help of the city corrected the water drainage problem.
- Since we own a condo, many questions could not be answered. I do know that ABATBIII is installing new septic system this year.
- Condo complexes that have made major investments in our wastewater treatment should be given consideration on cost of a central system.

### **GROWTH CONTROL/ZONING/DEVELOPMENT**

- I do not have a stormwater problem in my neighborhood. I also believe private septic systems are adequate. If a septic system is failing it should be replaced or pumped. I suspect the subject of a central treatment facility is being pushed by developers who wish to saturate our area with high density multi-family units. If a property doesn't 'perk', it shouldn't be developed.

- We do not need to cover the expense of a new septic system, so developers can come in and make a fortune turning A.B. into a Myrtle Beach.
- I am concerned that a sewage treatment facility will be paid for by residents for the financial benefit of developers. Homeowners should not underwrite the infrastructure for more dense development. Impact fees and other fees should be born by those who will profit from the projects.
- With our limited knowledge, it appears the property owners of Atlantic Beach are expected to foot the bill for big time developers who, in my opinion, will ruin and then run. We think available space for big time development is too limited.
- If a wastewater facility is required developers should pay for it!
- We do not need a sewer system to bring high rise buildings that will destroy our quality of life. Developers don't give a damn about Atlantic beach other than money in their pockets.
- Leave systems as they are now in place-Restrict continued overbuilding in Atlantic Beach.
- About the only land available in Atlantic Beach will be through making existing areas more dense. This is the main reason that a wastewater system would be needed. I am a developer and certainly believe in development and renewal but also believe they way to fund would be through those who need it, i.e. new development and existing homeowners wanting to connect. I believe the way A.B. charges a \$3000 water tap fee would be the way to go.
- There is too much development in process on Atlantic Beach. Slow down the construction. We don't want to convert Atlantic Beach into a Myrtle Beach type community.
- We do not need a wastewater system and everyone had a septic tank. If developers need a wastewater system let them provide it for their project as all other before have done. I am for eliminating stormwater. I am against wastewater.
- A Central wastewater system would encourage more and more condominiums which we do not need. It would be the end of the unique Atlantic Beach.
- Drinking water seems to be very good! My concern about having public/central wastewater treatment is a potential for a much higher housing density. Atlantic Beach is a special place and the modest housing density is a big, positive aspect for Atlantic Beach.
- This town was a quaint, quiet town. It was a family beach, with things for the children to enjoy. Now there is nothing for the children. It turn into a town for developers & their piers, so the developers have land about as large.....the city council is promoting condos, led by developers Mr. Bailey. The councils is pressing for sewage system just for the developer and they want us property owners to pay for it. In my opinion, this town is heading for a dull overpopulated place to live.
- New construction & developers should bear most of the burden & they are responsible for the need.

- I don't think any resident of Atlantic Beach should pay for the wastewater system that is needed for the Fred Bunn 3-17 story buildings or any of the new smaller condo projects. You should have an Impact fee on building projects to help pay for these septic increases.
- It is my belief that most if not all of the problems related to septic tanks and drainage are the result of construction in areas which are not suitable for construction as well as excessive over building in all of Atlantic beach. The problems that should be addressed are density. Impervious surfaces & voluminous construction in areas inherently prone to poor drainage & flooding. All efforts to obtain a central wastewater system should be stopped immediately. Otherwise, the citizens of Atlantic Beach are being duped into paying for the need of big developers.
- Throughout the past 20 years, the flooding problem has escalated year over year. It ends up being expensive and debilitating to property. The current pump system is inadequate. Could a civil engineer analysis help? We also do not want the explosive building growth to continue as it is at the expense of local people and local landmarks.
- Our water quality is fine. If there are areas with problems, they should pay the cost, not owners who have no problems. Our taxes and assessments are already too high. The contractors building all these new condos should pay as they are causing any additional stress on the system.
- My main concern with a septic system is that septic is the only thing keeping our island from being overrun with condo's. We will lose the small community feeling we currently enjoy and I feel the current council is only concerned about tax base.
- A central wastewater treatment system will mostly benefit developers. This will increase multi-family dwellings and adversely impact the quality of life in Atlantic Beach.
- There is too much new development projects going on. The developers are making/causing the wastewater problems. They should build the fees into all new projects. I am not in favor of adding new taxes into property taxes.
- People with septic systems should not be required to pay any fees unless they tap into. No central waste water system is needed to accommodate single family residences. It is not fair to try and charge individual home owners for sewage systems to promote high rise condos which also creates traffic & other problems.
- If this proposal is to accommodate future growth I am not in favor of it. There is too much traffic congestion on the island now. Furthermore, current residents will be put in a position where they are forced to subsidize the realtors/developers growth plans. From my perspective, I have seen some minor storm water runoff, but these were of short duration and certainly would not warrant the costs of a wastewater treatment system. I have never experienced problems with my septic system.
- Sands Villa is in the process of obtaining a new septic system. We do not need to finance 2 systems!!!! Let Mr. Bunn pay for his own septic systems –

not the town! We received this questionnaire on Oct. 16 Good job on getting mailed on time!!

