

Beaufort County Land Use Plan Implementation Status Report - 2022

POLICIES AND IMPLEMENTATION ACTIONS	SCHEDULED	ACTIONS
Public Access		
<i>Policies</i>		
<p>1.1 Local governments in the planning area recognize that public access opportunities are a major component of the area's economy and contribute to the enjoyment of its natural beauty and quality of life. The Plan supports continued operation of existing public and private access sites and encourages development of additional opportunities to ensure that all segments of the community are adequately served.</p>	<p>Continuing</p>	<p>There are a total of 12 public access sites in Beaufort County, including sites within municipalities. Four of those sites are in Beaufort County jurisdiction, including Cotton Patch Landing (Blounts Creek area), Smith's Creek (Aurora-Richland area), Wright's Creek (Pamlico Beach area), and Goose Creek State Park (Bath area).</p> <p>Beaufort County was recently awarded a PARTF grant (2021 cycle) for improvements at the county owned Wright's Creek public access site, including a rip-rap revetment for erosion control (study was conducted), a walking trail, picnic shelter with tables and grills, a fishing pier, and a canoe/kayak launch. This future park site is located adjacent to the NC Wildlife public Wright's Creek boat ramp.</p>
<p>1.2 The County will develop an access plan for its planning jurisdiction. The County will invite the towns to participate in development of the plan. The Access Plan will be used as a guide for the location, development, and maintenance of public water access throughout the planning area. The Access Plan will address the following objectives/components:</p>	<p>Continuing</p>	<p>The county and its municipalities continue to look at potential access sites through various planning efforts, including transportation and recreation plans.</p>

<p>1.3 Local governments in the planning area will pursue establishment and linkage of bikeways, greenways, and trails to complement the public water access system. Planning for these active recreational facilities will take into consideration the locations of existing and planned access sites.</p>	<p>Continuing</p>	<p>The Beaufort County Comprehensive Bicycle Plan was completed and adopted in 2020. The county in partnership with the City of Washington, Pitt County, and the City of Greenville have submitted an application through the Mid-East RPO for a feasibility study for a priority project from the plan, the Washington-Greenville Greenway. The greenway will follow the Tar-Pamlico River where feasible and will provide additional access sites as feasible. The greenway will provide access to the existing Mason’s Landing public access point in the City of Washington if feasible.</p>
<p>1.4 The Plan encourages consideration of the development of a row/paddle/sail small boat rental site, associated with a full-launch facility and parkland, as part of the access system.</p>	<p>Continuing</p>	<p>The City of Washington has installed a canoe/kayak launch at the Haven’s Garden public access site in partnership with Sound Rivers. The site is adjacent to Inner Banks Outfitters, which provides bike, kayak, and paddle board sales, rentals, and repairs.</p> <p>As mentioned previously, Beaufort County was recently funded for a PARTF grant for improvements to the county owned access site at Wright’s Creek. The improvements include construction of a canoe/kayak launch.</p>

<p>1.5 Eco-tourism initiatives that capitalize on the County’s natural beauty, natural resources, and rural character will be encouraged to include water access components, such as paddle trail and sailing facilities, and to coordinate with the public access system.</p>	<p>Continuing</p>	<p>Ecotourism marketing activities by Beaufort County, the City of Washington, and the Town of Belhaven continues. Sound Rivers markets the Tar-Pamlico Water Trail. They operate three water access camping platforms in Beaufort County.</p>
<p>1.6 Local governments in the planning area consider boating access to be an important component of the economy and water access system. However, they recognize the need for land use and development guidelines to prevent negative impacts on the area’s natural resources and land areas. Marinas and other docking facilities are allowed, provided guidelines contained in 2.0 Policies on Development and Use of Natural Resources are met.</p>	<p>Continuing</p>	<p>Continuing</p>
<p>1.7 The Plan supports consideration of amendments to the subdivision regulations by Beaufort County and the participating municipalities that require new waterfront residential developments to provide neighborhood access for non-waterfront lots.</p>	<p>Continuing</p>	<p>On-going evaluation of potential amendments to subdivision regulations as needed</p>
<p><i>Implementation Actions</i></p>		
<p>1.1.1 The Plan encourages the County to work with municipalities and state and federal agencies to locate, develop, and maintain appropriate and conveniently located access to serve all areas of the County. Areas that have traditionally been used by the public will be given special attention for development of new public access sites. The NCDOT is encouraged to maintain public fishing access when bridges are replaced.</p>	<p>Continuing</p>	<p>The Wright's Creek public access site is about to be developed as noted previously. This is an area that has traditionally been used by the public.</p> <p>There are a total of 12 public access sites in Beaufort County, 4 of which are in county jurisdiction. There is currently a focus on maintaining and improving existing sites, and there is strong interest in adding additional access sites in the future. Long-range planning efforts are taking public access needs into consideration.</p>

