

SECTION VI. PLAN FOR THE FUTURE

A. LAND USE/DEVELOPMENT GOALS AND IMPLEMENTING ACTIONS

This section of the plan is intended to guide the development and use of land in Newport's planning jurisdiction. The future land use maps and policies are intended to support Newport's and CAMA's goals. Specifically, this section includes Newport's goals, land use development policies, and the future land use map for the town's planning jurisdiction. The future land use map and the specified development goals are based on the Town of Newport community concerns (identified on pages 7 and 8 of this plan) and the future needs/demands (identified in Section V(G) of this plan).

In addition, this document is intended to serve as Newport's Comprehensive Plan and Future Land Use Plan. The future land use plan or "map" is an essential tool for implementing land use planning. The map is intended to serve as a guide for the Planning Board and Town Council when they review private development proposals and make decisions on the location of public facilities.

The land use plan also provides a framework upon which zoning and subdivision regulations and the capital improvements program should be based. In fact, the preparation of a land use plan and map is mandated by legislation as a prerequisite for zoning. North Carolina General Statute 153A-341 states that:

Zoning regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the town's planning jurisdiction.

A land use plan is intended to accomplish three primary objectives. These objectives are as follows:

- To promote economic efficiency by coordinating the size and location of publicly provided future community facilities with the location and intensity of future private residential, commercial, and industrial activity.

- To optimize resources by allocating land for its most suitable use. For example, a town may want to encourage industrial development on sites accessible to existing water and sewer lines and in areas with suitable soil conditions. Or, a town may choose to arrange land uses in such a way as to protect environmentally sensitive areas.
- To provide a land use form that reflects the vision of the town's residents, is unified, avoids conflicting land uses, optimizes resources, preserves the town's character and is pleasing: providing open space, vistas, and distinguishable districts.

It is important that Newport understands that merely completing the land use plan, illustrating the town's vision for the future, does not ensure that its objectives will be met. Newport must continuously work at accomplishing plan implementation and maintaining an effective planning program.

B. POLICIES/IMPLEMENTING ACTIONS

1. Introduction

It is intended that the policies included in this plan are consistent with the goals of CAMA. This plan will address the CRC management topics for land use plans and comply with all state and federal rules and regulations. The following will serve as a guideline to assist in assuring that this land use plan will guide the development and use of land in a manner that is consistent with the management goal(s), planning objective(s), and land use plan requirements of this plan. These policies/implementing actions will apply to the town's entire planning jurisdiction. All policies/implementing actions shall be used for consistency review by appropriate state and federal agencies.

Resource conservation and impact analysis issues are addressed throughout the policies and implementing actions included in this plan. However, the following conservation related policies and implementing actions are emphasized:

- Public Access, page 126.
- Conservation, page 132.
- Stormwater Control, page 133.
- Natural Hazard Areas, page 139.
- Water Quality (including Wellhead Protection), page 141.
- Cultural, Historical, and Scenic Areas, page 145.

Specifically, in implementing this plan, the Town of Newport Planning Board and Town Council will continually do the following:

- Consult the Land Use Plan during the deliberation of all re-zoning requests.
- Consider the following in deliberation of all zoning petitions:
 - Consider the policies and implementing actions of this plan and all applicable CAMA regulations in their decisions regarding land use and development (including 15A NCAC 7H).
 - All uses that are allowed in a zoning district must be considered. A decision to re-zone or not to re-zone a parcel or parcels of property cannot be based on consideration of only one use or a partial list of the uses allowed within a zoning district.
 - Requests for zoning changes will not be approved if the requested change will result in spot zoning. Spot zoning is a form of discriminatory zoning whose sole purpose is to serve the private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan. Spot zoning is based on the arbitrary and inappropriate nature of a re-zoning change rather than, as is commonly believed, on the size of the area being re-zoned.
 - Zoning which will result in strip development should be discouraged. Strip development is a melange of development, usually commercial, extending along both sides of a major street. Strip development is often a mixture of auto-oriented enterprises (e.g., gas stations, motels, and food stands), and truck-dependent wholesale and light industrial enterprises along with the once-rural homes and farms that await conversion to commercial use. Strip development may severely reduce traffic-carrying capacity of abutting streets by allowing for excessive and conflicting curb cuts.
 - The concept of uniformity should be supported in all zoning deliberations. Uniformity is a basic premise of zoning which holds that all land in similar circumstances should be zoned alike; any different circumstances should be carefully balanced with a demonstrated need for such different treatment.
 - Zoning regulations should be made in accordance with the Newport Land Use Plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Newport's planning jurisdiction.