- Waste water treatment plant is not needed by the full town. If built it should be paid for by builders on new houses and connectors. Runoff problems are isolated and do not require town wide solutions. If the town would develop policies for builders and they enforce them, this problem would be solved.
- N. Myrtle Beach has destroyed the ocean views. I do not want any higher structures along the waterfronts. If this can guarantee not over 35 feet then I will agree. Otherwise, No!!
- This sewer system should have been considered before spending taxes on the extensive sidewalk system. We do not need additional property taxes! Septic tanks are just fine; over construction is the problem. Construction needs to be controlled – not allowed to run rampant.
- The only reason I can see for a central wastewater system is so a more dense period of residential construction can take place. As if present projected construction is not enough.
- If development is allowed like toward Ft. Macon where a lot of flooding occurs, make the developers put in BMP's. I fear that Atlantic beach will turn into a Myrtle Beach/ Va. Beach with high rise buildings all along the beach and over development that comes with it. Like terrible traffic, which will lead to bigger roads and lose of the ambiance of At. Beach. I realize that the town needs sewage system but this system must be accompanied with a plan to prevent overdevelopment of At. Beach.
- I am not in favor of a central system as our condo units maintain our own water treatment facility. Contractors need to be held responsible for water runoff and proper sewage treatment. Plans need better scrutiny of runoff and wastewater treatment before permits to build are issued.
- If Mr. Buter needs a waste treatment plant he should pay for it himself! The same for other people! Why should I pay for their problems.
- We have our own wastewater system here at Island beach Landing. I feel the time has come for a central system to be adopted. So many new condos, townhouses, are being constructed the need continues to grow.
- Storm water issue should take precedence over wastewater. Storm water issue have long been a problem and not addressed effectively. Before you open up the island to explosive further overdevelopment with the addition of wastewater treatment-you need to address storm water issues- which have been made worse historically by continued development. Atlantic beach already known as the Condo Capital enjoyed by the wealthy.
- Any new construction that increases storm water runoff should not be allowed until the problem is resolved. New construction that causes existing properties to flood more than they already do should be restricted until the wastewater/ storm water system is up and running. Ground contamination is also a huge concern when the water table is low.
- We are not in favor of building a central wastewater system. We think it would support more condo construction at Atlantic beach! The town is quickly losing its character and convenience.

- We recognize that growth is inevitable and are not opposed if contained and managed properly. But we do not support a pro growth policy and would like to see Atlantic Beach remain a family beach with no high rise or high density properties. Tax increases to support improvement or maintenance of existing facilities is understandable.
- Due to allowed expansion, the town simply must have a central sewer available or stop building.
- A central wastewater system is a “must” for the area to grow!!
- High rise condo on beach area ruining town.
- The only people this will help are developers.
- We do not need more density of development at Atlantic Beach. It is already too crowded.
- Our biggest concern is stormwater. 405 E. Terminal takes a lot of water from the [illegible] park. When their back yard is overwhelmed it flows into our yard, then our basement. When the pumps at the corner of Wilson and Terminal catch up the soil is saturated and it takes about a week for our basement to dry out. Our biggest concern is if put in a wastewater system the temptation will be to increase density, which will make the runoff problem more. Also this will ruin the beach feel (small cottages) or our [illegible]
- Considering the continued building, it appears a sewerage treatment plant is a way to go.
- Town overbuilding and overpopulated now wastewater sewer system will only create more development, stormwater runoff problems. We do not need a Myrtle Beach view.
- I do not agree for central wastewater system for the rich developers like Fred Bunn to get rich off of the poor residents of Atlantic Beach, and the town building the wastewater system for him.
- Stormwater improvements/wastewater system is desperately needed. Would go hand in hand with the overall improvements I have seen in the town (The Circle, sidewalks, etc.). It seems to me that if the old Food Lion parcel is not used for stormwater problem it should be sold. A \$4,000,000 piece of land for Town Hall seems expensive...
- 149 Bayview – Rain flooding is only a temporary inconvenience when a heavy rain event occurs. A couple of small drains on this street would take care of this problem. Septic systems will work adequately if maintained. A central wastewater system will be expensive and allow uncontrolled development – not in town’s interest. Stop multi-unit construction now-No More Condos.
- Need to be sure the sewer system is not used to increased development of larger houses and high rises-we already have too many
- Bottom line-with increase building in AB a sewage system is inevitable and necessary. Let’s do it.
- A wastewater treatment system is not necessary or advisable. Waste water treatment systems only serve to increase density of land use. We do not want Bogue Banks to develop like Nags Head or Myrtle Beach.