1.1.2 Local governments will maintain and, where possible, enhance existing public access sites.	Continuing	Continuing, see above responses.
1.1.3 The Plan encourages the local governments to take advantage of publicly owned property and areas owned by non-profit organizations for locating additional access. Potential locations of new access include the Washington Park Bridge replacement and flood buyout (FEMA) properties now owned by the County and the Town of Belhaven.	Continuing	Continuing, see above responses.
1.1.4 The local governments will review existing and proposed access sites for accessibility by persons with disabilities and will develop and pursue strategies to eliminate barriers.	Continuing	Developments at Cotton Patch landing and Wright's Creek are handicap accessible. All future access sites and improvements will be handicap accessible wherever feasible.
1.2.1 Inventory and evaluation of existing access sites (both public and private) to determine if these are adequate to serve the pedestrian, boating, and fishing access needs in all areas of the planning area.	Continuing	County has list of existing sites and continues to monitor the conditions and uses at these sites
1.2.2 Identification and evaluation of potential access sites in underserved segments of the planning area to determine suitability for public access.	Continuing	Locations like Cotton Patch, Smith's Creek and Wright's Creek serve previously underserved areas.
1.2.3 Development of local priorities for establishing additional public access.	Continuing	Continues with long-range planning processes.
1.2.4 Identification of financial resources, in addition to grant funding provided by the NC Division of Coastal Management, for establishment and maintenance of public access.	Continuing	County continues to pursue grant opportunities. The county plans to submit a DCM Access grant application in this round to fund Phase 2 of the walking trail and a gazebo at the Wright's Creek site.
1.2.5 Development of a canoe/kayak paddling and/or sailboat access system to include sites for put-in/take-out facilities. Maps produced by the Mid-East RDC and the Tar-Pamlico Foundation should be considered as a resource for developing the system.	Continuing	Canoe/kayak launch included as part of Wright's Creek improvements funded by PARTF. Sound Rivers continues to operate paddle trail and

		camping platform, see above response for more details.
1.2.6 Provision of adequate parking will be considered in the development of the new access sites.	Continuing	Continues
1.2.7 Encourage donations by property owners of sites that are suitable for public access. Address the tax advantages and procedures through which property owners may donate property or easements to provide public access.	Continuing	Acquired private land for Cotton Patch Landing and Wright's Creek Access sites.
1.2.8 The County and towns will participate in the Public Beach and Coastal Waterfront Access Program administered by the NC Division of Coastal Management. The program provides matching III-9 funds for acquisition and improvements of public water access facilities to serve residents and visitors to the area.	Continuing	Applied for funding through the Access program for multiple projects, including land acquisition, construction, and Planning Funds for Erosion Control Study.
Land Use Compatibility		
<i>Policies</i>		
2.1 Conservation I		
2.1.1 The purpose of the Conservation I classification is to delineate land and water features where there are serious hazards to personal safety or property, where new development would cause serious damage to the values of natural systems, or where new development is not permitted by local, state, or federal policy.	Continuing	No Changes
2.1.2 The following natural resource systems and areas are included in the Conservation I classification: (a) Public trust and estuarine waters (15A NCAC 07H.0206 and 15A NCAC 07H.0207) (b) Coastal wetlands (15A NCAC 07H.0205)	Continuing	No Changes

<p>(c) Non-coastal wetlands classified as exceptional (NC CREWS mapping)</p> <p>(d) Stream margins protected by the Tar-Pamlico Buffer Rule, which is administered by the NC Division of Water Quality (15A NCAC 02B.0259)</p> <p>(e) Floodways¹⁵, where mapped (Beaufort County FIRMs)</p> <p>(f) Managed open space and natural areas¹⁶ (NC DCM mapping)</p>		
<p>2.2 Conservation II</p>		
<p>2.2.1 The Conservation II classification is established as an overlay (please see definitions) that delineates areas containing hazards and significant development limitations that may be addressed by building and site development standards, density guidelines, impervious surface limits, and other methods to mitigate hazards or to minimize the impact of development.</p>	<p>Continuing</p>	<p>No Changes</p>
<p>2.2.2 The Conservation II classification includes the following natural resource systems and areas: (a) Coastal shoreline AECs (15A NCAC 07H.0209) (b) 100-year flood plain (Beaufort County FIRM, Flood Damage Prevention Ordinances) (c) Storm inundation areas (Beaufort County Storm Surge Maps) (d) Substantial non-coastal wetlands (NC CREWS mapping)</p>	<p>Continuing</p>	<p>No Changes</p>
<p>2.3 Towns and Community Centers</p>		
<p>2.3.1 The purpose of this classification is to delineate areas for the continued intensive development, redevelopment, and in-fill development in the municipalities and the nearby-unincorporated areas. These areas have the highest levels of community services in planning area and essential services, such as public water supply, wastewater treatment, transportation, and fire and rescue services, are readily available or close-at-hand.</p>	<p>Continuing</p>	<p>No Changes</p>
<p>2.3.2 This classification includes all of the land within the current municipal limits plus an area of approximately 1.5</p>	<p>Continuing</p>	<p>No Changes</p>