- Specifically, the Planning Board and Town Council should ask the following questions:
 - Does Newport need more land in the zone class requested?
 - Is there other property in the town that might be more appropriate for this use?
 - Is the request in accordance with the Newport land use plan?
 - Will the request have a serious impact on traffic circulation, parking space, sewer and water services, and other utilities?
 - Will the request have an impact on other town services, including police protection or fire protection?
 - Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?
 - Will the request, as proposed, cause serious noise, odors, light, activity, or unusual disturbances?
 - Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?
 - Does the request adversely impact any CAMA AECs or other environmentally sensitive areas including water quality?

It is intended that this plan will serve as the basic tool to guide development/growth in Newport's planning jurisdiction subject to the following:

- The Town of Newport Land Development Ordinances should be revised from time to time to be consistent, as reasonably possible, with the recommendations of this plan and the evolving nature of the town's growth and development policy.

- Land development regulations should be designed: to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.
- The Town of Newport will coordinate all development proposals with appropriate State and/or Federal agencies.

2. Policies Regarding Land Use and Development in AEC's

The Town of Newport accepts state and federal law regarding land uses and development in AECs. By reference, all applicable state and federal regulations are incorporated into this document. However, Newport does not consider the following issues to be relevant/applicable within Newport's planning jurisdiction:

- Outstanding Resource Waters
- Maritime Forests
- Shellfishing Waters
- Development of Sound and Estuarine System Islands
- Peat or Phosphate Mining's Impact on any Resource
- Dredging
- Beach Nourishment

The Areas of Environmental Concern and Fragile Areas within Newport's planning jurisdiction include the following:

- All waters under the jurisdiction of the Town of Newport are public trust areas as defined in 15A NCAC 7H.0207 public trust areas.
- Coastal wetlands areas exist in the Town of Newport. Because of map scale, coastal wetlands areas must be determined through on-site analysis.
- 404 jurisdiction determinations can only be made by Corps of Engineers personnel through individual on-site analysis.
- The Newport River is an anadromous fish spawning area.
- Areas along the Newport River and Deep Creek are groundwater recharge/discharge areas.

- There are fragile natural areas located within the Hardwood Swamps of the Newport River and Deep and Little Creeks.

For the issuance of CAMA permits within areas of environmental concern, the state's minimum acceptable use standards are defined by 15A NCAC 7H. A local unit of government must adopt policies which are, at a minimum, equal to and consistent with the state's minimum use standards. Newport may adopt policies which are more stringent than the minimum use standards. For example, the state standards allow marinas to be located within primary nursery areas if some minimum conditions are met. Newport could adopt a policy stating that marinas will not be permitted within primary nursery areas (this is only an example, not a recommendation). If this were to occur, a CAMA permit for marina construction in a primary nursery area would not be issued. IT IS CRUCIAL THAT A LOCAL GOVERNMENT UNDERSTAND THE IMPACT OF ITS POLICIES WITHIN AREAS OF ENVIRONMENTAL CONCERN.

The second area of land use plan application is that of establishing policies to guide the jurisdiction's local planning. This may apply both within areas of environmental concern where CAMA regulations apply and in non-CAMA regulated areas of the county. Under North Carolina legislation, land use plans are not regulatory controls. Non-CAMA related recommendations must be implemented with local land use ordinances such as zoning or subdivision ordinances. If this plan recommends that the average residential density should be three dwelling units per acre within a particular area, then that density must be achieved through local zoning ordinance or other regulatory control. (This should not be confused with the interaction of the land use plan with the CAMA regulations and 15A NCAC 7H use standards.)

