

# **TOWN OF ORIENTAL CAMA LAND USE PLAN – Update 2007**

## **Introduction**

A committee appointed by the Town of Oriental Board of Commissioners developed the 2004 Land Use Plan update. The appointees were the members of the Planning Board: Alice DeBaun, chairman; Grace Evans; Paul Olson, Dee Sage, and Frank Swain. Additional members were Candy Bohmert and Mona Sadler from the Board of Commissioners, Linwood Stowe, Joe Wakefield and Kirk Nelson. The Town Board assigned overall responsibility for the plan to Town Manager, Wyatt Cutler. The process followed the plan outlined in the Manual for Developing a *Workbook* CAMA (Coastal Area Management Act) Land Use Plan. Meetings were held once or twice a month from October 2003 to June 2004. Several letters from the chairman of the CAMA Land Use Update Committee were written to and published in the Pamlico News, the local paper, encouraging everyone to attend the meetings. A schedule of the meetings was also included. All meetings were held in accordance with the N.C. Open Meetings Law and additional materials were available for those not on the committee who chose to attend. One meeting was held with the Department of Coastal Management (DCM) district planner to discuss the Land Suitability Map for the area. A community questionnaire was designed and distributed in February 2004. The responses were collated for the April meeting. In designing the questionnaire, the six management topics designated by the Coastal Resources Commission (CRC) as well as some local concerns were specified. The thoughts expressed in the responses from community members as well as those from residents attending the meetings were taken into consideration as each member of the committee wrote a section of the text required to complete the plan. The charges given to each member were discussed and edited following Exhibit 4 in the Workbook Plan. Upon completion the Town of Oriental CAMA Land Use Update Plan was submitted to the DCM District Planner. This included the maps, based on the existing Growth Management Ordinance Land Use Map, which were drawn with the cooperative input from all the members of the committee. Because Oriental is a small village with limited resources, staff and volunteer base, it has taken three additional years to complete this plan.

## **2-1.0 Background Information**

Oriental is a small, quiet waterfront town of fewer than 1000 residents. It was incorporated in 1899 and has had swings in population and economic stability as various industries have come and gone. From the beginning, key industries have included logging and supporting sawmills, a packaging plant, small-scale farming and commercial fishing. Today recreational sailing, kayaking, fishing, tourism and their supporting services are predominant. The railroad that served the people and the logging industry is gone, but the depot has been relocated and is now the center for a new marina. Due to Oriental's proximity to the Intracoastal Waterway and its accessibility from the Triangle and Triad regions of North Carolina, the area was discovered as a prime recreational sailing and fishing center about forty years ago. The favorable contour of the shoreline and many creeks and tributaries has made the town a recent destination for eco-tourists.

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Although the residents number fewer than 1000, the population swells for holidays, special events and weekend activities. The speed of Oriental's future growth is uncertain.

The Land Use Plan Update Committee's mission is to encourage town leaders to preserve the natural resources and small town waterfront lifestyle that has prevailed for more than a century by seeking to maintain historic access to the water front by commercial and recreational interests and by supporting growth and development that is diverse, environmentally sensitive, economically sustainable, and consistent with the natural, historical and cultural character of Oriental.

## **2-1.1 Characteristics of Existing Land Uses**

Oriental is low and flat like much of coastal North Carolina. It is surrounded on three sides by water: the Neuse River to the south, Smith, Raccoon, and Camp Creeks to the west and Pierce and Whittaker Creeks to the east. A portion of the north is bounded by land. The climate is moderate with mostly southwest winds in the spring and summer. Occasional severe storms, usually generated by low-pressure systems, bring strong northeast winds and wind driven tides causing flooding and damage to peripheral land. The heavy rains produce street flooding and drainage problems. Oriental also experiences periodic hurricanes. During the hurricanes of the twentieth century and other storms, a large portion of the riverfront was washed away making parts of South Avenue vulnerable to the Neuse River in severe weather conditions. A bulkhead now protects the right of way and LouMac Park. Being bordered by water on three sides naturally means the give and take of peripheral land. Areas that have been cleared of natural vegetation are also prone to erosion. A Tree Board was established in 1992 and is maintaining a rigorous plan for the establishment of trees in sensitive areas. This enhancement effort will have the added amenity of improving the appearance of the village. As a result of the Tree Board's projects, Oriental has been designated a Tree City USA for 11 years.

Oriental's Land Use Plan was approved in 1998. The residential areas that have been developed since then are in compliance with the guidelines established in this Land Use Plan. In the neighborhood of what is locally referred to as the "old village," many of the houses were built in the earlier part of the twentieth century and have succumbed to natural elements and/or time and neglect. There are buildings worthy of historic designation in the "old village" section. There is growing community concern for their survival and the Planning Board and the CAMA Land Use Committee would like to encourage preservation. Many of these older residences are nonconforming to current standards and do not meet flood level requirements, set back standards, pervious and impervious surface requirements, nor parking space requirements for business use. Neither ordinance-driven solutions nor private organizational efforts to restore and preserve earlier twentieth-century structures have taken root in the community. As old homes and buildings have vanished, the lots have been left vacant or new structures have been built without consideration of architectural congruity. Everything from mobile homes to contemporary houses on stilts mingle with century-old homes and buildings. Large-scale commercial fishing businesses and small-scale cottage businesses pepper the

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district. Many residents of Oriental have expressed a desire to maintain the old fishing village aura of the town. Attempts are being made to resolve conflicting points of view through planning and land use management.

In 1999, Oriental adopted a Growth Management Ordinance and the town was divided into three zoning categories: multi-use (MU); residential-1 (R-1); and residential-2 (R-2). In 2004 the MU area was divided into MU and MU-1, the latter incorporating much of the previously MU waterfront and modifying allowable uses. In 2005, R-2 was restricted to single-family and duplex residential development and a new residential zone, R-3, was established to accommodate denser multi-unit residential neighborhoods.

MU encompasses a broad range of land uses from residential to heavy industry. Parts of the oldest section of town and waterfront property were originally designated as MU, but now belong in MU-1, which limits allowable uses. R-1 areas are for single-family homes that may contain home businesses and temporary care facilities. The R-2 sections may contain the uses in R-1 and duplex dwellings, schools and churches. R-3, is the same as R-2 except multi-unit residential neighborhoods are permitted. MU zones containing a hotel, marinas and boat yards are located within some of the residentially-zoned neighborhoods.

There is a commercial corridor along Broad Street (Hwy 55) with businesses concentrated on the north side of town. On the south end of Broad Street is a collective mix of commercial and residential uses. A bicycle path runs the length of the road from the edge of the “old village” to a recreational park facility that is located just outside the town limits. Pedestrian and bicycle-friendly corridors connecting neighborhoods in the “old village” and the “new village” would be advantageous to the citizens and the shopkeepers of Oriental.

Other parts of town include neighborhoods of single-family and multi-family residences. However, evidence of Oriental’s boating heritage is ever present. Several marinas and commercial boat yards are side-by-side with newly built homes. Traffic and pollution generated by these businesses are a concern, but the threat of losing these commercial waterfront areas to private residential neighborhoods is a looming possibility. Development of property has contributed to the economic stability of the community, however, the possible overdevelopment of homes and docks constitute a threat to water quality.

Overall, land use conflicts are minimal. Primary commercial areas are a mix of commercial and residential and, for the most part, blend appropriately. However, with the current interest in development shifting to more sophisticated and higher-revenue-generating businesses/multi-unit residences, there is a need for more specific land use descriptions to maintain environmentally sensible land uses that are sensitive to the historic character of Oriental.

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Public trust waters are being used for many purposes and there is increasing activity. The waterfront supports two seafood-processing plants, private docks, several marinas, a public dock, small boat launching dock, a NC Wildlife ramp, kayak rentals, other businesses, and homes. The Wildlife ramp generates heavy traffic in season and future parking needs are a concern. More small boat access points, river view vistas, green space, clean water and a safe environment are issues facing the community.

Farming, Fishing, Family, and Forestry have characterized Oriental for generations. Blending Oriental's family-friendly, slow paced atmosphere that evolved from the four "F's," with a flourishing tourist industry will require careful planning. The Land Use Update Committee has attempted in this report to address land use issues by developing suggestions that are consistent with the Vision Statement and the desires of the citizens of Oriental.

Since submission of the CAMA Land Use Plan update in June of 2004, approximately forty additions have been made to the GMO and several changes are currently in progress. The most significant changes came with the addition of two new zoning categories. In July of 2004 a Multiuse-1 (MU-1) District was created along the commercial waterfront corridor of town, which includes the harbor located at Raccoon Creek to under the highway bridge and along much of Smith Creek. The MU-1 zone is a mixed-use commercial/residential area that is slightly more restrictive in types of uses allowed than are permissible in the existing MU area. In April of 2005, the current Residential-2 (R-2) zone was modified to eliminate multi-unit housing except duplexes and a new Residential-3 (R-3) zone was created, which had the same requirements as the former R-2 zone.

Other significant changes to the GMO include: modifying parking requirements; defining "shopping center;" adding a sign ordinance; adding a parking lot landscaping ordinance; and requiring a special use permit for multi-unit developments.

The Planning Board, with the assistance of an advisory board called the Stakeholders' Advisory Group, has made recommendations to the Town Board to re-vamp GMO Article XI, *Density and Dimensional Regulations*. If approved, units and mass of buildings will be reduced as will allowable impervious surface percentages.