<p>miles on the peripheries of towns where urban-type services are more likely to be available.</p>		
<p>2.3.3 By way of illustration, the following are the types of uses that are consistent with the purpose of this classification:</p> <ul style="list-style-type: none"> - Mix of houses, townhouses and small apartment buildings Retail operations to serve the immediate community and surrounding area - Offices - Employment activities, such as industrial and distribution in either freestanding or cluster settings; priority locations have access to a major or minor arterial highway, public water and sewer, and basic community services like fire protection - Mixed use development - Civic uses, such as schools, hospitals, and parks 	<p>Continuing</p>	<p>No Changes</p>
<p>2.4 Transition</p>		
<p>2.4.1 The purpose of this classification is to plan for areas and locations that are located nearby land in the Towns and Community Centers, that have reasonable access to the arterial highway system, and that have experienced higher growth rates since the last census. Land in the transition classification has minimal community services. Septic tanks remain the dominant wastewater treatment system. Typical development in this classification includes suburban type housing in free-standing residential subdivisions, manufactured home parks, clusters of houses on large lots, and supporting convenience-type commercial.</p>	<p>Continuing</p>	<p>No Changes</p>
<p>2.4.2 This classification includes land in the following general areas (please refer to the growth area map on page II-34):</p> <ul style="list-style-type: none"> - Growth areas on the north and south side of the Pamlico River 	<p>Continuing</p>	<p>No Changes</p>

<ul style="list-style-type: none"> - Developing area in the US 17-264 sector north and west of the Washington ETJ. 		
<p>2.4.3 By way of illustration, the following are the types of uses that are consistent with the purpose of the transition classification:</p> <ul style="list-style-type: none"> - Single-family houses, either free-standing or in traditional subdivisions - Residential cluster development - Small-scale retail offering primarily convenience services - Employment centers, either free-standing or in campus settings; priority locations have access to a major or minor arterial highway and the ability to provide onsite wastewater treatment; public sewer may be available on a case-by-case basis - Farms and forestry - Civic uses such as parks, greenways, schools, and institutions 	Continuing	No Changes
<p>2.5 Agriculture-Forestry-Rural Housing</p>		
<p>2.5.1 The purpose of this land classification is to delineate areas for the preservation of the planning area's farming and forestry and its rural housing and hamlets, and to provide a reserve area for more intensive uses in the future. The classification also anticipates continuation of extractive activities in the planning area.</p>	Continuing	No Changes
<p>2.5.2 This classification encompasses land areas in the planning area that are not included in the Conservation I, Community, or Transition Classifications.</p>	Continuing	No Changes
<p>2.5.3 By way of illustration, the following types of uses are consistent with the purpose of this classification:</p> <ul style="list-style-type: none"> - Farming, forestry, fishing, and extractive activities, such as the extractive operations near Aurora - Scattered houses and buildings - Cross-roads communities or hamlets - Rural/conservation residential cluster development - Farming/forestry related commercial activities 	Continuing	No Changes

<ul style="list-style-type: none"> - Employment center activities, generally auto-oriented and freestanding; priority locations have access to major or minor arterials and the ability to provide onsite wastewater treatment - Civic uses such as parks, conservation areas, and greenways 		
<p>Implementation Actions</p>		
<p>2.1.3 Only development and land/water use activities that are consistent with the use standards for coastal wetlands, estuarine waters, and public trust areas (15A NCAC 07H .0208) are allowed in this classification. Permitted extractive uses in the Aurora area will continue.</p>	Continuing	Continuing
<p>2.1.4 Development in non-coastal wetlands classified as exceptional is discouraged. The plan supports applicable state and federal permitting requirements and development limitations in these areas.</p>	Continuing	Continuing
<p>2.1.5 Unless in the exempted or allowed, land development and land use activities must comply with the requirements of the Tar-Pamlico Buffer Rule (15A NCAC 02B .0259).</p>	Continuing	The Tar-Pamlico Buffer Rule is enforced by the Planning Department through the Beaufort County Stormwater Ordinance.
<p>2.1.6 Floodways are the most hazardous part of the flood hazard area, and where they are mapped in the planning area, development is not allowed.</p>	Continuing	No Changes
<p>2.1.7 Local governments in the planning area will not knowingly permit any development or land use in managed open space or a natural area that is not consistent with the management objectives of the area.</p>	Continuing	No Changes
<p>2.1.8 Marinas and related operations should be compatible with surrounding land uses; developers/operators are encouraged to install pump-out facilities and restrooms; and developers are encouraged to provide adequate parking. Local governments in the planning area support the DCM “Clean Marina” program, including grant applications to fund pump-out facilities.</p>	Continuing	Continuing

<p>2.2.2 Only development that is consistent with the use standards for the estuarine shoreline AEC and the public trust shoreline AEC (15A NCAC 07H .0209(d)) is allowed.</p>	<p>Continuing</p>	<p>No Changes</p>
<p>2.2.3 Development in any flood hazard zone delineated on a Beaufort County FIRM or in an area that is subject to storm inundation as illustrated on Beaufort County storm surge maps must meet the location and construction requirements of the Beaufort County Flood Damage Prevention Ordinance.</p>	<p>Continuing</p>	<p>The Flood Damage Prevention Ordinance is administered by the Inspections Department, which ensures that all development meets requirements for elevation above BFE, flood proofing, etc.</p>
<p>2.2.4 Development in non-coastal wetlands classified as substantial by on NC CREWS is discouraged. The plan supports applicable state and federal permitting requirements and development limitations in these areas.</p>	<p>Continuing</p>	<p>No Changes</p>
<p>2.2.5 Any land use or activity or construction of a building or buildings that involves a significant concentration of people in the hazard areas covered by the Conservation II land classification must be reviewed carefully to ensure that people or property are not exposed to unreasonable risks.</p>	<p>Continuing</p>	<p>Continuing</p>
<p>2.2.6 Many of the land covered by the Conservation II land classification contain soils that have severe limitations for septic tanks. Land uses and development in these areas must be consistent with the policies of the underlying land classification with regard to septic tanks and connection to public water and sewer. Determination of soil conditions requires on site investigation.</p>	<p>Continuing</p>	<p>No Changes</p>

