Conclusions

Growth management in coastal areas must consider the special environmental, economic, and community issues. While the ten principals of smart growth can be generally applied to many situations, the unique challenges and opportunities of coastal areas require a reformulating of ideas related to growth management. Further, while many coastal areas in the south have enacted innovative growth management policies and programs to manage growth and protect economic opportunities and the environment, a comprehensive, regional, and holistic approach is needed in order to sustain coastal communities for the next century of planning challenges.
Growth Management & Smart Growth in a Coastal Context

Growth Management
The use of a wide range of techniques in combination to determine the amount, type, and rate of growth and to channel that growth into designated areas.

Four Different View Points of Growth Management.
- Growth is inevitable
  Growth is due to natural and economic factors over which local government has no control.
- Growth equals progress
  Population growth is essential to community progress.
  Economic progress is the primary measure of community well-being.
- Stop all population growth
  Population growth implies an automatic decline in the quality of life.
  Increased growth implies higher per capita costs of government.
  Growth can and should be regulated through governmental policy.
- Growth is a variable to be influenced in pursuit of quality of life

Ten Principles Of Smart Growth
- Mixed Land Uses
- Compact Building Design
- Housing Choices
- Walkable Neighborhoods
- Attractive Communities; Sense of Place
- Environmental Preservation and Amenity
- Centers and Redevelopment
- Transportation Choices
- Clear, Fair, and Efficient Process
- Collaboration in Development Decisions

Growth Management and Smart Growth Techniques
- Urban Service Areas or Urban Growth Areas
- Incentive Zoning; Density Bonus
- Capital Improvement Program
- Transfer of Development Rights
- Capital Improvement Program; Impact Fees
- Adequate Public Facilities Requirements
- Urban Growth Boundaries