Overlay zones and conditional zoning are being considered for the "Harbor Waterfront," "Old Village" and "HWY 55 Entrance Corridor." A more detailed provision for "Planned Unit Developments" (PUD's) is also being discussed.

The County of Pamlico has passed a "Grouped Housing" ordinance, which allows the density for multi-unit housing to be significantly less than currently allowed in the county's municipalities. It is anticipated that the impact of this ordinance will affect multi-unit housing development and annexation interest in Oriental.

*(See Appendix B, Current Land Use Map)*

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## **2-1.2 Description of Community Growth Areas**

Over the second half of the twentieth century, as the town lost its lumber mills and supporting businesses and the railroad discontinued its route into town, the non-residential and residential land uses of the “old village” became more distinct. The fishing industry established itself on the harbor waterfront and Oriental’s borders grew to include some surrounding timber and farm lands that were developed into single-family residential neighborhoods. The strip of land that straddles Hwy 55 from the “old village” toward Bayboro developed commercially and is now referred to as the “Hwy 55 entrance corridor.”

By the end of the century, the Growth Management Ordinance (GMO) and Zoning Map were adopted to guide growth and development. It includes a subdivision ordinance, density and dimensional guidelines, parking requirements and determines allowable uses through zoning.

The R-1 zone is restricted to single-family residential development. This zone includes larger lots and has the least level of density in the town. The R-2 zone is restricted to single-family and duplex residential development. This zone allows smaller lots and slightly denser development than R-1. The R-3 zone is restricted to residential development, but includes single-family, duplex residential and multi-unit residential development. This zone allows for the most density in residential development. The MU-1 zone includes a variety of uses, both commercial and residential. This zone encompasses a significant amount of waterfront property. The MU-1 zone includes the highest density level but is slightly more restrictive than MU in allowable uses. The MU zone includes a variety of uses, both commercial and residential. This zone includes the highest density level and most allowable uses. Oriental does not limit the location of manufactured housing, but property values have soared in recent years, virtually eliminating “affordable” housing. Because of alarm expressed by citizens to recent development requests that pushed GMO parameters to the limit, the ordinance is currently being reviewed with the goal of lowering density thresholds.

Annexation of some land near Oriental has been discussed by the town’s commissioners. An annexation study was conducted in 2006 by the Office of Community Assistance to help guide the commissioners’ interest. The town decided to pursue establishing an extra territorial jurisdiction (ETJ) to encompass land near the Hwy 55 entrance corridor. This action requires legislative approval because the town has a population of fewer than 1,000. The proposal is currently before the state legislature for consideration. This area is depicted on the Future Land Use Map.

*(See Appendix H, Future Land Use Map)*

Indications are that the market for the property where future growth is anticipated will encompass mixed uses—continued commercial growth along Hwy 55 and single-family

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and multi-family residential neighborhoods in other areas. *Density, sewer, water and road infrastructures and storm water runoff management* will impact the quality of water in the creeks and streams that surround Oriental.

*Density* – As mentioned earlier, density parameters and related regulations are being reviewed by the town and most likely will be reduced. Planning tools, such as overlay zones, conditional zoning and an improved planned unit development ordinance are also being considered.

*Sewer* – Septic systems of the twentieth-century have been replaced by a county-wide sewer system run by the Bay River Metropolitan Sewer District (BRMSD). There are few septic systems remaining in town and as they fail, connection to the BRMSD system is required. Unanticipated rapid growth in the county and BRMSD management problems have overwhelmed the administration of the inadequate county sewage system. However, through a partnership between BRMSD and an upscale county development, *River Dunes*, Oriental will benefit from a new sewage treatment facility that is being constructed. This facility should accommodate anticipated growth in the town.

*Water* – The general use of wells has long disappeared, though a few remain. Oriental has recently completed updating the water plant and now has a new 200,000 gallon water tank in addition to the old tank. A sufficient supply of potable water will be available for anticipated growth and development.

*Road Infrastructure* – Most roads in Oriental are paved and maintained primarily by funding through the State's Powell Bill. Road development has followed the customary pattern of late-twentieth-century style and though there are some sidewalks in town, thoughtful pedestrian and bicycle pathways have not been developed to date, with the exception of a state-funded street biking lane that leads to a remote recreational field. It is the desire of the town to direct more energy into providing additional safe pedestrian-friendly routes throughout town, especially with the idea of connecting the "old village" with a residential area of town, which is only accessible by roads that are outside of the town's limits. This area is sometimes referred to as "harbor island."

*Storm Water Runoff Management* – Storm water runoff management has recently gotten the attention of town officials. The Planning Board and Tree Board are seeking education on "best management practices" (BMP's) and "low impact development (LID)" with the intention of recommending changes to the GMO that will encourage their use. Oriental, by the incentive of the Tourism Board, has introduced pet waste stations throughout town to encourage pet owners to collect and properly dispose of pet waste. Another area of interest will be to educate marina facilities about "clean marina programs."

Town officials are being proactive in developing strategies for management of the town and future growth areas to help improve the quality of water and assure that use of land surrounding the village is compatible with Oriental's existing character and desired goals.

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The town has an active Tree Board, Tourism Board, and has recently reactivated the Parks and Recreation Advisory Board. The Tree Board has been very busy landscaping the town. The Tourism Board recently acquired grant funding for a pier adjacent to Lou Mac Park. The Parks and Recreation Advisory Board plans to inventory Town parks, recreation facilities and water access points and review their condition and potential future needs.

*(see Appendix E, Parks and Recreational Assets Chart)*

Future projects being discussed include: 1) increasing and enhancing public access to public trust waters; 2) providing public restrooms and laundry facilities for visitors and transient boaters; 3) creating pedestrian and biking avenues to move residents and visitors from the harbor waterfront to shopping and restaurants, and connecting the “old village” to the recreation park and “harbor island;” 4) creating more recreational parks and green spaces, especially near the harbor waterfront and Duck Ponds; and, 5) finding more parking space near public water access sites and the harbor waterfront.

## **2-1.3 Land Suitability**

DCM provided the enclosed Land Suitability Map for the Oriental area and indicates moderate suitability, which is consistent with its coastal location. Oriental is zoned, developed and controlled by a Growth Management Ordinance, which takes into consideration measures to minimize negative effects on the environment. Potable water is provided by the town and has been updated to 275,000 gallon-capacity with a totally refitted water plant facility. The Town anticipates adequate water service for growth allowed by the GMO.

*(See Appendix D, Land Suitability Map)*

## **2-1.4 Public Water Access Sites and Facilities**

Oriental has five undeveloped street ends that go to the water's edge. Three abut the Neuse River, one abuts Smith Creek and the other abuts Camp Creek. Discussion has been on-going for several years about what to do with these properties. Legally the town cannot turn these properties into public parks. If the town fails to maintain the street ends as streets, the streets will be considered abandoned and the property will return to the adjoining land owners. One idea that has been suggested is to have the town survey the road ends to determine if there is enough right-of-way for parking. Grant money could be sought to develop piers or kayak/small boat launching at these sites.

Other public access points include a Wildlife ramp with boat launch; a small boat launching ramp and pier that is sometimes used for fishing or dinghy docking; a town boat dock that does not have power or water, but can accommodate up to three boats with a 48 hour tie-up limit; a ½ acre park on the Neuse River with benches, chairs and picnic

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tables; a small beach on the Neuse River, where the local Rotary Club is building a picnic shelter; and an anchorage area beyond the public dock in Raccoon Creek.

The end of South Avenue that abuts Raccoon Creek near the public dock is tied up in a land ownership dispute. Resolution of the legal proceeding is anticipated in 2007. If the town gains some or all of this property, money may be sought to build a small boat/kayak ramp.

The town has been granted money to build a small fishing pier off of Lou Mac Park. Construction of this pier is anticipated in 2007.

There is a narrow strip of land next to the Duck Pond located at the intersection of Main and Factory Streets. There is a park bench on this property and people cast nets in the pond to get bait for fishing. Though the property is owned by a private trust, it has allowed the public to use it. The parcel is unbuildable and the Town may consider purchasing it to develop it further as a park. The town's main drainage ditch deposits into the Duck Pond and it is possible that the pond could be incorporated into a BMP for storm water runoff.

The town is investigating for property near the harbor on Raccoon Creek for public amenities. Officials are looking to this area for future development of a parking lot, a visitors' center and public bathrooms. There is limited developable property near the harbor to put the amenities needed for tourists and visiting boaters. The Town is looking at properties that are a short walking distance (one or two blocks) from the harbor which would tie in well with a harbor waterfront access plan.

*(See Appendix C, Table of Public Water Access Points-Current and Appendix I, Table of Public Water Access Points-Future)*

## **2-1.5 Water Quality Conditions**

In July of 2002 the Environmental Management Commission adopted the Neuse River Basin Wide Water Quality Plan. A revision to this plan will be presented to the Commission in July of 2007 for public review during August and September of 2007. A revision is scheduled to be approved and adopted in November of 2007.