<p>2.2.7 The following mitigation concepts are encouraged for development in areas covered by the Conservation II land classification:</p> <ul style="list-style-type: none"> - Low impact site and building development techniques to reduce nonpoint source runoff and to protect water quality - Enhancement and expansion of stream buffers - Preservation of maximum feasible forest cover in site planning and development - Conservation – Limited Development projects or site clustering to preserve site areas with highest conservation values and groups development on site areas with lower conservation values 	<p>Continuing</p>	<p>Continuing</p>
<p>2.2.8 Conservation II is an overlay land classification and will involve site specific building intensity and density standards. These standards will take into account site hazards, characteristics of natural systems present, septic tank limitations, the policies of the underlying land classification, and other significant factors related to the site. Generally, development and land uses in areas covered by Conservation II will be on significantly larger lots or building sites and will involve less concentrated land uses.</p>	<p>Continuing</p>	<p>No Changes</p>
<p>2.3.4 The following building intensity and density guidelines are established for this classification</p> <ul style="list-style-type: none"> - Single-family houses: up to 6 houses / acre (net) - Multi-family buildings: 7 to 12 units / acre (net) - Non-residential buildings FAR: 0.2 freestanding buildings 0.4 clustered buildings - Typical building height: 1 to 2 stories, with 3+ stories possible, if fire protection and other services are adequate - Typical building site: ½ acre or smaller, depending on services 	<p>Continuing</p>	<p>No Changes</p>
<p>2.3.5 The following factors will be considered in decision-making on appropriate intensity and density levels in this classification.</p> <ul style="list-style-type: none"> - Availability and capacity of water and sewer services - Type of street/road system serving the development - Capability of community services, such as fire protection 	<p>Continuing</p>	<p>No Changes</p>

<ul style="list-style-type: none"> - Character of uses in surrounding area(s) - Community need 		
<p>2.3.6 The following mitigation concepts are encouraged for development in the towns and community centers classification:</p> <ul style="list-style-type: none"> - Low impact site and building development techniques to reduce nonpoint source runoff and to protect water quality - Enhancement and expansion of stream buffers - Preservation of maximum feasible forest cover in site planning and development - Cluster development to preserve conservation values and reduce runoff - Onsite buffering to reduce impact on adjacent and surrounding land uses - Identification, preservation, and adaptive reuse of historic properties 	Continuing	No Changes
<p>2.3.7 The plan recognizes municipal sewer systems as the primary means of wastewater treatment for areas in this classification. Where a municipal system is not available or it is not financially feasible to connect to a municipal system, connection to a private treatment system, or the use of septic tanks is consistent with the plan. Where soils in this classification have severe limitations for septic tanks, development must be consistent with current state regulations for on-site wastewater treatment and the use of traditional septic tanks is not allowed. Determination of soil conditions requires on site investigation. Use of innovative waste treatment systems or “package” treatment systems is encouraged subject to applicable state permits.</p>	Continuing	Continuing
<p>2.4.4 The following building intensity and density guidelines are established for this land classification:</p> <ul style="list-style-type: none"> - Single-family houses: 2 units / gross acre - Non-residential FAR: 0.2 - Typical building site: ½ acre or larger, depending on community services available; minimum is area required for 	Continuing	No Changes

<p>on-site wastewater treatment if community sewer not available</p> <ul style="list-style-type: none"> - Typical building height: 1- to 2-story 		
<p>2.4.5 The following mitigation concepts are encouraged for development in the transition classification:</p> <ul style="list-style-type: none"> - Low impact site and building development techniques to reduce nonpoint source runoff and to protect water quality - Enhancement and expansion of stream buffers - Preservation of maximum feasible forest cover in site planning and development - Cluster development to preserve conservation values and reduce runoff - Onsite buffering, particularly for commercial and employment center uses, to reduce impact on adjacent and surrounding land uses - Identification, preservation, and adaptive reuse of historic properties 	Continuing	No Changes
<p>2.4.6 Where soils in the transition classification have severe limitations for septic tanks and a public or private treatment system is not available, development must be consistent with current state regulations for on-site wastewater treatment and the use of traditional septic tanks is not permitted allowed. Determination of soil conditions requires on site investigation. Use of innovative waste treatment systems is allowed subject applicable state permits.</p>	Continuing	Continuing
<p>2.5.4 The following building intensity and density guidelines are established for this land classification:</p> <ul style="list-style-type: none"> - Single-family houses: 1 unit / 10 acre gross - Non-residential FAR: 0.1 - Typical building site: generally 1-acre or larger; minimum is area required for on-site wastewater treatment - Typical building height: 1- to 2- story 	Continuing	No Changes
<p>2.5.5 The following mitigation concepts are encouraged for development in the agriculture-forestry-rural housing classification:</p>	Continuing	No Changes