The final area of application is that of "Consistency Review." Proposals and applications for state and federal assistance or requests for agency approval or projects are normally reviewed against a jurisdiction's land use plan to determine if the project is consistent with local policies. Inconsistencies of a project with local policies could serve as grounds for denial or revision of a project. For example, an individual or agency may request state or federal funding to construct a 30-unit low-to-moderate income housing project. If the proposed location of the project is within an area in which this land use plan states that the residential density should not exceed two dwelling units per acre, the project may be judged to be inconsistent with the local land use plan.

All policies and implementing actions are to be utilized by the State of North Carolina for consistency review. Note the following:

- No policy is subordinate to another.
- All management topics have equal status.

- The future land use map may show some areas in a developed category which may also include sensitive habitats or natural areas. The intent is that development should be designed/permitted to protect these areas through utilization of concepts such as cluster development. Development/project approval will be based on project design which avoids substantial loss of important habitat areas.

C. LAND USE PLAN MANAGEMENT TOPICS

1. Introduction

The purposes of the Coastal Resources Commission (CRC) management topics are to ensure that CAMA Land Use Plans support the goals of CAMA, to define the CRC's expectations for the land use planning process, and to give the CRC a substantive basis for review and certification of CAMA Land Use Plans. Each of the following management topics (Public Access, Land Use Compatibility, Infrastructure Carrying Capacity, Transportation, Natural Hazard Areas, Water Quality, and Local Areas of Concern) include three components: a management goal, a statement of the CRC's planning objective, and requirements for the CAMA Land Use Plan. The local concerns which should be addressed in this plan are identified on pages 7 and 8. These concerns and issues were utilized to develop the goals and objectives which are included in this plan. Most of the policies and implementing actions are continuing activities. In most situations, specific timelines are not applicable. Refer to page 150 for a list of those policies/implementing actions which have a specific schedule. The policies and implementing actions frequently utilize the following words: should, continue, encourage, enhance, identify, implement, maintain, prevent, promote, protect, provide, strengthen, support, work. The intent of these words is defined in Appendix VI. Please note: Policies and Implementing Actions are numbered consecutively throughout this document with the letter "P" denoting a policy and the letter "I" denoting an implementing action.

2. Impact of CAMA Land Use Plan Policies on Management Topics

The development of this land use plan has relied heavily on the CAMA-prescribed existing suitability analysis which is included in Section V(E) of this document. It is intended that this document is supportive of the CAMA regulations for protection of AEC's (15A NCAC 7H).

This plan is intended to support the Town of Newport vision statement which was developed based on the key issues identified on pages 7 and 8 of this document and the CAMA AEC regulations. No negative impacts are anticipated by the implementation of the goals, objectives, and policies which are included in this plan. Also refer to Tools for Managing Development, page 161.

Note: It is intended that all policies are consistent with (do not exceed) applicable State and Federal requirements when State and Federal requirements apply.

3. Public Access

a. *Management Goal*

The Town of Newport supports access to the public trust waters within its planning jurisdiction.

b. *Planning Objective*

Newport supports the state's shoreline access policies as set forth in NCAC Chapter 15A Subchapter 7M. The town will conform to CAMA and other state and federal environmental regulations affecting the development of estuarine access areas.

c. *Land Use Plan Requirements*

The following are Newport's policies/implementing actions for waterfront access. All policies are continuing activities.

Policies:

- P.1 Newport supports providing shoreline access for persons with disabilities.
Schedule: Continuing Activity.
- P.2 Newport supports the frequency of shoreline access as defined by 15A NCAC 7M, Section .0300, Shorefront Access Policies. However, emphasis will be placed on providing access to the Newport River as opposed to its tributaries and adjacent swamp. ***Schedule: Continuing Activity.***
- P.3 Newport supports state/federal funding of piers for fishing and pedestrian access.
Schedule: Continuing Activity.