- I don't see the need to build a central wastewater system. If one is built, it will benefit commercial property owners at the expense of residential owners; I am very much against this.
- We do not need a sewer system to allow for more high rise construction – why trade a lifestyle for money – take a look at Nags Head.
- Septic systems are not suitable for high-density communities.
- I would not support sewer without airtight growth controls enforceable by the state. Changes in Governing Boards make overdevelopment a probable result given that most full time residents are in businesses that profit by growth.
- The person listed on the mailing label is unknown to me at my residence address and has never had this address at either my permanent or Atlantic beach address. I am glad to see the Town is trying to address this major issue for the Town as the increased single and multi-family building can only add to the current problems if not addressed with a constructive progressive approach or either stop construction.
- Any new lots should pay for their own sewage. Like condos. I don't want to pay for lots not buildable. Atlantic Beach is allowing too many condos Roads are not going to accommodate or sewage.
- Condominium growth is out of hand. All systems can be stretched for a two month period in the summer and then be on stand-by for the rest of the year because we are not a year round beach. We cannot plan for a cat 5 storm nor can we plan for maximum density with reason.
- I believe if people have septic tank problems they will take care of them themselves. The town doesn't need to make the individual property owner pay for a wastewater system to support building of condos. I've owned 409 B West Bogue Blvd. since it was built and have not had problems. I go from New Bern to check it since I don't stay overnight.
- Let the developers who want to build 40 story condos pay for the system. My system is fine. I will not pay for developers to make millions
- #19 I recommend AB along with many of the small island and coastal communities form a regional solution to this "overbuilding" problem. AB, PKS< IB< MHC< etc., all want separate systems in an area prone to hurricanes. Didn't Katrina, et al teach us anything?, Let's be smarter than the current trend. Let's all set the trend.
- I feel we need to restrict increased building as it has a negative impact on the area. What happened to the small beach cottage?
- I know Atlantic Beach and the area cannot continue with septic tank use only at the rate development has taken place; One thing that's...over the years and more so as of late is the "powers to be" have allowed too many places to be built far too close together & codes and have the same septic tanks.
- The greatest threat to residents and property owners in Atlantic Beach and other coastal communities comes from the overzealous developers whose only concern is profit. Our way of life is slowly eroding. The circle, fishing piers, tranquil fishing communities will be lost if citizens and elected officials don't start realizing that enough is enough. The circle and piers have in fact

already been lost at Atlantic Beach. How sad that a once family beach is becoming a haven only for the wealthy.

- My only concern of installing a wastewater system in Atlantic Beach is the high density development that will probably follow. The charm of AB is being ruined. I plan to retire to AB one day, not Myrtle Beach!
- Increased construction activity (condos, business, etc.), increases paving lots which eliminates impervious surfaces (grass, woods, etc.) which increases water flow.
- Development should be stopped until a wastewater system is installed.
- This is a smoke screen to allow big time developers to build high rise buildings without adequate sewage system at my expense. Property owners need to wake up. It's funny that this 3 days before it was due isn't it? I think there is a conflict of interest there.
- If a central wastewater treatment facility means high rise growth then no. We do not need one, however, if zoning wasn't allowed high rise development there & I am in favor of it.
- Our problems are few in number now compared to our future if the high impact construction continues. STOP!! Look at the big picture! Our taxes are already out of sight and Atlantic Beach will no longer be Atlantic Beach. Get a grip, town board!! You are allowing destruction of natural growth which is the protection of our island.
- With the increasing population density (condos, high rises, etc.) a central wastewater system will be a necessity. In the long run it will increase all of our property values. (A good thing when it comes time to sell).
- Water is fine. Stop building condos & high rises. Our septic was installed when the house was built and is adequate. If you put in sewer they will try to build more condos. This island cannot deal with the crowds at this point.

### **ENVIRONMENTAL/HEALTH CONCERNS**

- Even though septic tanks work (most of the time), we are in fact putting "raw" sewage in the ground underneath where we live and our children will probably have to pay the price later. If central sewage is not a good idea-why do most towns have it???
- Septic tanks seem to be working but for the long term we need central sewer to protect environment.
- A B is dreadfully behind in building a waste treatment system. Grant money has gone unused; bonds have been approved by the voters and still no system. We like to swim on our causeway but are constantly concerned about the quality of the water, particularly after rain. Since the many condos being built-out consume a large amt of the capacity. I recommend the system funded.
- Our dunes are eroding due to the City of Atlantic Beach dumping water from the street and into an area between the dunes. This is causing a "river" to occur. This is a hazard to public access as at times too deep for adults to

cross from boardwalk access to ocean. This water needs to be pumped in the sound. Thanks.