<ul style="list-style-type: none"> - Low impact site and building development techniques to reduce nonpoint source runoff and to protect water quality - Enhancement and expansion of stream buffers - Preservation of maximum feasible forest cover in site planning and development - Rural/conservation cluster development to reduce impact on agricultural and forestry lands - Onsite buffering, particularly for commercial and employment center uses, to reduce impact on adjacent and surrounding land uses - Continued education and promotion of the county's voluntary agricultural district option to reduce impact of development on farming operations 		
<p>2.5.6 Public sewer service will not be provided to this area during the planning period unless it addresses a serious public health problem or it supports a job creating opportunity. If services are extended to or through an area in this classification, the county will cooperate with the entity making the extension to ensure that agricultural and forestry operations are protected from the unwanted impacts of more intensive development. The voluntary agriculture district will be an important tool for implementing this policy.</p>	Continuing	No Changes
<p>2.5.7 Where soils in this classification have severe limitations for septic tanks, development must be consistent with current state regulations for on-site wastewater treatment and the use of traditional septic tanks is not permitted allowed. Determination of soil conditions requires on site investigation. Use of innovative waste treatment systems is allowed subject applicable state permits.</p>	Continuing	No Changes
<p>Policies for Infrastructure Carrying Capacity</p>		
<p><i>Policies</i></p>		
<p>Transportation</p>		
<p>3.1 The plan strongly supports completion of the upgrade to US 17, including phase 3 of the Washington By-pass. The county and</p>	Continuing	Washington By-Pass Complete; US 17 north of Washington

participating municipalities will continue to advocate making necessary funds available for this project in the Transportation Improvement Program (TIP).		complete/funded; Continuing support for US 17 south of Chocowinity
3.2 The County planned will create economic development opportunities for the planning area. The County will take advantage of the economic development opportunities created by the US 17 – Washington By-pass. It will encourage a mixture of land uses in the portion of this corridor located in the planning area (generally from southern Beaufort County to Chocowinity) with an emphasis on employment-generating activities and the uses that support these activities and that serve broad markets. Offices, services, and residential uses are part of the mix of uses that is appropriate.	Continuing	Continuing. Beaufort County has an economic developer on staff. A Chocowinity Industrial Park has been developed on the US-17 Bypass. Land has been purchased for development of an Industrial Park in Aurora. Recruitment of employers in target cluster areas is a continuing effort.
3.3 The plan supports policies and rules policies, guidelines, and requirements that protect the traffic-carrying capacity of the By-pass.	Continuing	Continuing
3.4 The plan supports upgrade and 4-laning of US 264 from the east Washington area to the Hyde County line. The county and participating municipalities encourage the NCDOT to include this project in the TIP.	Continuing	County continues to submit project to Mid-East RPO for consideration
3.5 The plan recognizes the safety and economic advantages of a new Pamlico River Bridge in the eastern area of Beaufort County. The county and participating municipalities encourage the NCDOT to recognize the costs and benefits of such a facility and to initiate the long-term studies required for scheduling it in the TIP.	Completed	Washington By-Pass completed in 2010
3.6 In the absence of an eastern bridge, the Aurora-Bayview Ferry provides residents with an essential transportation link for jobs and other community services. The county and participating municipalities encourage the NCDOT Ferry Division to allocate sufficient funds to this ferry to ensure safe, frequent, and dependable service.	Continuing	Continuing
3.7 The plan supports bicycling as a transportation alternative and as a recreational activity. To make bicycling as safe as possible and to encourage more bicycle users, the plan encourages the	Continuing	Bicycle Plans for the City of Washington and Beaufort County adopted have been adopted;

<p>NCDOT to install safety enhancements on all of the county's bicycle routes. These enhancements may include signage, bike lanes, bike paths, and multi-use paths. The county and participating municipalities will identify public right-of way and public property locations for installation of bike parking facilities.</p>		<p>Pedestrian Plan for City of Washington has been updated and adopted. The Beaufort County Comprehensive Bicycle Plan includes all municipalities. Projects will be submitted to the Mid-East RPO when the window opens.</p>
<p>3.8 The county and participating municipalities support the North Carolina Rail-Trails (NCRT) program and supports coordination between local, state, and federal agencies to meet the objectives of program. NCRT monitors the state's rail system and actively pursues the preservation of rail corridors and conversion to public trails.</p>	<p>Continuing</p>	<p>Continuing; Project recommendation in county and city bicycle plan includes Washington-Greenville Greenway, partially a rails to trails project. NCDOT State Planning and Research funds were applied for to develop a feasibility study for this greenway.</p>
<p>3.9 The county and participating municipalities will participate with the Mid-East RPO in development of a Comprehensive Transportation Plan that recognizes the following concerns:</p> <ul style="list-style-type: none"> • County economic development goals • Existing and future development trends • Impact on natural systems • Impacts on agricultural, forestry, and mining operations • Plans for construction of local infrastructure • Existing traffic safety concerns • Emergency evacuation needs • Improved north-south access. 	<p>Completed - May 2014</p>	<p>Comprehensive Transportation Plan developed in conjunction with the Mid-East RPO and NCDOT; Adopted Locally in March 2014; Adopted by NCDOT in May 2014</p>
<p>3.10 The County and participating municipalities encourage the NC Department of Transportation (DOT) to provide limited access for fishing, kayaking and other water activities at new or rebuilt bridges. DOT should replace any existing access facilities that are removed or destroyed with new access facilities.</p>	<p>Continuing</p>	<p>Encouraged through comments on projects through the Mid-East RPO</p>
<p>Wastewater Treatment and Water Supply</p>		