The waters surrounding Oriental are covered by this plan with the following designations:

Whittaker Creek	SA, HQW, NSW
Pierce Creek	SA, HQW, NSW
Raccoon Creek	SC, HQW, NSW
Camp Creek to Smith Creek	SC, HQW, NSW
Smith Creek	SC, NSW
Neuse River	SA, HQW, NSW



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*(See Appendix A, Definitions)*

Section 303(d) of the Clean Water Act (CWA) requires states to develop a list of waters that do not meet water quality standards or which have impaired uses. Listed waters are prioritized and a management strategy must be developed or a total maximum daily load (TMDL) capacity determined. The whole length of Pierce Creek from the source to the Neuse River (50.7 acres total) is on the state 303(d) list of impaired waters. During the next plan the Pierce Creek “mouth segment” from 0.04 miles upstream of the Neuse River to the Neuse River will be removed from the 303(d) list. Whittaker Creek from source to mouth is closed to shellfish harvesting (96.1 acres).

Overall, commercial shellfish quality in the area is poor. A survey by the NC Division of Water Quality indicates continuing deterioration of water quality for this region. Proliferation of small docks, commercial marinas and storm water runoff from development are sources associated with decline of water quality. But polluting elements from the Neuse River Basin continue to degrade our local waters.

The town accepts the Neuse River Buffer, DCM/CAMA Buffer and relevant state and federal laws regarding land uses and development in areas of environmental concern (AEC's).

Town officials are in the process of educating themselves and the community on a number of ways to help improve the water quality of our creeks and river. Of significance, the Town Board is currently considering recommendations by the Planning Board to revise the density and dimensional regulations of the GMO to reduce density, building mass and impervious surface percentages. The Planning Board and Tree Board are exploring “best management practices” (BMP's) and “low impact development (LID)” with the intention of recommending changes to the GMO that will encourage their use. The Tourism Board, has introduced and maintains pet waste stations throughout town to encourage pet owners to collect and properly dispose of pet waste. In addition, the town will seek information on “clean marina programs” and encourage marinas to become involved to assure a better quality of public trust water.

*(See Appendix G, Stream Classifications and Use Support Ratings Chart)*

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## **2-2.1 Summary of Community Concerns and Assets**

The common thread that runs through the various topics of community concern is the potential for rapid and dense development of vacant space in Oriental. The town is fortunate to have many assets that need to be protected.

*(See Exhibit 1, Summary of Community Concerns and Assets Chart)*

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## 2-2.1 -- EXHIBIT 1: Summary of Community Concerns and Assets Chart

1. MANAGEMENT TOPICS	2. Summary of Community Problems. Briefly describe existing or potential undesirable situations that may be addressed by the plan. (Refer to background information in Section One)	3. Community Assets. Describe any features, facilities and programs that may be deployed to address these problems.
<b>PUBLIC ACCESS TO PUBLIC</b>	<ol style="list-style-type: none"> <li>1. Encroaching development along waterfront that might degrade vistas.</li> <li>2. Limited access to public trust waters.</li> <li>3. Loss of anchorage for transient boats and hurricane holds.</li> </ol>	<ol style="list-style-type: none"> <li>1. Working waterfront (commercial and recreational).</li> <li>2. Growth Management Ordinance.</li> <li>3. Created MU-1 zone to limit uses;</li> <li>4. Public parks.</li> <li>5. public dock;</li> <li>6. dinghy dock;</li> <li>7. small boat ramp;</li> <li>8. Wildlife ramp;</li> <li>9. private boardwalk on Water St. available to public;</li> <li>10. public beach;</li> <li>11. several streets end at water's edge and are undeveloped;</li> <li>12. anchorage space;</li> <li>13. marinas and boatyards and related businesses.</li> </ol>
<b>LAND USE COMPATIBILITY</b>	<ol style="list-style-type: none"> <li>1. Uncoordinated development that is inharmonious and detrimental to sensitive environment.</li> <li>2. Insufficient public bathroom facilities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Working waterfronts.</li> <li>2. Involved citizens.</li> <li>3. Several parks.</li> <li>4. Thriving marinas and boatyards.</li> <li>5. Active tree board.</li> <li>6. History Museum.</li> </ol>
<b>INFRASTRUCTURE CARRYING CAPACITY</b>	<ol style="list-style-type: none"> <li>1. Drainage ditches and culverts are inadequate and not maintained.</li> <li>2. Drainage into ponds, creeks and river is polluting water.</li> <li>3. Flooding caused by moderate to heavy rain is polluting the water.</li> <li>4. Road system is not adequate for increased development.</li> <li>5. There are insufficient pedestrian/bike avenues.</li> <li>6. Inadequate and outdated drainage plan.</li> </ol>	<ol style="list-style-type: none"> <li>1. The Town has a drainage plan and system of drainage ditches.</li> <li>2. Many of the original ditches are still discernable.</li> <li>3. State road (HWY 55) comes through town.</li> <li>4. Powell Bill funding for roads.</li> <li>5. Sidewalks and bike paths serve part of town.</li> </ol>
<b>NATURAL HAZARD AREAS</b>	Severe weather in the form of hurricanes, strong low pressure systems (nor'easters) and wind-driven tides compromise shoreline and buildings, both historic and new.	<ol style="list-style-type: none"> <li>1. Resilience of population.</li> <li>2. Pamlico Radio Society (assists emergency services plans)</li> <li>3. Buildings elevated to avoid flood waters.</li> </ol>
<b>WATER QUALITY</b>	<ol style="list-style-type: none"> <li>1. Drinking water has a heavy mineral content.</li> <li>2. Public Trust Water threatened with pollution.</li> </ol>	<ol style="list-style-type: none"> <li>1. Newly updated water plant and new 200,000 gallon water tank.</li> <li>2. Neuse River Foundation.</li> <li>3. Pet waste disposal bag dispensers.</li> </ol>
<b>LOCAL AREAS OF CONCERN</b>	<ol style="list-style-type: none"> <li>1. Increase in high-density development affecting drainage and runoff.</li> <li>2. New development is high-end and is threatening working waterfronts that currently provide industrial and recreational opportunities.</li> <li>3. New ownership patterns lean towards investment property and second homes.</li> </ol>	<ol style="list-style-type: none"> <li>1. GMO</li> <li>2. Active Tourism and Parks &amp; Recreation Boards.</li> <li>3. Town Board creating a Long-4. Range Planning Commission.</li> <li>4. Active and engaged citizenry.</li> </ol>

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## **2-2.2 Community Vision**

Community Vision - People with diverse economic, cultural, and regional backgrounds come to Oriental because of their love of the river and stream vistas, water accessibility and all the pleasures of being located in a community surrounded by water. Citizens look to preserve the natural resources and small town waterfront lifestyle that has prevailed for more than a century. The Community's vision is to preserve its waterfront personality by seeking to maintain historic access to the waterfront by commercial and recreational interests, and by supporting growth and development that is diverse, environmentally sensitive, economically sustainable, and consistent with the natural, historical and cultural character of Oriental.

## **2-2.3 Community Growth and Development Goals**

The goals developed in the CAMA LUP are designed to help the community to overcome the concerns listed in Exhibit 1 and to protect and enhance its assets.

*(See Exhibit 2, Community Growth and Development Goals Chart)*

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## **2-2.3 – EXHIBIT 2: Community Growth and Development Goals Chart**

<b>Management Topic(s) that Goal Addresses</b>	<b>List the Growth and Development Goals that Address the Community's Most Important Concerns</b>
<b>PUBLIC ACCESS</b>	<ol style="list-style-type: none"> <li>1. Retain, enhance and create water vistas and public water access.</li> <li>2. Expand and enhance public anchorage space.</li> </ol>
<b>LAND USE</b>	<ol style="list-style-type: none"> <li>1. Establish effective communication channels with citizens and builders.</li> <li>2. Find a balance between protecting and enhancing the natural and manmade resources that characterize this community.</li> <li>3. Identify locations and funding for public restroom facilities.</li> </ol>
<b>INFRASTRUCTURE CARRYING CAPACITY</b>	<ol style="list-style-type: none"> <li>1. Find ways to manage better water runoff, drainage, and flooding.</li> <li>2. Improve vehicular, pedestrian and bike traffic patterns.</li> <li>3. Identify the "metes and bounds" of streets and rights-of-way in town.</li> </ol>
<b>NATURAL HAZARD AREAS</b>	<ol style="list-style-type: none"> <li>1. Find growth management avenues that minimize the impact of destruction to the environment, shoreline and manmade structures due to severe weather events.</li> <li>2. Follow County's Hazard Mitigation Plan.</li> </ol>
<b>WATER QUALITY</b>	<ol style="list-style-type: none"> <li>1. Continue to upgrade quality of potable water.</li> <li>2. Improve quality of public trust waters.</li> <li>3. Reduce the impact of storm water runoff.</li> <li>4. Reduce impervious surface percentages.</li> <li>5. Encourage wetlands protection and/or reconstruction.</li> </ol>
<b>LOCAL AREAS OF CONCERN</b>	<ol style="list-style-type: none"> <li>1. To strengthen the GMO to manage better drainage runoff.</li> <li>2. Guide development to minimize the negative effects of growth on the environment.</li> <li>3. Encourage development that enhances diversity in housing options.</li> <li>4. Bring businesses, restaurants and services into the community.</li> <li>5. Create more transient community dockage.</li> <li>6. Improve parking.</li> </ol>

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## **2-3.0 – Growth and Development Policies**

The policies outlined in Exhibit 3 will be used to reach the goals outlined above.

