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Army Corp of Engineers Development Plans for Snow's Cut Property

On July 23, 2014, I participated in another meeting with representatives of the Army Corp of Engineers to discuss the redevelopment of their property on Snow's Cut. At this meeting the following information was communicated:

- The ACOE reaffirmed to the Town of Carolina Beach Town Manager that Wilmington District Operations Division **will be reclassifying** some land use area of the Master Plan for the AIWW at Snows Cut. The affected land areas will be classified for operational use. Operational use is akin to light industrial zoning area similar to a Marina type operation. The change is due to situations beyond USACE control such as flooding at current Engineer Yard on Eagle Island, possible relocation/repair of Cape Fear Memorial Bridge which may affect Repair Yard mission. (See current Classification Map)
- New Information – ACOE conveyed that Operations will move a 3-10 man survey office to the Snow's Cut area from Eagle Island repair yard **"now"** within the next 6-18 months. This move will include the placement of a small office building and survey boats on trailers on the property. This will entail enhancements to the existing dock area and fence, as well as installing boat lifts adjacent to the dock. The location will be located within the existing maintenance compound area. This area is designated for operational purposes under the current and future Master plan and needs no additional approvals.
- New Information - ACOE conveyed that over the next 20 years the entire Engineer Yard **"may"** be relocated to Snow's Cut, either on the Carolina Beach side or the mainland portion of Snow's Cut. **NO DECISION ON THIS ISSUE HAS BEEN MADE.**
 - In regards to the relocation of the existing bike path to parallel the existing boundary line between USG property and private property that is still yet to be determined along with the addition of a force protection fence.
 - If the Town of Carolina Beach can help manage the property that we sublease from New Hanover County the ACOE may not need to change the status of the leased property or expand the force protection fence or move the trail.
 - Managing the property would include:
 - Enforcement on cutting trees and grass on the ACOE property.
 - NO Trees or grass should be cut on the ACOE Property.
The property is intended as a natural buffer and should not

be denuded. Trees could be replanted in areas previously denuded.

- Addition of split rail fencing and signage next to the water to delineate areas that the public should not enter.
 - Significant erosion is taking place, due to people walking down the banks to fish.
- Maintain existing split rail fence on property line.
 - Areas of the fence delineating the property line have been removed by adjacent property owners and must be replaced.
- In the August-October timeframe a public comment period will be initiated as part of the NEPA process which will allow citizens to make comments regarding changing the property designation to “Operational”. USACE will hold a “listening session” with citizens as well at that time. Date/place/time to be determined.
- For more information or to express concerns citizens can contact:

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The Corp of Engineers is still discussing various options for the property, but at this time they have provided us with the above update.