- We (Atl. Beach) cannot continue to expand – Even to where we are without modern waste water & sewerage treatment facilities to protect both the human inhabitants & those in the ocean, inlets and sound!!
- Regulations need to be enforced to prevent new construction in low areas where storm water is a problem. Why it is allowable to construct homes with multiple rooms and if a room does not have a close it is not a bedroom which has direct impact on the size of the septic system. 4 bedrooms with 2 without cost 2 bedroom home- septic problems. I built a home and had the largest septic system I could find installed.
- As far as I know Ocean Ridge does not have a problem. Our house was built in the 70's – we moved in about 6-7 years ago and have no complaints at all. We think that no homeowner should be required to endorse a system we didn't need. Additionally, we would be very disturbed and upset if a treatment plant was placed on the Food Lion Property. One, it would be unsightly and not pleasant first sight to tourists coming to Atlantic Beach and those to the west as well as a potential hazard environmentally to homeowners in the area.
- If the storm water is adequately contained then the septic tank systems will work adequately. We have concerns about a waste treatment plant being installed where malfunction of such a system would be devastating to the town and the entire Atlantic Beach community. The odor is also a concern with such a system. Thank you for inquiring about our concerns.
- We need a sewer system. Just had to pay \$500. for lawsuits, repairs on existing septic system. Atlantic Beach is waiting for an environmental disaster by continuing to issue building permits & not providing a central sewer system.
- Central System will clean up water in sound and free up land for other uses.
- Waste water/sewer runoff is an ongoing problem. Canals, ultimately receive the runoffs. Property owners should be required to have septic systems that “work” and fines should be levied for all septic systems that do not meet the requirements that should be a code or law. If it is not feasible due to type of soil, or number of people/system central wastewater is only option.
- There has been far too much new building allowed on AB with no central sewage system. Lots are far too small for leach fields. Where is waste going. There has been increasingly more sewage smell in the last year on AB. Complexes with new treatment plans would be very unfairly hurt to have to hookup to a central system
- If you (the town of Atlantic Beach) build a central wastewater system, it would not be likely to handle the storm water runoff. These means a high probability of raw sewage will be entering our coastal shelf fish. Waters contaminated water means polluted and safe shelf fish to eat. (Look at Beaufort after a major rain storm) We need to protect our natural resources.
- A properly maintained and operated wastewater system is a safer mechanism for monitoring sewage disposal than the current aging septic systems in

operation throughout Atlantic beach. We must do our part in insuring clean water in our surrounding waterways.

- I've seen & smelled Septic tank failures in our area(i.e.: 301 E. Terminal), a wastewater system would be great. Rain water is a problem between Greenville & Wilson & down E. Terminal. The pump works ok at best but when the power goes off during a storm it becomes a major problem.
- I am concerned hat the outdated use of septic system and the failure of those systems during heavy rain is adversely affecting the water quality of our sounds. Frankly, there is no excuse that a central wastewater and stormwater system has not been permitted other than to the politics of old. Those who are afraid of a waste treatment system because of development concerns should be more concerned with the water quality and health issues as a result of septic system failure. Thank you for your consideration in this [illegible]
- Island Beach and Raquet club has experienced horrendous maintenance legal and inconvenient wastewater problems during 2005-2006. All of the current development goes on and on. Yet nothing has been done to either restrict development or provide sewer, wastewater program. Must we wait until an ecological disaster occurs?
- After living through the disaster at IBRC last August we feel a central system is paramount. This would definitely have the best impact on our environment. Currently every septic system impacts the environment and the town nees to have control of the system so what happened here does not happen again.
- The water quality and sea life near us has rapidly decreased. The crabs are few and small, the sound here and ground stink of sewage. Haven't seen dolphins in sound or canals in over 10 yrs. They used to come daily. The Morehead side of sound is filthy from their street drains and full of grass clippings and other trash. The pier fishing, you could see down to the bottom and see crabs, sheeps heads, etc. Water is not clear anymore! No coquina clams no pretty shells, no [illegible]
- Septic tanks are adequate for the most part as far as a holding system for raw sewage but for a safer, better, quality of life we need to quit putting raw sewage in the ground where we and our children live everyday!
- We have installed a unique whole house ultra filtration point of entry system which filters impurities down to .02 microns which eliminates 99.99% bacteria; 99.99% cysts and 99.95% of viruses from all outlets including bath and shower. We will share this technology with anyone interested
- I believe that the wastewater 9 septic) is much more urgent problem than stormwater. The wastewater is going to be a health issue with aging septic and with new building. The stormwater problems can be addressed in specific areas without creating a central system.
- A sewage system is the only way to protect the environment for the future generations to enjoy the coast & all it has to offer.
- If Atlantic Beach is going to keep pace with other resort areas in N.C. we need to have a central wastewater system. We should also consider our coastal water. We are about twenty years behind our counterparts.