Implementing Actions:

- I.1 Newport will pursue funding under the North Carolina CAMA Shoreline Access funding program (15A NCAC 7M, Section .0300, Shorefront Access Policies).
Schedule: Continuing Activity.

- I.2 Newport will utilize its subdivision recreation land reservation/dedication provisions to assist with the provision of shoreline access sites. **Schedule: Continuing Activity.**
- I.3 Newport will pursue private sources of funding for the development of shoreline access facilities, including donation of land. **Schedule: Continuing Activity.**
- I.4 Newport will prepare a shoreline access plan and request Division of Coastal Management funding for the preparation of the plan. **Schedule: Fiscal Year 2007-2008.**

4. Land Use Compatibility

a. *Management Goal*

The Town of Newport will strive to ensure that inconsistent/conflicting land uses are not permitted within its planning jurisdiction. This is intended to avoid adverse impacts on public safety, health, welfare, transportation, and the environment.

b. *Planning Objective*

- Local policies should balance growth demands with protection of the environment.
- Newport's policies should be utilized to assist in making decisions for consistency findings, zoning and subdivision changes, and approval of public and private projects.

c. *Land Use Plan Requirements*

The following are Newport's policies/implementing actions for land use compatibility.

Policies - Residential:

- P.4 Newport supports maintaining an inventory of standard housing. **Schedule: Continuing Activity.**
- P.5 The Town of Newport supports providing affordable housing. **Schedule: Continuing Activity.**

- P.6 Newport encourages wooded buffers between residential areas and adjacent thoroughfares. **Schedule: Continuing Activity.**
- P.7 Newport supports the establishment of buffers between residential and non-residential areas. **Schedule: Continuing Activity and see I.31.**

Implementing Actions - Residential:

- I.5 Apply for Community Development Block Grant Community Revitalization and North Carolina Housing Finance Agency funds. **Schedule: As needs are identified.**
- I.6 Review the town's zoning and subdivision ordinances regarding possible impediments to the construction of affordable housing. Items to be considered may include, but not be limited to: planned unit developments, zero lot lines, cluster housing, increased density, revised subdivision design standards, and reduced yard setback requirements. **Schedule: Fiscal Year 2006-2007.**
- I.7 Strict enforcement of the town's minimum housing code. **Schedule: Continuing Activity.**
- I.8 Pursue state and federal funding of projects to improve and increase moderate income housing in response to identified needs. **Schedule: Continuing Activity.**
- I.9 Support state and federal programs that assist with housing rehabilitation. **Schedule: Continuing Activity.**
- I.10 When economically feasible, the Town of Newport will extend water and sewer lines to serve new residential developments. **Schedule: Continuing Activity.**
- I.11 Continue to support and fund development of affordable housing in the Newport area. **Schedule: Continuing Activity.**
- I.12 Continue to encourage a variety of choice in existing neighborhoods through a balance of preservation, rehabilitation, and new development. **Schedule: Continuing Activity.**
- I.13 Continue to ensure enforcement of housing construction and maintenance codes. Explore alternatives to demolition of substandard housing. **Schedule: Continuing Activity.**

- I.14 Revise the Town of Newport zoning and subdivision ordinances to incorporate revisions to support affordable housing and variety of choice in housing. **Schedule: Fiscal Year 2006-2007.**
- I.15 Revise/update the town's minimum housing code. **Schedule: Fiscal Year 2007-2008.**
- I.16 The Carteret County Storm Hazard Mitigation, Post-Disaster Recovery, and Evacuation Plan (which includes the Town of Newport) provides policies for responding to hurricanes or other natural disasters (Note: See Appendix III). Those policies address reconstruction needs. The town will allow the reconstruction of any residential structures demolished by natural disaster when the reconstruction complies with all applicable local, state, and federal regulations. **Schedule: Continuing Activity.**

Policies - Commercial/Industrial:

- P.8 Industrial development that can comply with the use standards specified by 15A NCAC 7H, the Town of Newport zoning ordinance, and federal regulations may be located within Newport's planning jurisdiction. **Schedule: Continuing Activity.**
- P.9 Newport aggressively encourages the development of industry. The town does not want any policies contained within this plan to prohibit industrial development which meets all applicable local, state, and federal regulations. (See Commercial/Industrial implementing actions I.17 through I.24) **Schedule: Continuing Activity.**
- P.10 The Town of Newport, in cooperation with Carteret County, will continue to support an active industrial recruitment program, seeking low pollution, light manufacturing industries and those which do not require large commitments of water and/or sewer. **Schedule: Continuing Activity.**
- P.11 Newport desires to achieve responsible industrial development which will not adversely affect the natural environment or the quality of established residential areas. Large vacant areas exist within the town's planning jurisdiction that have the potential for industrial development. **Schedule: Continuing Activity.**
- P.12 The town will discourage any agricultural or industrial development which requires large groundwater yields for operation. **Schedule: Continuing Activity.**

- P.13 Newport opposes the construction of any signs, except public regulatory signs, in public trust areas. ***Schedule: Continuing Activity.***
- P.14 Newport desires to expand its economic base. A reasonable policy of annexation will be maintained. Newport will support growth and development at the densities specified on the future land use map. ***Schedule: Continuing Activity.***
- P.15 There are no electric generating plants located in Newport's planning jurisdiction. The town will consider the need for establishing energy facilities on a case-by-case basis, judging the need for development against all identified possible adverse impacts. ***Schedule: Continuing Activity.***
- P.16 Newport has some concerns over offshore drilling. In the event that oil or gas is discovered, Newport will not oppose drilling operations and onshore support facilities for which an Environmental Impact Statement has been prepared with a finding of no significant impact on the environment. ***Schedule: Continuing Activity.***
- P.17 Industrial sites should be accessible to municipal/central water and sewer service. ***Schedule: Continuing Activity.***
- P.18 Industries that are noxious by reason of the emission of smoke, odor, dust, glare, noise, and vibrations, and those that deal primarily in hazardous products such as explosives, should not be located in Newport. ***Schedule: Continuing Activity.***
- P.19 Industrial development and/or industrial zoning should not infringe on established residential development. ***Schedule: Continuing Activity.***

Implementing Actions - Commercial/Industrial:

- I.17 Newport supports and requests full disclosure of development plans, with mitigative measures that will be undertaken to prevent adverse impacts on the environment, the infrastructure, and the social systems of Newport and Carteret County. The town also requests full disclosure of any adopted plans. Offshore drilling and the development of onshore support facilities may have severe costs for the county and its municipalities as well as advantages. The costs should be borne by the company(ies) which profits from offshore drilling and onshore support facilities. ***Schedule: Continuing Activity.***

- I.18 In guiding commercial/industrial development, the following locational guidelines will be supported:
- Encourage renovation of commercial areas downtown and along Chatham Street.
 - Encourage location of new commercial/retail uses in vacant commercial buildings downtown.
 - Encourage new residential, commercial, and recreational development to take the form of infill in the downtown area as prescribed by the subdivision and zoning ordinances. ***Schedule: Continuing Activity.***
- I.19 The town emphasizes the importance of locating new economic development in and around the existing urban area where public infrastructure and systems can be reasonably extended. ***Schedule: Continuing Activity.***
- I.20 Continue to support growth and development of the Cherry Point Marine Corps Air Station. ***Schedule: Continuing Activity.***
- I.21 All commercial/industrial redevelopment efforts will be coordinated with the Town of Newport Planning Department and Planning Board. ***Schedule: Continuing Activity.***
- I.22 Promote funding for downtown revitalization and implementation in an effort to attract new development to the central business district. ***Schedule: Continuing Activity.***
- I.23 The town will be pro-active in pursuing state and federal assistance and other methods of funding to be utilized for revitalization and other improvements as deemed appropriate. ***Schedule: Continuing Activity.***
- I.24 The Carteret County Storm Hazard Mitigation, Post-Disaster Recovery, and Evacuation Plan (which includes the Town of Newport) provides policies for responding to hurricanes or other natural disasters. Those policies address reconstruction needs. The town will allow the reconstruction of any commercial/industrial structures demolished by natural disaster when the reconstruction complies with all applicable local, state, and federal regulations (Note: See Appendix III). ***Schedule: Continuing Activity.***

