

Emerald Tidings / Island Review – March 17, 2004 Print Edition

How Does Emerald Isle Compare to Other North Carolina Beach Towns?

With the recent incorporation of the Town of Duck in Currituck County in 2002, there are now 21 oceanfront municipalities in North Carolina. The Town of Emerald Isle is among the largest of the 21 beach towns by many measures, and this is evidence that the Town continues to be a desirable community to live in, invest in, and visit frequently.

It is interesting to compare Emerald Isle with the other NC beach towns, and the following tables offer some interesting comparisons. This information is helpful to keep in mind as the Town confronts its challenges and opportunities, and provides context for many of the important decisions implemented by the Town. As you review this information, you may also want to consider how Emerald Isle compares to your previous or current permanent residence. You may be surprised to find out how Emerald Isle compares to your hometown!

Permanent Population

At 3,488 permanent residents, Emerald Isle has the 4th largest population out of the 20 NC beach towns included in the 2000 census (Duck was not incorporated in 2002).

Permanent Population		
North Carolina Oceanfront Towns		
2000 Census		
Rank	Municipality	Permanent Population
1	Oak Island	6,571
2	Kill Devil Hills	5,897
3	Carolina Beach	4,701
4	Emerald Isle	3,488
5	Kitty Hawk	2,991
6	Nags Head	2,700
7	Wrightsville Beach	2,593
8	Southern Shores	2,201
9	Sunset Beach	1,824
10	Atlantic Beach	1,781
11	Pine Knoll Shores	1,524
12	Kure Beach	1,507
13	Surf City	1,393
14	North Topsail Beach	843
15	Holden Beach	787
16	Topsail Beach	471
17	Ocean Isle Beach	426
18	Caswell Beach	370
19	Bald Head Island	173
20	Indian Beach	95

Housing Units

Because of the seasonal nature of many beach towns, it is difficult to get a true understanding of the population that impacts a beach town at specific times of the year. A comparison of the number of housing units provides a fairer representation of the true population impacts in a beach town, and, according to the 2000 census, Emerald Isle has the second-largest number of housing units, with just over 6,000 units. If one assumes that each housing unit is occupied by 6 people in the peak summer season, a

reasonable estimate of the peak summer population in Emerald Isle is approximately 36,000 people.

Total Housing Units		
North Carolina Oceanfront Towns		
2000 Census		
		Housing
Rank	Municipality	Units
1	Oak Island	6,651
2	Emerald Isle	6,017
3	Kill Devil Hills	5,302
4	Atlantic Beach	4,728
5	Nags Head	4,149
6	Carolina Beach	4,086
7	Wrightsville Beach	3,050
8	Sunset Beach	2,983
9	Kitty Hawk	2,618
10	Surf City	2,578
11	Ocean Isle Beach	2,507
12	North Topsail Beach	2,085
13	Holden Beach	2,062
14	Pine Knoll Shores	2,049
15	Southern Shores	1,921
16	Kure Beach	1,560
17	Indian Beach	1,218
18	Topsail Beach	1,149
19	Bald Head Island	599
20	Caswell Beach	571

Total Taxable Value

The first table ranks the 21 beach towns based on the actual assessed value assigned by the County tax office, and the values could be based on market conditions over any of the past 8 years. Because different counties conduct a revaluation in different years, the NC State Treasurer’s Office adjusts the taxable values to market values in order to provide a true comparison between different counties, cities, and towns. The second table is adjusted for market conditions. As noted, Emerald Isle is the second-largest beach town in NC in terms of taxable value in both tables. At approximately \$1.4 billion, Emerald Isle’s taxable value is larger than many inland communities, including Kinston, Morehead City, and Washington.

Total Tax Value - Based on Last Revaluation			Total Tax Value - Adjusted for Market Conditions		
North Carolina Oceanfront Towns			North Carolina Oceanfront Towns		
FY 2002-2003			FY 2002-2003		
		Actual			Adjusted
Rank	Municipality	Tax Value	Rank	Municipality	Tax Value
1	Wrightsville Beach	\$ 1,402,848,223	1	Wrightsville Beach	\$ 1,508,114,624
2	Emerald Isle	\$ 1,361,208,559	2	Emerald Isle	\$ 1,447,478,264
3	Oak Island	\$ 946,641,455	3	Nags Head	\$ 1,369,427,406
4	Nags Head	\$ 938,605,544	4	Kill Devil Hills	\$ 1,223,797,358
5	Kill Devil Hills	\$ 838,790,709	5	Oak Island	\$ 1,165,527,524
6	Atlantic Beach	\$ 826,469,876	6	Duck	\$ 1,022,334,079
7	Ocean Isle Beach	\$ 812,950,216	7	Ocean Isle Beach	\$ 1,000,923,684
8	Sunset Beach	\$ 779,575,193	8	Sunset Beach	\$ 959,831,560