- Stormwater flooding. This impacts some location more than others, but the concept should not be one of equal payment per property owner. Property taxes spread a greater portion to higher assessed properties which may not have a stormwater issue. Septic: this is as much of an environmental/health issue as anything else. The island cannot sustain untreated wastewater growing or failing/under maintained septic fields. Our local assessment spread over projects cost over 20 years. 5-6 years, spreading of cost may not be enough.
- Need to insure stormwater is addressed – Once residents are connected to sewer, can use existing septic tanks as a holding tank for storm water runoff. (Use pumping to re-set or grandfathered outfall to sound) Stormwater runoff is the #1 polluter of our waters – need to also look at current town regulations to decrease impact of pollution by innovative ideas such as different plantings at water's edge.
- This effort should be for the entire island not just Atlantic Beach. There is no way the island can support the population density and growth we're experiencing with septic systems.
- I do not believe a stormwater/wastewater system would be advantageous for our town or for me personally. I also fear that during times of a heavy rainfall, the system will not be able to handle it and our fragile shellfish waters will become polluted.
- Growth will make environmental impact more sever and a central system is the best way I can imagine to keep to a minimum the damage done by less than well operated individual septic systems.
- If the town is going to implement a central system this system should be large enough to handle all current residents as well as the exponential growth that will occur as soon as this system is installed. Also what is the plan for such a system when hurricane occurs and it is flooded out?
- Why is our water yellow? We are afraid to drink it. What was the source of funds for the recent dredging?
- We do no have a sewage problem specifically at Money island Townes. Me perception is that the ecological advantages relative to shellfish warrant the central wastewater system.
- The water quality in the sound has been adversely affected by the continued issuance of septic tank permits. We need a central waste water system before the sound becomes a huge toilet bowl.

#### **CLARIFICATION NEEDED/MORE STUDY/MORE INFO HELPFUL**

- I said no on sewer, but really don't have all the facts and am open to more data. Unfortunately, I cannot attend the 10-28 meeting, but look forward to future details.
- What is cost to handle storm water problem? What is cost to handle waste water system? These prices need to be separate & detailed for all costs!!
- We need all the cost and options before we make decisions.

- If this is a big problem, we need to be educated better on this subject so we can respond to this survey intelligently. We own a condo at Island Landing and are not aware of problems.
- I can not answer questions about wastewater system without more information, such as cost and benefits of a system.
- I am unsure as to the best way to pay for improvements. I checked property taxes since they are deductible, however I would like to see comparative costs analysis if possible.
- Is waste treatment an all or nothing project? Will there be geographic limits to a treatment system based upon location from plant? What about large developments and condo units (ie Circle)? Anticipated homeowner cost is a concern, but in the long run I think it will enhance Atlantic Beach.
- We are very concerned about the central wastewater system during a hurricane. Also, about the overall cost of the wastewater system, we would like to hear some figures on the cost.
- Give me facts and I'll give you my opinion.
- My septic is adequate but I would not say we need a central system; my opinion will be determined once I know the cost per household; we as residents should see what the total costs would be before deciding how to pay.
- It's hard to know which of the #17, #21 choices I would like when I have no idea about the money you are talking about. I need at least an estimate in writing.
- If the town is going to implement a central system this system should be large enough to handle all current residents as well as the exponential growth that will occur as soon as this system is installed. Also what is the plan for such a system when hurricane occurs and it is flooded out?

#### **REPAIR SEPTIC SYSTEMS / MONITORED SEPTIC TANK SYSTEM (MSTS)**

- I'm in favor of the existing septic system- and maintaining our family friendly island. We do not need more people, more costs and more construction. This is a treasure worth fighting for. Thank You.
- Septic tanks work fine for Atlantic Beach, NC.
- We need to keep our septic system. Upgrade and maintain what we have but no new sewage treatment facility!! No central waste water Facility!!
- Most of are community has just upgraded their wastewater treatment system in the last 2 years. We don't need a central wastewater system at the present.
- You know new construction will be a major cause of storm water run off if you let the developers have their way. It's your responsibility to prevent the increase of runoff. Septic systems can be improved with minor repairs using new products available now.
- Septic drain fields have to be flushed each time septic tank is pumped out.
- Septic tanks work if they are maintained properly by adding septic chemicals. I know of several that give no trouble. If the City does sewage for commercial

and condos then the owners of have should bear the price not every one in the town.

- Set up a septic tank inspection system controlled by the county health department to have all tanks pumped out every three years minimal and more often according to water use, if deemed necessary. If the owner doesn't comply, the system could be condemned and the electric service to the property disconnected. A good model to start with is the restaurant grease trap inspection managed by the health department in Wake County.
- I believe if the stormwater runoff was brought [illegible] so many of the problems with septic tank flooding would be greatly alleviated-I don't believe a central sewer system is needed-Ocean Ridge with 200 homes has no problems with septic tanks-why spend millions of dollars for a system that is not broken – A central sewer system would create another Myrtle or Wrightsville Beach grid lock traffic eight months of the year.
- There probably would not be septic tank problems if the proper tests were done on the land before people were allowed to build.
- We do not own the property but if stormwater is handled, the septic systems will not fail.