Policies – Conservation:

- P.20 Except as otherwise permitted in this plan, residential, commercial, and industrial development should not be supported in natural heritage areas or coastal wetlands. ***Schedule: Continuing Activity.***
- P.21 Residential, commercial, and industrial development which meets 15A NCAC 7H use standards will be allowed in estuarine shoreline, estuarine water, and public trust areas. ***Schedule: Continuing Activity.***
- P.22 The Town of Newport will revise its zoning and subdivision ordinances to require larger lots in conservation classified areas. ***Schedule: Fiscal Year 2006-2007.***
- P.23 The town supports existing policies and/or regulations directed at the management of off-road vehicles on public land. The existing policies are dictated by the National Forestry and Wildlife Commission, and as stated, the town fully complies with and supports these policies. The town does not have policies directed at regulating off-road vehicles. ***Schedule: Continuing Activity.***
- P.24 Newport supports federal protection and management guidelines directed at preservation of the Croatan National Forest. ***Schedule: Continuing Activity.***

Implementing Actions - Conservation:

- I.25 Protect Newport's fragile areas from inappropriate, unplanned, or poorly planned development through the following:
- By implementing the Newport Zoning Ordinance, limit land uses in the vicinity of historic sites and natural heritage areas to compatible land uses. ***Schedule: Continuing Activity.***
 - Newport will coordinate all housing code enforcement/redevelopment projects/public works projects with the NC Division of Archives and History to ensure the preservation and identification of significant historic structures and archaeological sites. Significant historic sites are identified on page 65 of this plan. ***Schedule: Continuing Activity.***
- I.26 Newport will review its zoning and subdivision ordinances to ensure compliance with policies P.20 through P.24. ***Schedule: Fiscal Year 2006-2007.***

Policies – Stormwater Control

- P.25 The town supports promotion of public awareness of forestry Best Management Practices in the area, while encouraging the private forestry industry to implement such practices to the benefit of their natural resource production activities. ***Schedule: Continuing Activity.***
- P.26 Newport supports and encourages use of the U.S. Soil Conservation Service “Best Management Practices” program. ***Schedule: Continuing Activity.***
- P.27 Newport supports reducing soil erosion, runoff, and sedimentation to minimize the adverse effects on surface and subsurface water quality. ***Schedule: Continuing Activity.***
- P.28 Newport supports the enforcement of all controls and regulations, specifically design standards, tie-down requirements, construction and installation standards, elevation requirements, flood-proofing, CAMA regulations, and FEMA regulations, deemed necessary by the Board of Commissioners to mitigate the risks of lives and property caused by severe storms and hurricanes. ***Schedule: Continuing Activity.***

Implementing Actions – Stormwater Control:

- I.27 Newport will prepare a comprehensive town-wide stormwater drainage plan. ***Schedule: Fiscal Year 2007-2008.***
- I.28 The Town of Newport will revise its zoning and subdivision ordinances to reduce the areas covered during development by impervious surfaces. This will reduce stormwater runoff. Changes may include, but not necessarily be limited to:
- Stabilized but not paved parking lots.
 - Paving with “grass stones” (paving blocks which have open areas to allow passage of water).
 - Strip paving of streets. ***Schedule: Fiscal Year 2006-2007.***
- I.29 Newport will consider adopting and enforcing a soil erosion and sediment control ordinance. ***Schedule: Fiscal Year 2007-2008.***