031704issue

9	Carolina Beach	\$ 716,141,101	9	Atlantic Beach	\$ 878,849,294
10	Duck	\$ 700,707,778	10	Southern Shores	\$ 786,475,820
11	Holden Beach	\$ 571,772,881	11	Carolina Beach	\$ 769,878,629
12	Southern Shores	\$ 539,050,527	12	Kitty Hawk	\$ 725,369,857
13	Pine Knoll Shores	\$ 538,823,834	13	Holden Beach	\$ 703,980,400
14	Bald Head Island	\$ 510,303,432	14	Bald Head Island	\$ 628,297,749
15	Kitty Hawk	\$ 497,168,500	15	Surf City	\$ 587,431,879
16	Surf City	\$ 378,893,562	16	Pine Knoll Shores	\$ 572,973,026
17	Kure Beach	\$ 324,355,554	17	Kure Beach	\$ 348,694,425
18	North Topsail Beach	\$ 299,710,156	18	Topsail Beach	\$ 330,414,091
19	Topsail Beach	\$ 213,117,089	19	North Topsail Beach	\$ 308,280,350
20	Indian Beach	\$ 163,317,742	20	Caswell Beach	\$ 180,604,895
21	Caswell Beach	\$ 146,687,286	21	Indian Beach	\$ 173,668,377

Total Land Area

In terms of the sheer land area within municipal boundaries, the Town of Emerald Isle ranks as the 6th largest beach town, with just over 5.2 square miles of land area.

Total Land Area - Square Miles		
North Carolina Oceanfront Towns		
2000 Census		
		Square
Rank	Municipality	Miles
1	Kitty Hawk	8.2
2	Oak Island	8.0
3	Nags Head	6.5
4	North Topsail Beach	6.4
5	Kill Devil Hills	5.5
6	Emerald Isle	5.2
7	Sunset Beach	5.1
8	Topsail Beach	4.4
9	Bald Head Island	4.3
10	Surf City	4.2
11	Southern Shores	4.1
12	Ocean Isle Beach	3.4
13	Caswell Beach	3.1
14	Holden Beach	3.0
15	Pine Knoll Shores	2.3
16	Carolina Beach	2.3
17	Atlantic Beach	2.1
18	Wrightsville Beach	1.3
19	Kure Beach	0.8
20	Indian Beach	0.6

Housing Density

North Carolina is fortunate to have beach towns that have developed primarily in a low-density manner. Such low-density development has helped NC, including Emerald Isle, to preserve more of the small-town, family beach character that is so appealing to our residents, second home-owners, and visitors. Emerald Isle is currently developed at a density of approximately 1.8 housing units per acre, which ranks it 6th out of the 20 NC beach towns, according to the 2000 census.

Housing Density - Per Acre		
North Carolina Oceanfront Towns		
2000 Census		
		Housing Units /
Rank	Municipality	Acre
1	Wrightsville Beach	3.6
2	Atlantic Beach	3.5
3	Indian Beach	3.2
4	Kure Beach	3.1
5	Carolina Beach	2.8
6	Emerald Isle	1.8
7	Kill Devil Hills	1.5
8	Pine Knoll Shores	1.4
9	Oak Island	1.3
10	Ocean Isle Beach	1.1
11	Holden Beach	1.1
12	Nags Head	1.0
13	Surf City	1.0
14	Sunset Beach	0.9
15	Southern Shores	0.7
16	North Topsail Beach	0.5
17	Kitty Hawk	0.5
18	Topsail Beach	0.4
19	Caswell Beach	0.3
20	Bald Head Island	0.2

Emerald Isle Police Department Promotes Firearm Safety

The Emerald Isle Police Department recently received approximately 500 firearm safety kits as a result of its partnership with Project ChildSafe. The Police Department is distributing these kits free of charge, and without questions, to local residents and property owners. Please visit the Police Department at 7500 Emerald Drive to get your kit.

Project ChildSafe is a nationwide program whose purpose is to promote safe firearm handling and storage practices through education and free gun-locking devices. The Emerald Isle Police Department is pleased to participate in this program, and stresses the importance of firearm safety. The Police Department encourages everyone who owns a firearm to store it in a location that is inaccessible to children or other unauthorized persons, and in a different location than where the ammunition is stored.

For more information about Project ChildSafe, please visit www.projectchildsafe.org.