### GENERAL

- Please get this implemented
- I think septic system fine
- I feel septic is adequate. Work on stormwater should be first priority. Some people obviously want sewers with central wastewater system. This is driven by desires to build condos and hotels. The present septic system helps control growth...sewer and central waste treatment will change the Beach forever. Many communities like ours wish they had not opened the [illegible].
- Thank you for the opportunity to respond to your questions
- I'm not in favor of a central wastewater system. I think the septic tanks are adequate. Mine is working great as it is. I'm a believer in if it's not broke don't fix it.
- Do not need a central wastewater system. Septic very satisfactory.
- The major storm drain was in Atlantic Beach proper. It has been repaired. Our condo has a new system (old one lasted over 30 years!!) We therefore should be excluded from this expense.
- Those that will be against this wastewater system are property owners that currently don't take care of their property. Since they don't take care of their own why would they care about this proposal. I hope you will consider this when counting the yes/no responses. Not sure how you go about cleaning poor property management but Atlantic Beach has so much potential but lots of run down property to contend with
- I own a lot with no structures. The only flooding I have observed is at the first 150 yards on Sound Drive. I'm sure this will be reported by the residents living along the flooded area.

- 1. We need to be like other coastal town in terms of handling wastewater and stormwater problems. 2. Need to also consider placing all utilities underground at some time to improve community appearance.
- I have been a septic tank contractor for 38 years, plus water and sewer and [illegible]. Septic tanks work well, if you check and pump out when needed 3 to 5 years.
- Not familiar with these issues-your residents will be better sources for this survey. Thank you.
- If a wastewater treatment facility is installed and the main sewer line backs up, will the City pay to restore my property by cleaning up the sewage and replacing all affected building materials and contents?
- When the people bought the property that had a water problem they did so at a reduced price to good property. Let them pay for any needed changes to their property.
- #11 that I have checked is sufficient to express my opinion-gathered research has not been proven central wastewater system is necessary for Atlantic Beach.
- Septic tanks are adequate and we do not need a central waste water system
- To whom it may concern: Show us the difference in the current tax base vs. previous yrs. 2 or 3. Define any exemptions known (areas), promises made to individuals or corps not yet out publicly, any Grandfather Clauses commitments, areas not yet dealt with (known). Any promised differential, order of proceeding! Willingness to be heard & willingness to supply developing information. Possibly find a way to divert some of Atlantic Beach revenue for our own use, pending or present.
- Public water seems fine. Our drainage problem is created by water filling in the street and coming unto our property.
- I have discussed my problem with Mr. Shultz on 3 occasions, so you are aware of the problems caused by the runoff from the Coral Bay parking.
- Atlantic Beach is one of the most pleasant spots on earth. I want to make a response with conviction to these problems that will have a long term solution for tax payers/residents/homeowners/guests/businesses as well as for the fragile environment. Following are a few questions and concerns: 1) Seaspray recently upgraded its wastewater system to a "state of the art" system at no expense to the homeowners. Will this upgrade system have an equitable future for its homeowners if a central system is installed? Do you have a concrete procedure? 2) Is there a way to test the safety of all septic tanks and systems and require upgrades on all systems that do not meet a safe standard? Would this be a less expensive & safe approach at present? 3) Have there been any studies conducted at other barrier islands to determine the advantages/disadvantages of upgraded septic systems or a central wastewater system? What have these localities learned? What changes in decisions would they now make? 4) Will a central system be much more advantageous than safe septic tanks environmentally & financially? 5) If the answers cannot be made with conviction, is the Town of Atlantic Beach truly ready to go forth with this enormous task of a central system or should it

be postponed until research is completed and a concrete plan can be made?  
Thanks for your consideration.