*(See Exhibit 3 , Growth and Development Policies Chart)*

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## 2-3.0 – EXHIBIT 3: Growth and Development Policies Chart

1) Summary of Growth and Development Goals (From growth and development goals worksheet #2)	2) Policy Statements (What the community plans to do to achieve this goal)	3) Management Topic That Goal Addresses
<ol style="list-style-type: none"> <li>1. Retain, enhance and create water vistas and public water access.</li> <li>2. Expand and enhance public anchorage space.</li> </ol>	<ol style="list-style-type: none"> <li>1. Build one or more piers from Lou-Mac park.</li> <li>2. Maintain parks and public beach and seek funding to create more public green/beach space.</li> <li>3. Maintain public dock, dinghy dock and small boat ramp and seek funding to create more small boat access to public trust waters.</li> <li>4. Seek internet access to public near waterfront public spaces.</li> <li>5. Develop street rights of way to provide more water vistas and greater public access to public trust waters.</li> <li>6. Include in GMO that any parcel of land in proximity of river, creeks, streams or ponds must adhere strictly to CAMA regulations.</li> <li>7. Incorporate into GMO further techniques to manage effectively development and to allow for negotiation with developers to provide public access/vistas to public trust waters.</li> </ol>	<b>PUBLIC ACCESS</b>
<ol style="list-style-type: none"> <li>1. Establish effective communication channels with citizens and builders.</li> <li>2. Find a balance between protecting and enhancing the natural and manmade resources that characterize this community.</li> <li>3. Identify locations and funding for public restroom facilities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Maintain, expand and/or enhance public parks and public beach areas.</li> <li>2. Marinas and boat yards will adhere to DWQ and CAMA policies related to pump-out and wastewater.</li> <li>3. Tree Board to continue to plant trees/vegetation indigenous to the area.</li> <li>4. The Town will consider additional public restroom facilities.</li> </ol>	<b>LAND USE</b>
<ol style="list-style-type: none"> <li>1. Find ways to manage better water runoff, drainage, and flooding.</li> <li>2. Improve vehicular, pedestrian and bike traffic patterns.</li> <li>3. Identify the “metes and bounds” of streets and rights-of-way in town.</li> </ol>	<ol style="list-style-type: none"> <li>1. Develop an environmentally sensitive drainage plan for the town.</li> <li>2. Survey streets.</li> <li>3. Consider professional services to design better traffic flow.</li> <li>4. Employ traffic calming devices to slow down traffic and to create pedestrian/bike friendly avenues.</li> <li>5. Consider closing the corner of Main Street and Factory Street to vehicular traffic, replace sinking part of road with pedestrian/bike bridge.</li> </ol>	<b>INFRASTRUCTURE CARRYING CAPACITY</b>

# TOWN OF ORIENTAL CAMA LAND USE PLAN – Update 2007

1) Summary of Growth and Development Goals (From growth and development goals worksheet #2)	2) Policy Statements (What the community plans to do to achieve this goal)	3) Management Topic That Goal Addresses
<ol style="list-style-type: none"> <li>1. Find growth management avenues that minimize the impact of destruction to the environment, shoreline and manmade structures due to severe weather events.</li> <li>2. Follow County's Hazard Mitigation Plan.</li> </ol>	<ol style="list-style-type: none"> <li>1. Consider zoning amendments that incorporate techniques to address issues related to flooding events.</li> <li>2. The Town will adopt the county's Hazard Mitigation Plan.</li> </ol>	<b>NATURAL HAZARDS</b>
<ol style="list-style-type: none"> <li>1. Continue to upgrade quality of potable water.</li> <li>2. Improve quality of public trust waters.</li> <li>3. Reduce the impact of storm water runoff.</li> <li>4. Reduce impervious surface percentages.</li> <li>5. Encourage wetlands protection and/or reconstruction.</li> </ol>	<ol style="list-style-type: none"> <li>1. Adhere to state and federal standards for storm water runoff.</li> <li>2. Educate the public on ways to minimize impact of mineral content of potable water.</li> <li>3. Support efforts to decrease fecal discharge and other pollutants into public trust waters.</li> </ol>	<b>WATER QUALITY</b>
<ol style="list-style-type: none"> <li>1. To manage better drainage runoff.</li> <li>2. Guide development to minimize the negative effects of growth on the environment.</li> <li>3. Encourage development that enhances diversity in housing options.</li> <li>4. Bring businesses, restaurants and services into the community.</li> <li>5. Create more transient community dockage.</li> <li>6. Improve parking.</li> </ol>	<ol style="list-style-type: none"> <li>1. The town shall investigate ways to keep and increase working waterfronts.</li> <li>2. The Town shall strengthen GMO techniques to manage better drainage and runoff problems.</li> <li>3. The Town will consider incorporating into the GMO techniques that protect the natural, historical and cultural character of town.</li> <li>4. Update GMO to incorporate techniques which minimize the negative impacts of development.</li> <li>5. Invest in public land for necessary public uses.</li> <li>6. Consider establishing a capital development plan.</li> </ol>	<b>LOCAL AREAS OF CONCERN</b>



# **TOWN OF ORIENTAL CAMA LAND USE PLAN – Update 2007**

## **2-4.0 Future Land Use Map Summary**

For over a century, Oriental's heart and soul were intricately intertwined with the employment and enjoyment opportunities of the surrounding creeks and river. Residents embraced a development style that mixed businesses and homes throughout the town. Suburban-type neighborhoods developed in the latter part of the twentieth century, changing the landscape a bit, but the village maintained its quiet and quaint character and the core of the town remained at the harbor waterfront where fish houses, a motel and some public and private docking brought in visiting boaters and tourists. The last two decades of the 1900's brought a change in the wind as more and more people from all areas of the country saw Oriental as a desirable destination.

It is not difficult to understand the lure of Pamlico County and the village of Oriental to those who want to be near the water. The expanse of the Neuse River at this point of its journey from deep within the state to the Pamlico Sound is perfect for boating enthusiasts. The creeks and streams that work their way to the Neuse provide additional pleasure for those who enjoy kayaks and canoes. Birding, biking, hunting, fishing are additional sports that natives, new-comers and visitors take pleasure in.

A new reality dawned that sharing the assets or tranquility and clean water have a price. As Oriental awakes from its quiet quaintness as a small waterfront town, community leaders have attempted to grasp the consequences of its sudden popularity as a destination for retirees and part time residents by embracing ordinances that were intended to guide growth. What seemed appropriate eight years ago does not match the current demand for waterfront property.

Density rules allow a range from about 4 units per acre to thirteen depending on zone. There are three levels of residential zoning that allow for a gradual increase of units per acre—single-family residences only; single-family and duplex residential; single-family, duplex and multi-unit. Two mixed use zones allow businesses and commercial development to mingle with all types of housing. No industrial- or commercial-only zone has yet been created.

Due to the increased activity of proposing and building condominium projects, there is a sense that the community appears threatened to lose its quaintness. Town leaders have been wrestling for a year with development issues and are soon to review recommendations by the Planning Board to incorporate new density, building mass and impervious surface percentage guidelines into the GMO.

Along with development comes threats to the quality of and access to our public trust waters. Water quality issues start in the upper reaches of the Neuse River. Explosive development in up-stream cities and hog farms are some of the sources of sediment and pollution that find their way to our shores. Oriental is willing to share responsibility, but

## **TOWN OF ORIENTAL CAMA LAND USE PLAN – Update 2007**

encourages up-stream communities to do their part. The town accepts state and federal law regarding land uses and development in areas of environmental concern (AEC's).

Reducing density, mass and impervious surface percentages is the first major step taken by Oriental. This will help guide development within our boundaries. The town expects to hear from the state legislature soon whether or not it can gain extra territorial jurisdiction (ETJ) to land that surrounds the Hwy 55 entrance corridor, an area that would connect the older part of town with the harbor island area and a third piece that might allow for an alternative entrance into the village. ETJ status would allow the town to control development in areas that would logically be desirable to incorporate into the city in the future.

The Planning Board is in the process of developing other developmental tools such as overlay and conditional districts/zones for sensitive areas of the town, and a planned unit development ordinance to encourage development of pedestrian-friendly neighborhoods and to negotiate for more green space and access to water vistas.

The Town has introduced pet stations for pet waste management. Research into the use of "best management practices" (BMP's) and "low impact development (LID) is on-going. " "Clean marina" programs will be introduced to the owners of our many marinas.

On the future land use map, the following categories depict the anticipated future land uses of the Town of Oriental:

**CONSERVATION AND OPEN SPACE** – This includes: 1) the estuarine shoreline as defined by the Neuse River Rules and other state and federal applicable regulations – no commercial or residential development shall be allowed; and, 2) current and future public outdoor recreational space – no residential or commercial development shall be allowed except for public amenities such as bathrooms, appropriate recreational facilities and necessary municipal facilities.

**EXISTING CORE AREAS** – These are areas that are currently developed including established residential, commercial and industrial land uses. Allowable density ranges from: 1) low density, 0-4.4 units per acre; 2) medium density, 4.5-8.7 units per acre; and, 3) high density, 8.8 to 10.6 units per acre.