<p>3.11 In the Towns and Community Centers land classification, the plan recognizes community (municipal) systems as the primary means of III-22 wastewater treatment and disposal.</p>	<p>Continuing</p>	<p>No Change</p>
<p>3.12 (A) In the Transition and Agriculture-Forestry-Rural Housing land classifications, the plan recognizes septic tanks as the primary means of wastewater treatment where soil limitations are not a factor. Where soils will not permit septic tanks, the plan supports the use of “state-of-the-art on-site wastewater treatment systems” that have demonstrated effectiveness and that have been permitted by the Department of Health.</p> <p>(B) The county recognizes the importance of central wastewater collection and treatment in achieving its land use and development objectives, particularly for water-oriented second home and retirement communities. Therefore in cooperation with the municipalities, the county will seek financial assistance to develop a plan for community sewer in the absence of private wastewater collection and treatment systems.</p>	<p>Continuing</p>	<p>No Changes</p>
<p>3.13 To minimize septic tank problems, the county and towns will consider an education program that provides regular information to property owners on proper maintenance of septic tanks.</p>	<p>Continuing</p>	<p>Available from County Environmental Health</p>
<p>3.14 To address community health and quality of life concerns, the plan supports extension of community wastewater systems to “critical areas” on a priority basis, even though these areas may be outside the Towns and Community Centers land classification. Extensions may also be made beyond the Towns and Community Centers classification to serve employment activities that support the area’s economic development objectives.</p>	<p>Continuing</p>	<p>Continuing</p>
<p>3.15 The plan recognizes that the City of Washington has sewer lines located beyond its extra territorial jurisdiction (ETJ) and that additional extensions beyond the ETJ may occur in the future. Where these lines are available, the county will encourage connection according to the policies of the City. For areas that do not fall within the City’s jurisdiction, the development policies of</p>	<p>Continuing</p>	<p>No Changes</p>

<p>this plan shall apply. In addition, the requirement of the county subdivision regulations for connection to public water or sewer systems shall apply if consistent with the City of Washington connection policy.</p>		
<p>3.16 The plan continues to support expansion of the county water system to serve any existing unserved areas, where population density is sufficient. The cost of water extension to new development will be borne by the subdivider. The public water providers will continue to monitor groundwater withdrawals as required by the capacity use area rules and will plan accordingly.</p>	Continuing	Continuing
<p>3.17 Water and sewer extension policies will ensure that unwanted primary and secondary impacts on wetlands and other important coastal resources are minimized.</p>	Continuing	Continuing
<p>3.18 Beaufort County and the participating municipalities will support wellhead protection plans in review of land development projects.</p>	Continuing	Continuing
<p>Stormwater</p>		
<p>3.18 The local governments will cooperate with appropriate state and federal agencies to manage stormwater runoff and non-point source pollution discharges to estuarine and public trust waters.</p>	Continuing	Continuing
<p>3.19 The local governments are concerned about the effectiveness of the current coastal stormwater program in terms of managing the impact of stormwater runoff on water quality. To address this concern, the county encourages the state to implement more effective, state administered stormwater management rules.</p>	Continuing	Continuing
<p>Implementation Actions</p>		
<p>3.2.1 Availability of community infrastructure – water and sewer - in this corridor is the key to achieving the economic development goal. The County will cooperate with the towns to extend services to sites with the highest potential. Site planning will take into account protection of sensitive natural areas,</p>	Continuing	Continuing

compatibility with surrounding land uses, and protection of the capacity of the roadways.		
3.2.2 The County will consider opportunities to protect the traffic carrying capacity of the By-pass when it reviews site development proposals. Some of these opportunities are: (1) the number and design of driveways and access points with emphasis on encouraging creative development plans that use common access points and well-designed internal traffic flows; and (2) clustering or concentration of commercial development at major intersections to reduce traffic congestion and safety considerations related to “strip commercial development.”	Completed	US-17 Bypass Completed in 2010
3.18.1 Educational materials will be provided to owners and developers that plan development or construction to inform them of effective methods to protect water quality during construction and on-going operations.	Continuing	Continuing
3.18.2 An approved stormwater management application and an approved soil erosion and sedimentation control plan are required prior to issuance of building permits for developments, either on a single parcel or a subdivision, that involve land disturbing activities of 1-acre or greater.	Continuing	Continuing
3.18.3 The county and municipalities will work with the local Soil and Water Conservation District, in partnership with the Natural Resources Conservation Service-USDA staff, and local property owners to identify effective solutions that address existing drainage problems while protecting water quality.	Continuing	Continuing
3.18.4 The county and municipalities will actively encourage low impact site design and development (LID) to manage stormwater runoff. This policy will be implemented through the provision of design materials and information, cooperating with state and local agencies in public information campaigns. Local governments will consider amendments to subdivision regulations and other development management codes to ensure that LID is a permitted option.	Continuing	Continuing