- We took pictures of the most recent flooding. Please call us or e-mail us at [cappspromotion@aol.com](mailto:cappspromotion@aol.com) & we will be more than happy to discuss this with you in further detail.
- We need more restrictions on building so we will not be flooding. Large structures on small lots that are higher than the street is the biggest problem. And even I know you don't have to have a sewer system to have storm water drainage. This problem can be resolved without a sewer system for all of Atlantic Beach. I do not want other people's (condos, etc.) sewer problem. And what if we have a spill? What a catastrophe!!!
- The only flooded street I have seen is in front of the fire station after a heavy rain. Atlantic Beach needs to construct a central wastewater system at food lion property. They need to take over & operate package systems such as one at Island Beach as part of town wide system.
- Absolutely against changing to a central system!
- Please pave the road we live on – Asbury Ave. We have sand & constant erosion. This could affect the safety of fire, police or EMS personnel if they were ever called. Part is paved, but not our end. Do our taxes include this service? There was no developer involved at the original home construction. Thanks.
- Get a lottery- or some form of gambling- any other way will not work.
- Septic tanks are best way of treating waste water on an island like Atlantic Beach. May problems with septic tanks are caused by storm water (improper runoff) Also some septic tanks have been allowed to be placed in land that was filled in and was too low to begin with. I think we need to keep septic tank system & put efforts forward on storm water runoff.
- I applaud AB government for seeking citizens input. My property is in dire need of sewer system. Septic tank is full of water nearly all winter and in any rainy season. It smell terrible during wet weather.
- I pay enough every month- we only are 5 months out of the year AT 22.50 when nothing is used. I think that should take care of it. I only pay \$15-20 a month in my own home.
- Our water is fine. We have not problem, we have not complained.
- Sorry we cannot be of help out room is on the second floor of Bogue Shoes condo- tells and we do not know of any problems that exist. I only go there once a year.
- Thanks for sending this letter. It came this weekend so it is hard to get it to you by the Oct. 15 deadline.
- I think that the city needs to get aggressive to get a central waste water system. This is something that has been needed and Atlantic Beach is behind on this issue
- No central wastewater system.
- I am a new owner of condo at a place at the beach. For rental and pay the association each month I live in Saratoga, NY. I go for vacation only. I am not familiar with Atlantic Beach about anything simply I don't live there.

- We need a central sewage. We don't need to spend a large amount of money for water runoff, unless the two go hand in hand.
- Glad to see progress in this matter on a town-wide scale.
- Taste
- Mobile home parks need very stringent rules because they overload and pollute.
- I would suggest that you talk to other small municipalities that are struggling with similar problems. Where I reside permanently, the town of Trentwood, adjacent to New Bern just recently installed a community wastewater system and has on going storm water concerns. The mayors name is Don Day, if you contact him I think he might provide some insight. 252.637.9810. if I can be of further assistance contact me, Mitchell Brydge at 252.633.1999, thanks
- I have not had any problem with my septic tank. The property is used by just a few people and not very often. I have no problem with the water quality.
- Put in a central wastewater system asap.
- We need city sewer please. People will not invest unless there is city sewer. We need people and progress.
- The town of Atlantic Beach has spent thousands of dollars studying a wastewater treatment system and I can't understand why we don't partner with Morehead city.
- Run sewer line at rear of property where there is an easement already as behind y property which is in North side of west Atlantic Blvd. I understand where there is no existing easement it would need to be at the street. This sewer at rear of property would be cheaper for the city and much cheaper for the property owner to hook up.
- We must make these improvements or there will be no water quality.
- Problem seems to have escalated this summer.
- My septic field has failed and I would be agreeable to any method used for improvement.
- Atlantic beach is a great town and place to be. Thanks for making it the best.
- I would like to add a clothes washer but cannot unless a central system is approved.
- Need a city wide sewage system and all required to use it.
- Reside on property maximum 8 weeks out of 52. Part time usage should not make it mandatory on a monthly basis. If the current septic system works fine it is not necessary to "hook up to" community waste system. I already pay 13.50/month for garbage collection and only used it 3 weeks!! I have requested an inactivity fee for part of this response. So I am not interested.
- We should continue to allow wells for non-consumption water use.
- I strongly support having the town to install a central sewage treatment system.
- We need a sewer system at Atlantic Beach
- Give it to those who need it but don't make everyone connect.
- We need sewer system first! Atlantic beach is in very bad need of a sewer system for waster. I say while doing the waster system, do the runoff also.

The sewer pipe system should have been put in when the city way was installed for future connection to a sewer system. It would cost much less and already be installed if done so then. The longer we procrastinate, the more the cost will be in the future!

- I believe the town should sever the problem areas via districts. You do not have disposal capacity to sewer the town at this time. Serve district and phase sections of town in over time. You can build a plant and treat all the wastewater in town but you must dispose of it. You are limited because of that. Stormwater/runoff is the #1 water quality problem. Septic tanks are not the problem. If there are problems, put them in the sewer districts.
- Water service is fine-septic system is fine
- We are building on property constantly and the only way we can keep up with the growth of the beach is by pursuing a treatment plant. This is the only place along our coast that is still in the dark ages
- We need a wastewater treatment system-and we need it now!!
- Own a lot at 400 W. Terminal Blvd. but have not been able to receive a septic tank permit in the past 18 months to build. Property evaluation is high if not able to build. I would like to build on the lot. The lot is of not much value if unable to build.
- Haven't owned properties long enough to answer some questions.
- My lot is elevated therefore I have no flooding, I believe properly installed systems are needed.
- If the town does not require everyone to connect to a central wastewater system, I'm not in favor of constructing one.
- I think it is a good idea. Hope the town gets the grants we need.
- A partial waste water (sewage) systems needs to be installed. The system should service all new condos and businesses, etc. The system should run from the Circle to the Bridge and from the Post Office to maybe Ft. Macon. Spurs to this system could be added for the developments. That will be coming to the remaining prime waterfront property. The sellers of these properties along with the developers should pay a substantial tax, fee or whatever into the waste water fund. The buyers of these 1,000,000 homes and condos should pay for it's maintenance and operation. The stormwater problem as I understand it only exists in few areas, not the whole town and these areas should be incorporated into the waste water system and all of us should [illegible].
- This is long overdue; I hope this is implemented ASAP!
- As I have told everybody in Atlantic Beach inspections Town Manager, inspections and all so you came by to see the mess.
- I rent at Ocean Sands.
- I did not answer #s 10 and 17 because I do not want to pay for something I don't want. I also do not want to pay a monthly fee that will keep increasing every year as maintenance costs rise. And what will happen if we have a huge spill? More problems than we need!!
- Central wastewater system is badly needed.