**COMMUNITY GROWTH AREAS** – These areas are currently outside of the Town's limits. They include tracts of land that are bordered by Hwy 55 and White Farm Road, and Hwy 55 and Silverbrook Road. The Town anticipates voluntary and/or involuntary annexation. Establishing extra territorial jurisdiction (ETJ) status is currently before the State legislature. Annexations and zoning determinations are reviewed on a case-by-case basis and governing boards take into consideration characteristics of surrounding neighborhoods. Density ratios are: 1) low density, 0-4.4 units per acre; 2) medium density, 4.5-8.7 units per acre; and, 3) high density, 8.8 to 10.6 units per acre.

## **TOWN OF ORIENTAL CAMA LAND USE PLAN – Update 2007**

**SPECIAL AREAS AND CORRIDORS** – These include areas where the community has a particular planning focus. An area of immediate focus is the “Harbor Waterfront.” It is surrounded by a hotel with transient boat slips, and two fish houses. Since this area is the heart of Oriental, efforts are being made to preserve its character. If the fish houses disappear, planning techniques need to be used to provide for public access to the waterfront and to preserve the beautiful vistas it provides. Another area under discussion is the “Hwy 55 Entrance Corridor,” To assure an attractive “front door” into town consideration of restricting allowable uses to prevent heavy industrial development, junk yards and towers, etc. is likely.

**PUBLIC ACCESS TO WATER** - These include a public park, a public beach, public dock, public dingy dock, public small boat ramp, Wildlife ramp, future kayak launching ramp, future fishing pier, and several street ends that abut the water, at which the town would like to expand public access to the river and creeks.

*(See Appendix H, Future Land Use map)*

# TOWN OF ORIENTAL CAMA LAND USE PLAN – Update 2007

## EXHIBIT 4: COMBINED CHARTS

*Community Vision - People with diverse economic, cultural, and regional backgrounds come to Oriental because of their love of the river and stream vistas, water accessibility and all the pleasures of being located in a community surrounded by water. Citizens look to preserve the natural resources and small town waterfront lifestyle that has prevailed for more than a century. The Community's vision is to preserve its waterfront personality by seeking to maintain historic access to the waterfront by commercial and recreational interests, and by supporting growth and development that is diverse, environmentally sensitive, economically sustainable, and consistent with the natural, historical and cultural character of Oriental.*

MANAGEMENT TOPICS	COMMUNITY PROBLEMS	COMMUNITY ASSETS	GROWTH & DEVELOPMENT GOALS	GROWTH & DEVELOPMENT POLICIES
<b>PUBLIC ACCESS</b>	<ol style="list-style-type: none"> <li>1. Encroaching development along waterfront that might degrade vistas.</li> <li>2. Limited access to public trust waters.</li> <li>3. Loss of anchorage for transient boats and hurricane holds.</li> </ol>	<ol style="list-style-type: none"> <li>1. Working waterfront (commercial and recreational).</li> <li>2. Growth Management Ordinance.</li> <li>3. Created MU-1 zone to limit uses;</li> <li>4. Public parks.</li> <li>5. public dock;</li> <li>6. dinghy dock;</li> <li>7. small boat ramp;</li> <li>8. Wildlife ramp;</li> <li>9. private boardwalk on Water St. available to public;</li> <li>10. public beach;</li> <li>11. several streets end at water's edge and are undeveloped;</li> <li>12. anchorage space;</li> <li>13. marinas and boatyards and related businesses.</li> </ol>	<ol style="list-style-type: none"> <li>1. Retain, enhance and create water vistas and public water access.</li> <li>2. Expand and enhance public anchorage space.</li> </ol>	<ol style="list-style-type: none"> <li>1. Build one or more piers from Lou-Mac park.</li> <li>2. Maintain parks and public beach and seek funding to create more public green/beach space.</li> <li>3. Maintain public dock, dinghy dock and small boat ramp and seek funding to create more small boat access to public trust waters.</li> <li>4. Seek internet access to public near waterfront public spaces.</li> <li>5. Develop street rights-of-way to provide more water vistas and greater public access to public trust waters.</li> <li>6. Include in GMO that any parcel of land in proximity of river, creeks, streams or ponds must adhere strictly to CAMA regulations.</li> <li>7. Incorporate into GMO further techniques to manage effectively development and to allow for negotiation with developers to provide public access/vistas to public trust waters.</li> </ol>
<b>LAND USE COMPATIBILITY</b>	<ol style="list-style-type: none"> <li>1. Uncoordinated development that is inharmonious and detrimental to sensitive environment.</li> <li>2. Insufficient public bathroom facilities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Working waterfronts.</li> <li>2. Involved citizens.</li> <li>3. Several parks.</li> <li>4. Thriving marinas and boatyards.</li> <li>5. Active tree board.</li> <li>6. History Museum.</li> </ol>	<ol style="list-style-type: none"> <li>1. Establish effective communication channels with citizens and builders.</li> <li>2. Find a balance between protecting and enhancing the natural and manmade resources that characterize this community.</li> <li>3. Identify locations and funding for public restroom facilities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Maintain, expand and/or enhance public parks and public beach areas.</li> <li>2. Marinas and boat yards will adhere to DWQ and CAMA policies related to pump-out and wastewater.</li> <li>3. Tree Board to continue to plant trees/vegetation indigenous to the area.</li> <li>4. The Town will consider additional public restroom facilities.</li> </ol>
<b>INFRASTRUCTURE CARRYING</b>	<ol style="list-style-type: none"> <li>1. Drainage ditches and culverts are</li> </ol>	<ol style="list-style-type: none"> <li>1. The Town has a drainage plan</li> </ol>	<ol style="list-style-type: none"> <li>1. Find ways to manage better water</li> </ol>	<ol style="list-style-type: none"> <li>1. Develop an environmentally</li> </ol>

# OWN OF ORIENTAL CAMA LAND USE PLAN - Update 2007

MANAGEMENT TOPICS	COMMUNITY PROBLEMS	COMMUNITY ASSETS	GROWTH & DEVELOPMENT GOALS	GROWTH & DEVELOPMENT POLICIES
<b>CAPACITY</b>	<p>inadequate and not maintained.</p> <ol style="list-style-type: none"> <li>Drainage into ponds, creeks and river is polluting water.</li> <li>Flooding caused by moderate to heavy rain is polluting the water.</li> <li>Road system is not adequate for increased development.</li> <li>There are insufficient pedestrian/bike avenues.</li> <li>Inadequate and outdated drainage plan.</li> </ol>	<p>and system of drainage ditches.</p> <ol style="list-style-type: none"> <li>Many of the original ditches are still discernable.</li> <li>State road (HWY 55) comes through town.</li> <li>Powell Bill funding for roads.</li> <li>Sidewalks and bike paths serve part of town.</li> </ol>	<p>runoff, drainage, and flooding.</p> <ol style="list-style-type: none"> <li>Improve vehicular, pedestrian and bike traffic patterns.</li> <li>Identify the "metes and bounds" of streets and rights-of-way in town.</li> </ol>	<p>sensitive drainage plan for the town.</p> <ol style="list-style-type: none"> <li>Survey streets.</li> <li>Consider professional services to design better traffic flow.</li> <li>Consider traffic calming devices to slow down traffic and to create pedestrian/bike friendly avenues.</li> <li>Consider closing the corner of Main Street and Factory Street to vehicular traffic, replace sinking part of road with pedestrian/bike bridge.</li> </ol>
<b>NATURAL HAZARD AREAS</b>	<p>Severe weather in the form of hurricanes, strong low pressure systems (nor'easters) and wind-driven tides compromise shoreline and buildings, both historic and new.</p> <ol style="list-style-type: none"> <li>Drinking water has a heavy mineral content.</li> <li>Public Trust Water threatened with pollution.</li> </ol>	<ol style="list-style-type: none"> <li>Resilience of population.</li> <li>Pamlico Radio Society (assists emergency services plans)</li> <li>Buildings elevated to avoid flood waters.</li> </ol>	<ol style="list-style-type: none"> <li>Find growth management avenues that minimize the impact of destruction to the environment, shoreline and manmade structures due to severe weather events.</li> <li>Follow County's Hazard Mitigation Plan.</li> </ol>	<ol style="list-style-type: none"> <li>Consider zoning amendments incorporate techniques to address issues related to flooding events.</li> <li>The Town will adopt the county's Hazard Mitigation Plan.</li> </ol>
<b>WATER QUALITY</b>	<ol style="list-style-type: none"> <li>Drinking water has a heavy mineral content.</li> <li>Public Trust Water threatened with pollution.</li> </ol>	<ol style="list-style-type: none"> <li>Newly updated water plant and new 200,000 gallon water tank.</li> <li>Neuse River Foundation.</li> <li>Pet waste disposal bag dispensers.</li> </ol>	<ol style="list-style-type: none"> <li>Continue to upgrade quality of potable water.</li> <li>Improve quality of public trust waters.</li> <li>Reduce the impact of storm water runoff.</li> <li>Reduce impervious surface percentages.</li> <li>Encourage wetlands protection and/or reconstruction.</li> </ol>	<ol style="list-style-type: none"> <li>Adhere to state and federal standards for storm water runoff.</li> <li>Educate the public on ways to minimize impact of mineral content of potable water.</li> <li>Support efforts to decrease fecal discharge and other pollutants into public trust waters.</li> </ol>
<b>LOCAL AREAS OF CONCERN</b>	<ol style="list-style-type: none"> <li>Increase in high-density development affecting drainage and runoff.</li> <li>New development is high-end and is threatening working waterfronts that currently provide industrial and recreational opportunities.</li> <li>New ownership patterns lean towards investment property and second homes.</li> </ol>	<ol style="list-style-type: none"> <li>GMO</li> <li>Active Tourism and Recreation Boards.</li> <li>Town Board creating a Long-Range Planning Commission.</li> <li>Active and engages citizenry.</li> </ol>	<ol style="list-style-type: none"> <li>To manage better drainage runoff.</li> <li>Guide development to minimize the negative effects of growth on the environment.</li> <li>Encourage development that enhances diversity in housing options.</li> <li>Bring businesses, restaurants and services into the community.</li> <li>Create more transient community dockage.</li> <li>Improve parking.</li> </ol>	<ol style="list-style-type: none"> <li>The town shall investigate ways to keep and increase working waterfronts.</li> <li>The Town shall strengthen GMO techniques to manage better drainage and runoff problems.</li> <li>The Town will consider incorporating into the GMO techniques that protect the natural, historical and cultural character of town.</li> <li>Update GMO to incorporate techniques which minimize the negative impacts of development.</li> <li>Invest in necessary public land for</li> </ol>