<p>3.18.5 The county and municipalities, through their design review processes, will encourage the use of green infrastructure that use or duplicate natural processes to infiltrate, evapotranspire, or reuse stormwater on the site where it is generated.</p>	<p>Continuing</p>	<p>Continuing</p>
<p>Policies for Natural Hazard Areas</p>		
<p><i>Policies</i></p>		
<p>4.1 Local governments in the planning area are aware of threats to life, health, public safety, and property associated with development located in or adjacent to natural hazard areas, including the estuarine system AECs, special flood hazard areas, and areas subject to storm surge associated with hurricanes. The local governments strongly support State policies that regulate location and intensity of development in these areas and will continue implementing local measures to mitigate risks.</p>	<p>Continuing</p>	<p>Continuing</p>
<p>4.2 In order to minimize risks associated with flooding and other natural hazards, the local governments will continue to enforce Floodplain Regulations and will adopt and periodically update a hazard mitigation plan that addresses a broad range of natural disasters, per the Disaster Mitigation Act of 2000 (DMA2K). These policies are incorporated below for consistency.</p>	<p>Continuing</p>	<p>Continuing</p>
<p>4.3 Local governments in the planning area are participants in the National Flood Insurance Program (NFIP), a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed NFIP standards. The local governments will continue participation in this program and will work to improve the Community Rating System (CRS) score, thus providing discounted flood insurance rates for residents that reflect reduced flood risk.</p>	<p>Continuing</p>	<p>The Town of Belhaven and the City of Washington are CRS communities.</p>
<p>4.4 The local governments allow development within special flood hazard areas and redevelopment following a disaster that is consistent with requirements of the National Flood Insurance Program, CAMA minimum use III-27 standards, the North Carolina Building Code, and local Floodplain Regulations. Special flood</p>	<p>Continuing</p>	<p>Continuing</p>

hazard areas are those areas shown on the Flood Insurance Rate Maps (FIRM) as having a one- percent chance of flooding in any year.		
4.5 Due to the significant number of mobile homes in the planning area, and other housing constructed prior to the implementation of Floodplain Regulations, the local governments will continue to work to obtain funding to assist in elevating existing homes in flood-prone areas. Funds from the Hazard Mitigation Grant, when available, will be utilized for elevation projects. Local governments will also seek Community Development Block Grant funding to repair and elevate homes in flood hazard areas.	Continuing	Continuing
4.6 The local governments will not allow construction of public facilities (utilities) in hazard areas unless no other option is available. When hazard areas are unavoidable, construction of utilities will be allowed in accordance with requirements of the National Flood Insurance Program and the local governments' Floodplain Regulations.	Continuing	Continuing
4.7 Beaufort County and the municipalities in the planning area will consider emergency evacuation procedures in the Comprehensive Transportation Planning process and will request that needed improvements to accommodate evacuations are included in the NC DOT Transportation Improvement Program.	Completed	Emergency Evacuation routes considered as part of Beaufort County CTP, adopted in 2014. They are also included in the county's Emergency Operations Plan (EOP).
4.8 Local governments in the planning area consider the proposed Outlying Field (OLF) or Military Operation Area (MOA) over Beaufort County for performance of military training activities, or any similar land use, as incompatible and potentially hazardous. The proposed activities could have a negative impact on local farming activities, tourism, and wildlife, as well as present a hazard to the County and its residents. As such, the local governments continue to oppose designation of the County for this use. The county and planning area municipalities recognize that this is a local policy and that it may not be considered for federal and state consistency purposes.	Continuing	No changes

<p>4.9 Should the County or participating municipalities become aware of any abandoned or out-of-use underground storage tank (UST), efforts will be made to identify the owner and provide notification of the need to remove the UST. The owner will be directed to contact the Underground Storage Tank Section of the NC Division of Waste Management for guidance as to appropriate procedures.</p>	<p>Continuing</p>	<p>Continuing</p>
<p>4.10 There are three known hazardous waste sites in Beaufort County: the Singer Furniture Division Site, the Beaufort County Landfill Site, and the Texas Gulf Inc. Site. The location of these sites should be considered in future development plans.</p>	<p>Continuing</p>	<p>Continuing</p>
<p>Implementation Actions</p>		
<p>4.2.1 Update the CAMA Land Use Plan.</p>	<p>Continuing</p>	<p>Implementation Status Report completed in 2022</p>
<p>4.2.2 Review “firewise” zoning and subdivision standards and report on their appropriateness for incorporation into existing zoning and subdivision ordinances.</p>	<p>Continuing</p>	<p>Continuing</p>
<p>4.2.3 Implement public education efforts designed to help inform the public of their exposure to natural hazards and to inform them of actions they can take to mitigate damages to their health and property from natural hazards, including but not limited to the following:</p> <ul style="list-style-type: none"> a) Ensure local libraries maintain documents about flood insurance, flood protection, floodplain management, and natural and beneficial functions of floodplains. b) Encourage builders, developers, and architects to become familiar with the NFIP land use and building standards by attending annual workshops presented by the DEM. c) Develop a page within the county’s website that is devoted to hurricane preparedness. 	<p>Continuing</p>	<p>County Emergency Management Department has posted and distributed various public education materials ahead of recent hurricanes. Information is also at local sites including libraries.</p>