- Need more bike paths and sidewalks (due to increased traffic); when considering improvements to pipes/ditches and new wastewater system.
- I'm ok with community system but have friends with septic tanks concerned of future failure because of overuse. Want to connect to a public system so they can get full usage of their house. Like a 2 BR 3 bath that can handle larger person usage if allowed.
- Overdevelopment of property without addressing the issues above.
- I feel the Town of Atlantic Beach and its employees (all departments), are very professional and efficient. Anytime I have ever needed assistance of any kind, you were always a brief phone call away- thanks to all.
- If we can get a community wide sewer system at a reasonable cost that would be fine. I am totally against above ground septic systems. This causes flooding of the surrounding properties. We need a "stormwater" system really bad. (No prior planning with a heavy density of building). Septic tank permits should not be issued for small properties. We need to go back to building on the sand not allow tons of dirt to be brought in for building, i.e. raising levels of runoff for new buildings with no place to go!!
- We need this desperately!
- I feel like this questionnaire is meant to confuse the issues between stormwater management at only a few periodic problem areas and the issue of current residents perhaps subsidizing future growth re: septic. The growth issue should be resolved separately via pay as you go. Re: sewage, i.e. new technology, restraint.
- Atlantic Beach needs a sewer system NOW!
- Atlantic Beach very badly needs a central wastewater system. It would solve a lot of problems in many areas of the town and improve the quality of the water. Please think forward to this very important need.
- Nothing concerning water quality but have collection of sand in Commode tank.
- Property owners need to remember that we are located on a barrier island and that periods of heavy rains and flooding are a part of life at the beach. (this isn't Raleigh). Garages, storage areas and air conditioners at ground level are at risk, and individual property owners (and not all of us collectively) should assume that risk. We don't need a central sewer system. It will only encourage more Myrtle Beach type development and who benefits?
- This is just a lot. No home.
- The flooding is so bad on our property we have demolished our home and are being forced to build elevated new structure on our lot.
- Will you also look at placing power/telephone lines underground?
- I'm all for the sewer system to be put in at Atlantic Beach.
- A wastewater system is desperately needed. With the growth in recent years, the present system of septic tanks cannot handle future needs. It would be extremely short sighted for the town not to address the future capital needs and growth expectations of the town by putting off a central wastewater system.

- Do go ahead and put us on a central wastewater system! It is progress!
- Do not wish to comment until we have a problem with runoff water or septic tank. At present, no problem!
- We own an empty lot.
- We are very satisfied with the water and conditions at our property. We have never during a storm or any other time had any problem with the water drainage. Never. No flooding.
- Need to construct the wastewater system, regardless of how you decide to pay for it.
- Let's get the wastewater system going & get in the 21st century.
- Our trailer is on a hill and we have never had any water problem.
- #17 gives you no option but to choose a funding when I do not want a wastewater facility. Bad question... Why are we pursuing a wastewater treatment facility that will even handle the existing homes on the island let alone allow for growth? Not very smart.
- Septic tanks should be done away with. Living on a canal the water can't help but have bacteria in it. This area is long past due for city sewer. We cannot even wash clothes without backup.
- I'm at Atlantic Beach so seldom that I cannot help with much detail. Please call Randy Tyner at Dunscape Villas for an accurate report.
- We need to enter the 21st century.
- We do not live on the beach but we are property owners.
- Please consider N.C. government opinion on what is best for N>C. coastal towns. Take local politics out of this problem.
- Wastewater treatment – this should be Atlantic Beach's number 1 priority: 1)Put in a good system, 2)Make it expandable, 3) It doesn't matter to me how I pay my share, 4)Get it done.
- Time is money lets get to work on both of these systems NOW!
- Need a central wastewater system.
- You need to publish the ways & means other municipalities like Atlantic Beach that have "been there, done that" and their results. No need to re-invent the wheel!
- Make it happen, we are long overdue.
- Our city needs to take a very hard look at reusing treated water. A reclaimed water system could be used to irrigate the whole island.
- The reason we never built on property was we were told the land would not perk! We need wastewater system.
- Sorry, I don't know enough about this to make good decisions. Also, there is no one named Christopher Manousaridis at the address on front.