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					public use. 6. Consider establishing a capital development plan.
MANAGEMENT TOPICS	COMMUNITY PROBLEMS	COMMUNITY ASSETS	GROWTH & DEVELOPMENT GOALS	GROWTH & DEVELOPMENT POLICIES	

## APPENDIX A – DEFINITIONS

AEC – Area of environmental concern.

COMMERCIAL CORRIDOR – A section of town that surrounds the only road into town, Hwy 55, which historically includes a mix of individual businesses, commercial strips, restaurants and residential housing.

DENSITY – The ratio of dwelling units permitted on a lot to the area of the lot.

DIVERSITY – As used in this document, diversity means an eclectic mix of growth and development patterns that reflect the Farming, Fishing, Family, and Forestry personality of the town.

ECONOMICALLY SUSTAINABLE – Growth and development that includes a commercial component that is supported by tourist and resident revenue.

ENVIRONMENTALLY SENSITIVE – Growth and development that supports efforts to keep our greatest asset, *public trust waters*, clean and accessible to the public.

EXTRA TERRITORIAL JURISDICTION – A state sanctioned method by which a municipality can include in its zoning regulations unincorporated land that surrounds its borders.

GROWTH MANAGEMENT ORDINANCE (GMO) – The GMO for the Town of Oriental is a set of regulations that guide the planning, zoning and growth policies and practices of the municipality.

GMO TECHNIQUES/TOOLS – These are ordinances that include overlay and conditional zoning, planned unit development and “Smart Growth” principals.

MU – A zoning designation that includes a variety of uses, both commercial and residential, as determined in Article IX of the GMO. This zone includes the highest density level and most allowable uses.

MU-1 – A zoning designation that includes a variety of uses, both commercial and residential, as determined in Article IX of the GMO. This zone encompasses a significant amount of waterfront property. The zone includes the highest density level but is slightly more restrictive in allowable uses than MU..

NATURAL, HISTORICAL AND CULTURAL CHARACTER – The accumulation of generations of attributes that reflect the Farming, Fishing, Family, and Forestry personality and heritage of the town.

NEW VILLAGE – Parts of the town that became developed in the latter half of the twentieth century.

OLD VILLAGE – A part of the town that is the location of the oldest homes and is historically the heart/center of Oriental.

POWELL BILL – A source of money provided by the state that is allocated to municipalities to maintain their public roadways.

R-1 – A zoning designation that is restricted to single-family residential development on lots that are larger than other zones. This zone includes the least density level of the town.

R-2 – A zoning designation that is restricted to single-family and duplex residential development. Lots for single-family homes can be smaller than R-1. This zone allows low to medium density levels.

R-3 – A zoning designation is restricted to residential development, but includes single-family, duplex residential and multi-unit residential development. This zone allows for medium to high residential density.

WATER ACCESS – This means a parcel, or parcels, of real property that provide access to water-dependent commercial and/or recreational activities.

WORKING WATERFRONT – These are commercial facilities that require direct access to or a location on, over or adjacent to coastal public trust waters and submerged lands. The term includes water-dependent facilities that may be open to the public, offer access by vessels to state waters and lands or that support facilities for recreational, commercial, research or government vessels.

HQW – Supplemental classification intended to protect waters with quality higher than state water quality standards.

NSW – Supplemental classification intended for waters needing additional nutrient management due to their being subject to excessive growth of microscopic or macroscopic vegetation.

SA – Surface waters that are used for shell fishing or marketing purposes and all SC and SB uses.

SB – Surface waters that are used for primary recreation, including frequent or organized swimming and all SC uses.

SC – All tidal salt waters protected for secondary recreation such as fishing, boating and other activities involving minimal contact; aquatic life propagation and survival and wildlife.



**APPENDIX C, Table of Public Water Access Points – Current (red on Appendix B- Current Land Use map and appendix I-Future Land Use Maps)**

NO	LOCATION	DESCRIPTION	SIZE	PARKING
A1	Church St west end	Unpaved road end, on Smith Creek. Appears to be absorbed by abutting property owners.		0
A2	Hodges St., west end	On Camp Creek.	360 s.f.	0
A3	Midyette St., south end	Wildlife Ramp, boat launch. This facility is used by residents and non-residents year round and is a valuable asset for Oriental.	40,000 s.f.	30 w/ trailers
A4	Midyette St., south end	Small boat launching ramp. Also used for fishing and as a dinghy dock.	200 s.f.	Shared with Wildlife ramp
A5	End South Water and Water Sts.	Public dinghy dock, privately-owned boardwalk available to public with scenic public views and private marina.	200 s.f.	10
A6	Hodges St./Raccoon Creek	Town dock, wood structure, mooring for ¾ boats, view of Oriental's fishing harbor. Used all year round by visiting boats.	600 s.f.	10 in road
A7	Wall St., east end	Unpaved road end, on Neuse River, rock wall, river view, fishing, good access for pedestrians only.	480 s.f.	1
A8	King St., east end	Unpaved road end, on Neuse River, rock wall, river view, fishing.	350 s.f.	2
A9	Neuse St., east end	Unpaved road end, on Neuse, rock wall, river view, fishing, good access.	360 s.f.	6
A10	Lou-Mac Park and South Avenue	Approx. ½- acre grass and trees with tables and electric power outlets and drinking fountain. The park is immediately adjacent to approx. 400 feet of road along the bank of the Neuse River with pedestrian walkway, rock wall, river view, fishing, good access. Both are used year round.	26,146 s.f.	20 – 30 cars
A11	1 <sup>st</sup> Avenue	Town beach on Neuse River, picnics, swimming, launch for kayaks and canoes. Beaching for small catamarans and sailboats.	8,000 s.f.	1 on 1 <sup>st</sup> Street
A12	Anchorage located in harbor	Anchorage area of about 2 acres for 5-6 boats in Raccoon Creek	116,000 s.f.	n/a

**Note:**

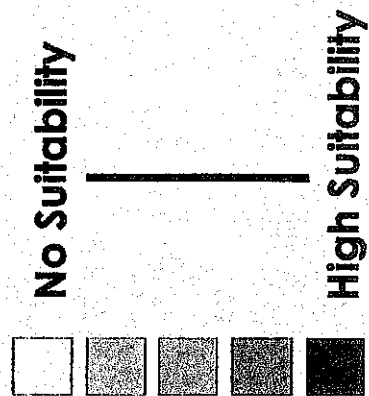
1. Dimensions, car parking and boat anchorages are approximate