<p>d) Provide local real estate agents with handouts that will advise potential buyers to investigate the flood hazard for the property they are considering purchasing.</p> <p>e) Advertise the availability of flood insurance on an annual basis.</p> <p>f) Send a flood protection flyer to all properties that contains information on flood safety, flood insurance, property protection, floodplain development requirements, and drainage system maintenance.</p> <p>g) Post the hazard mitigation plan on the county's website.</p> <p>h) Post evacuation routes on the website.</p>		
<p>4.2.4 Apply for funding from the hazard Mitigation Grant Program for one of the top priority goals identified in the plan.</p>		
<p>4.2.5 Convene a working group with electric service providers within the county and produce a report, with specific recommendations and detailed implementation timelines, that addresses the issues of</p> <ol style="list-style-type: none"> 1) disaster preparedness and 2) communication with officials during and immediately after a hazard event that results in loss of electrical power. 	Continuing	Involved electric providers in resiliency planning process following Hurricane Matthew in 2017.
<p>4.2.6 Work with the NC Office of Dam Safety (ODS) to:</p> <ol style="list-style-type: none"> a) Ensure dams inspected on a regular basis. b) Make sure that ODS notifies the county of any dams classified as "high hazard" or "distressed." c) Attempt to make sure that all "high hazard" or "distressed" dams have implemented operation and maintenance plans and that they have emergency action plans. d) Provide the county EM office with an inventory of all ODS jurisdictional dams in the county. 	Continuing	Continuing
Policies for Water Quality		
<i>Policies</i>		
<p>5.1 The plan recognizes the importance of water quality in preserving the life-style and economic well-being of the residents</p>	Continuing	Continuing

and property owners of Beaufort County. The local governments in the planning area will focus on policies that address non-point source discharges in order to protect and restore water quality. It is in this area that the local governments can be most effective.		
5.2 Local governments in the planning area will continue to reinforce the state’s soil erosion and sedimentation control program and its stormwater management program by requiring proper permits prior to issuance of building permits or approval of preliminary plats for subdivisions.	Continuing	Copies of State Soil Erosion & Sedimentation Control permits are required when greater than one acre of land is disturbed.
5.3 The county will study the new universal stormwater program to determine whether it fits the local administrative structure and whether it is more effective than existing stormwater management programs.	Continuing	Continuing. Beaufort County Stormwater Ordinance being updated in concordance with new state guidelines.
5.4 The county, with the cooperation of the municipalities in the planning area, will seek funding from the EPA Section 319 program through the NC Division of Water Quality to implement a non-point source strategy.	Continuing	This is being explored for Jack’s Creek and Runyon Creek, both currently going through a watershed planning process focused on water quality.
5.5 The county will cooperate with the NC Environmental Enhancement Program in conjunction with the US 17 By-pass project to identify opportunities to mitigate the wetland and water quality impacts of the project.	Complete	US-17 Bypass Completed in 2010
5.6 Local governments in the planning area strongly encourage farmers and timber operators to employ accepted “best management practices” to minimize the impact of these operations on water quality. The plan supports the Tar-Pamlico buffer rules that require agricultural operations to develop nutrient management programs and in some cases to respect the stream buffer.	Continuing	Continuing
Implementation Actions		
5.1.1 The plan encourages an “overall” low-density development and associated reduction in impervious surfaces that is consistent with maintaining and enhancing water quality. Priority is placed on achieving low density development through cluster development and other land planning techniques (such as Low Impact	Continuing	Continuing

Development) that reduce the impervious surfaces and increase open spaces associated with new development or significant redevelopment.		
5.1.2 Coastal and exceptional non-coastal wetlands are included in the Conservation I land classification to address their roles in protecting water quality. Significant and beneficial wetlands are included in the Conservation II overlay classification. Intensity and density guidelines and mitigation concepts for the Conservation I and II land classifications are detailed in policies 2.1 and 2.2.	Continuing	No Changes
5.1.3 The plan encourages site planning that maintains site hydrology to the maximum extent possible; that minimizes impervious surfaces; and that treats and manages stormwater on site to the maximum extent when required.	Continuing	Continuing
5.1.4 The plan strongly supports location, design, and operation requirements for open water and upland marinas that minimize negative impacts of these operations on water quality.	Continuing	Continuing
5.1.5 The plan encourages marinas to establish pump-out stations and to participate in the “Clean Marina” program. This is a voluntary program administered by the NC Division of Coastal Management and the NC Marine Trades Association to recognize marina operators who use management and operations techniques that exceed regulatory requirements.	Continuing	Continuing
5.4.1 Seek assistance from the NCDWQ in identification of priority streams that are impaired or that may become impaired.	Continuing	Continuing; current planning processes underway for Jack’s Creek and Runyon Creek.
5.4.2 Prepare and submit applications for Section 319 grants to identify and implement retrofit projects to restore stream so that they meet their intended use.	Continuing	Beaufort County continues to review and consider grant opportunities as needed and available.
5.4.3 Prepare and submit applications for Section 319 grants for public education programs regarding non-point source pollution and water quality. These programs will be operated in cooperation with public and non-profit organizations.	Continuing	Beaufort County continues to review and consider grant opportunities as needed and available.