# Oriental - Land Suitability Analysis (Draft)

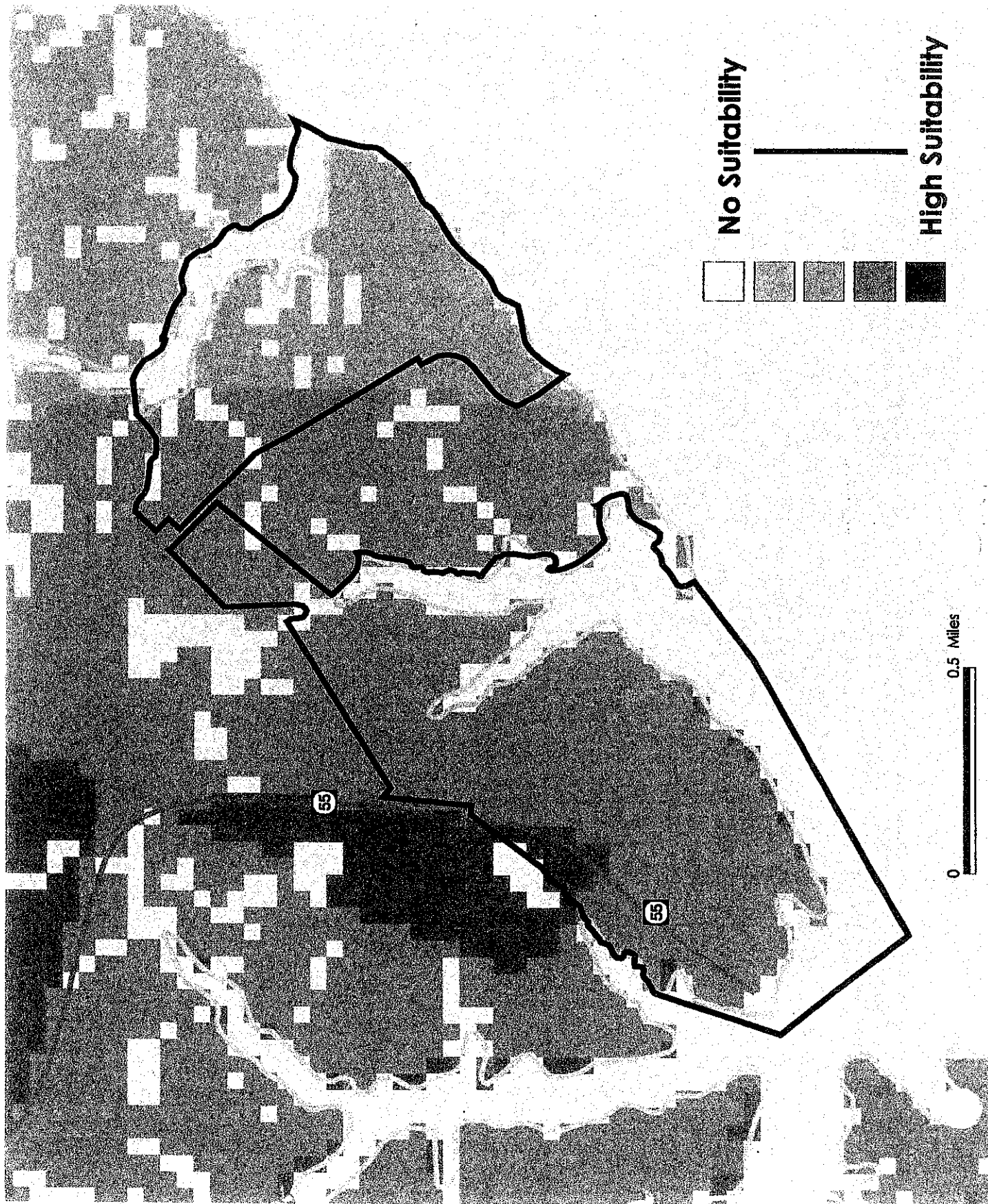
APPENDIX D \_ LAND SUITABILITY MAP



Prepared by:  
M  
/18/04



0 0.5 Miles



## APPENDIX E

### PARKS AND RECREATION ASSETS:

Facility	Location	Description and Current Use	Size and Parking	Future Need
LouMac Park (CAMA access)	South Avenue, approximately 17,000 square feet	Sitting areas, picnic table, seasonal church services, town events, relaxation. Beautiful waterfront vistas.	17,000 square feet of Neuse River waterfront property. Street parking	Public dock, access to a bathroom facility, performance platform or gazebo, parking.
Lupton Park	Corner of Mildred & 3 <sup>rd</sup> Streets.	Children's play equipment, picnic shelter, tennis court.	37,935 square feet	Access to a bathroom facility, parking, equipment and tennis court upkeep.
Recreation Park	Corner of Straight Road and White Farm Road. Outside Town limits, built and maintained by Town.	Soccer and softball practice, with exercise trail and field for daytime soccer and softball games. Includes extensive tree planting. Has portable toilets.	9.11 acres  Parking available	Lighting for night games. Bicycle path through residential streets from Windward Shores. Has much potential, but hasn't caught on as an active facility yet. Maintenance has been minimal. Access to public bathrooms.
Town Dock	On Hodges Street at the harbor and is the heart of the Town.	Transient boaters tie up here for short visits (48 hour max.).	Street parking on Hodges Street.	Need to expand public transient boat access. Access to public bathrooms, laundry facility and retail stores.

Facility	Location	Description and Current Use	Size and Parking	Future Need
Dinghy Dock (CAMA access)	Where South Water Street turns into Water Street.	Anchored boaters tie up their dinghies.	N/A	Need more boating/tourist-related businesses within walking distance of dock.
Small Boat/kayak/canoe Launching Ramp/dock	End of Midyette Street.	Used for kayak launching	Parking at Wildlife Ramp is crowded on weekends.	The Town needs more small boat ramps for kayak and canoe launching.
Town Beach	1 <sup>st</sup> Avenue between Vandemere Street and Ragan Road.	Recreational swimming, kayak launch, boat beaching, picnicking (soon to have a Rotary-built shelter)	11,625 square feet. 2 or 3 parking spaces on the street. Need more parking.	Use of this beach could increase. Access to bathrooms needed.
Waterfront Street Ends: Wall St., Hodges St., King St., Neuse St., Church St.	Streets are unpaved and end at the water's edge. Hodges(W) and Church(W) lead to Smith Creek; Wall, King and Neuse Streets lead to the Neuse River.	1) Wall-blocked off for pedestrian use only, 2) Hodges-only leads to Camp Creek; 3) King-used for parking for abutting properties; 4) Neuse Street-used for parking for abutting properties; 5) Church street appears to be absorbed by abutting property owners.	Parking on streets. Wall 40" ROW (right of way) Hodges 40"ROW King 40" ROW Neuse 40" ROW Church 40" ROW	Parking in right-of-ways, boat launching facilities and piers are potential projects for these areas if law permits.

Facility	Location	Description and Current Use	Size and Parking	Future Need
South Avenue Street End	Tract of land that leads to Raccoon Creek and the Town's harbor.	Currently in litigation, but optimistic that Town will win.	60 ROW Parking on street.	Possible commercial or pleasure boat docking.

APPENDIX F - STREAM CLASSIFICATION AND USE SUPPORT RATINGS CHART

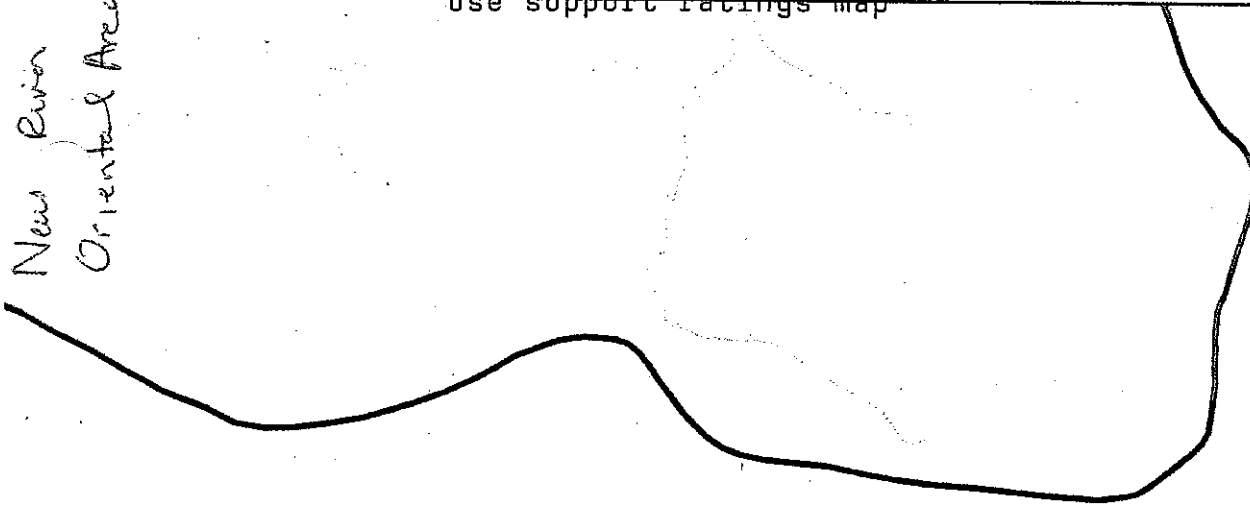
Stream Classifications and use support ratings for use in the Oriental LUP 2007

Stream Name	AU#	Classification	Use Support Info	Acres	Notes
Camp Creek	27-129-7-6	SC, HWQ, NSW	No Data		
Greens Creek	27-129-(1)	SC, NSW	No Data		
Greens Creek (Oriental Restricted Area)	27-129-(2)	SC, HQW, NSW	No Data		
Kershaw Cr.	27-129-5	SC, HQW, NSW	No Data		
Morris Creek	27-129-7-3	SC, HWQ, NSW	No Data		
Neuse River (Lower TMDL Segment)	27-(118)a1	SA, HQW, NSW	Impaired - AL Supporting - SH		TMDL - Lower TMDL segment
Neuse River	27-(118)c	SA, HQW, NSW	Impaired - AL	61.7	TMDL
Neuse River	27-(118)d	SA, HQW, NSW	Impaired - SH Supporting - SH No Data - AL	7.7	on 303(d) list
Pierce Creek	27-133a	SA, HQW, NSW	Impaired - SH	48.9	will remain on 303(d) list
Pierce Creek	27-133b	SA, HQW, NSW	Supporting - SH	1.8	will be removed from 303(d) list
(Segment was split for the upcoming Neuse River Basinwide Water Quality Plan)					
Kaccoon Cr.	27-129-8	SC, HQW, NSW	No Data		
Smith Creek	27-129-7-(1)	SC, HQW, NSW	No Data		
Smith Creek	27-129-7-(2)	SC, NSW	No Data		
Whittaker Cr.	27-130	SA, HQW, NSW	Impaired - SH	96.07	on 303(d) list

AL = Aquatic Life SH = Shellfish Harvesting TMDL = Total Maximum Daily Load

APPENDIX G, STREAM CLASSIFICATION &  
use support ratings map

New River  
Oriental Area



Kershaw Cr.  
27-129-5-  
SC, HOW, NSW

Smith Cr.  
27-129-7 (2)  
SC, NSW

Smith Cr.  
27-129-7 (1)  
SC, HOW, NSW

Morris Cr.  
27-129-7-3  
SC, HOW, NSW

Pierce Creek  
27-133  
SA, HOW, NSW  
I-54  
A. R. (Impaired)  
27-133

Smith Hiker Cr.  
27-130  
SC, HOW, NSW  
I-54  
A. R. (Impaired)

Camp Creek  
27-129-7-4  
SC, HOW, NSW

Greens Cr.  
27-129-1  
SC, NSW

New 27-129-1  
SA, HOW, NSW  
I-54  
A. R. (Impaired)

Greens Cr. (2)  
27-129-1  
SC, HOW, NSW  
I-54  
A. R. (Impaired)

Greens Cr.  
27-129-1  
SC, HOW, NSW





**APPENDIX I, Table of Public Water Access Points – Future (blue on Appendix H - Future Land Use Map)**

NO	LOCATION	DESCRIPTION	SIZE	PARKING
A13	South Ave., west end	Property currently involved in ownership litigation. Town anticipates a settlement that will give it part or all of this piece of property.	3,000 s.f.	0
A14	Lou-Mac Park and Freemason Street	Public pier that has been funded through a grant and it is anticipated that it will be built in 2007.	1,000 s.f.	20 – 30 cars
A15	Main Street and Factory Street	Privately owned narrow strip of land between pond and streets, which is currently enjoyed by public as a park	7,588 s.f.	0
A16	Property within two (2) blocks of “harbor waterfront” on Raccoon Creek	Town is currently investigating property for future parking, visitor center and public bathrooms. It is anticipated that these public amenities will enhance the waterfront experience for tourists, boaters and citizens of the town.	Approx. 5,000 to 10,000 s.f.	20-50 cars

## APPENDIX J - COUNTY MITIGATION PLAN

10. *Establish procedures for monitoring, evaluation, and reporting progress* – An effective plan is dynamic and evolving. A community must periodically monitor its implementation, evaluate its effectiveness, and report on the progress of the plan.

11. *Establish procedures for revisions and updates* – This step calls for establishing procedures to see that the annual evaluation report results in revisions and updates of the plan, when warranted.

### Adoption

The Committee held a public meeting during the preparation of the plan. Additionally, it held five working sessions that focused on hazard assessment, problem identification, mitigation goals, review of possible activities and work elements to be included in the proposed plan. The draft plan assembled by the Hazard Mitigation Plan Committee was submitted to the Pamlico County Planning Board in June for review. Copies of the Draft Hazard Mitigation Plan were made available at the Pamlico County Building Inspections office for public review on June 15, 2002.

After a recommendation to approve the plan was forwarded to the County Commissioners by the Planning Board, a public hearing was held in July and the County Commissioners subsequently adopted the plan.

### MITIGATION GOALS AND VALUES

The Hazard Mitigation Plan Committee developed 7 goals to mitigate hazards in Pamlico County. These 7 goals were developed for the following 5 types of mitigation strategies: 1) prevention; 2) property protection; 3) natural resource protection; 4) emergency services; and 5) public information.

The Committee identified the following goals:

- Implement higher flood elevation
- Improve storm water drainage system in vulnerable areas
- Educate the public on how to minimize flood damage to their property
- Handle/filter stormwater runoff to lessen pollutants into tributaries of the Neuse River
- Establish clear evacuation procedures and routes
- Better communication between county and towns as to recommendations to evacuate or not to evacuate
- Increase knowledge, understanding, and awareness of the National Flood Insurance Program (NFIP)

The Committee also evaluated the County's current programs and policies, along with potential programs and policies that could reduce Pamlico County's susceptibility to natural hazards.

Current and potential policies were examined by: 1) Effectiveness; and 2) Cost. Effectiveness was determined by the perception of the Hazard Mitigation Plan Committee as High, Medium, or Low. Cost was determined by the Committee and rated as High, Medium, or Low. The cost is the expense of implementation and administration to the community.

### MITIGATION ACTION STEPS

Each action step outlined in the action plan is assigned to an individual or a County department. A 5-year implementation schedule is included for every action step

# PAMLICO COUNTY FLOODPLAIN MANAGEMENT PLAN - ACTION PLAN

Activities		Responsible Person	Deadline				
Actions			'02	'03	'04	'05	'06
<b>Preventive</b>							
<b>Goals: 1. Implement higher flood elevation</b>							
<b>2. Improve storm water drainage system in vulnerable areas</b>							
1a	Recommend a 6" increase in the base flood elevation to the Planning Board	Hazard Mitigation Committee	X				
1b	Ask Planning Board to study issue of higher base flood elevation	Hazard Mitigation Committee					
2a	Identify vulnerable areas and prioritize the critical drainage ditches	Hazard Mitigation Committee		X			
2b	Explore grant funding for stormwater management plans	Hazard Mitigation Committee			X		
2c	Continue participation in community service program to clean ditches	Hazard Mitigation Committee		X			
2d	Petition the state to continue community service program	Hazard Mitigation Committee	X	X	X	X	X
2e	Make public aware of the importance of drainage areas and link to mosquitos	County Commissioners	X	X	X	X	X
2f	Send letter to State Forest Service/NC DOT concerning drainage ditches and tree-cutting activities	Hazard Mitigation Committee		X			
<b>Property Protection</b>		County Manager					
<b>Goal: 3. Educate the public on how to minimize flood damage to their property</b>							
3a	Meet with insurance agents, realtors, and bankers to coordinate public education activities	Floodplain Coordinator		X			
3b	Coordinate with the media to reach older construction	Floodplain Coordinator					
3c	Pursue placemats containing information about flood zones	Floodplain Coordinator			X		
3d	Meet with schools and churches to disseminate information	Floodplain Coordinator			X		
3e	Involve towns in activities	Floodplain Coordinator	X	X	X	X	X
3f	Recommend annual review by towns of storm readiness coordinated by County Emergency Management	Floodplain Coordinator		X			
<b>Natural Resource Protection</b>		Emergency Management Director	X	X	X	X	X
<b>Goal: 4. Handle/filter stormwater runoff to lessen pollutants into tributaries of the Neuse River</b>							
4a	Search for grant money for a countywide stormwater management study	County Planner					
4b	Develop guidelines for new construction and use of fertilizers	Planning Board					
4c	Ask Agricultural Advisor for advice about runoff	Hazard Mitigation Committee	X		X		
4d	Ask River and Creek Keepers for advice	Hazard Mitigation Committee					
4e	Ask NC Division of Water Quality about upstream river monitoring	Hazard Mitigation Committee		X			
<b>Emergency Services</b>		Hazard Mitigation Committee		X			
<b>Goal(s): 5. Establish clear evacuation procedures and routes</b>							
<b>6. Better communication between county and towns as to recommendations to evacuate or not to evacuate areas</b>							

Activities Actions	Responsible Person	Deadline			
		'02	'03	'04	'05
4a Place more evacuation route signs on roads throughout the county	Emergency Management Director		x		
4b Map preferable secondary roads to be used for evacuation	Emergency Management Director			x	
4c Place "this road floods" signs on county roads that flood frequently	Emergency Management Director				x
4d Include evacuation route maps in public information brochures	Emergency Management Director			x	
5a Develop a network of "weather watchers"	Emergency Management Director		x		
<b>Public Information</b>					
<b>Goal: 6. Increase knowledge, understanding, and awareness of the National Flood Insurance Program (NFIP)</b>					
6a Develop "flood marker" program	Floodplain Administrator	x			
6b Pursue grant for "flood marker" program	Floodplain Administrator		x		
6c Circulate flood zone maps	Floodplain Administrator	x	x	x	x
6d Develop floodplain map for public dissemination	Floodplain Administrator		x		
6e Put flood maps on the County's website	Floodplain Administrator		x		

Table 1. Pamlico County Hazard Mitigation Action Plan

## **IMPLEMENTATION AND MONITORING**

Implementation of the activities recommended by this plan will be monitored so the deadlines will be met. The Floodplain Administrator will be responsible for tracking the activities outlined in this plan. Each person assigned a responsibility in this plan shall report to the Floodplain Administrator once each year (May 1<sup>st</sup>).

## **EVALUATING AND REPORTING PROGRESS**

Beyond checking whether the policies of the plan are being implemented on time, an evaluation of the plan's effectiveness should be undertaken each year. Evaluation includes gauging the effectiveness of individual policies, as well as evaluating the level of vulnerability of the community as a whole.

The Floodplain Administrator will report to the Pamlico County Commissioners once each year, on the first week of hurricane season (June 1<sup>st</sup>). The report should review progress and recommend changes as needed.

## **REVISIONS AND UPDATES**

In addition, the Hazard Mitigation Plan Committee will reconvene during the first week of June each year to receive a presentation on the progress of the plan. The Hazard Mitigation Plan Committee will prepare an annual evaluation report that will be submitted, along with the Floodplain Administrator's report, to the County Commissioners. Revisions to the plan require a public hearing and adoption by the Pamlico County Commissioners.