- I.30 The town will support existing state regulations relating to stormwater runoff resulting from development (Stormwater Disposal Policy 15 NCAC 2H.001-.1003) through enforcement of the town's subdivision ordinance. **Schedule: Continuing Activity.**
- I.31 Newport will consider incorporating a landscaping provisions into its zoning and subdivision ordinance to ensure that a buffer of trees/vegetation be left between rights-of-way, that any clear cut areas be consistent with applicable state and federal regulations, and that buffers exist between residential and non-residential areas. **Schedule: Fiscal Year 2007-2008.**
- I.32 Newport will consider adopting and enforcement a stormwater control ordinance which should include regulations for water detention and/or retention facilities in new developments and provide regulations to control the amount of impervious surfaces in a development. **Schedule: Fiscal Year 2007-2008.**
- I.33 Newport will cooperate with the NCDOT, the North Carolina Division of Water Quality, and other state agencies in mitigating the impact of stormwater runoff on all conservation classified areas. The town will support the Division of Water Quality stormwater runoff retention permitting process through its zoning permit system by verifying compliance prior to issuance of a zoning permit. **Schedule: Continuing Activity.**
- I.34 The town will attempt to apply for grant funds, and utilize Powell Bills funds, to improve stormwater drainage systems associated with existing rights-of-way. **Schedule: Continuing Activity.**

5. Infrastructure Carrying Capacity

a. *Management Goal*

The Town of Newport supports the construction of adequate infrastructure throughout its planning jurisdiction. However, the AECs and other fragile areas should be protected when infrastructure systems are constructed.

b. *Planning Objective*

The construction of future infrastructure should be consistent with future growth/land use needs. It is recognized that some service lines will have to extend through environmentally sensitive areas.

c. *Land Use Plan Requirements*

The following are Newport's policies for infrastructure carrying capacity.

Policies:

- P.29 The town will allow the installation of private wells for irrigation only through the NCDENR permit process. NCDENR requires that all proposed water systems that will utilize more than 100,000 gallons per day obtain a permit prior to construction. All well systems must meet the well construction standards established in NCAC 02C.0100 regardless of water usage. ***Schedule: Continuing Activity.***
- P.30 The town will extend water services beyond its extraterritorial area if an adequate demand for service exists. Cost of this extension will be the responsibility of the developer unless grant funding is secured. Extension of this service will also be contingent on an agreement to be annexed. ***Schedule: Continuing Activity.***
- P.31 The Town of Newport supports the construction of lines to and through conservation areas to serve development which meets all applicable state and federal regulations. ***Schedule: Continuing Activity.***
- P.32 Newport opposes inappropriate land uses near well fields and supports regulation of land uses near groundwater sources by the North Carolina Division of Water Quality through NCAC Subchapters 2L and 2C. This is regulated through the town's existing wellhead protection overlay districts, which restricts development dealing with hazardous materials in these respective areas (see Map 24, page 93). ***Schedule: Continuing Activity.***
- P.33 The Town of Newport supports all efforts to secure available state and federal funding for the construction and/or expansion of public and private water systems. ***Schedule: Continuing Activity.***
- P.34 Newport will support the development of central sewer service throughout its incorporated area and its unincorporated planning jurisdiction, which is delineated by the ETJ boundary as shown on all maps. It should be noted that extension of sewer lines will be contingent on available sewer capacity. Additionally, the cost burden for the extension will be placed on the developer. ***Schedule: Continuing Activity.***

- P.35 Newport supports the discharge of effluent into 404 wetland areas. ***Schedule: Continuing Activity.***
- P.36 The town supports rehabilitation of older sections of wastewater collection lines as needed. ***Schedule: Continuing Activity.***
- P.37 The Town of Newport will continue development of its own waste treatment system and treatment plant. The town will also investigate and support other cost effective options which may be available such as: contracting with another municipality for the treatment of a portion of its sewage and/or contracting with the Cherry Point Marine Corps Air Station for the treatment of a portion of its sewage. Aside from these alternatives, the town will promote the use of on-site WWTP in an effort to promote growth. If and when capacity issues are resolved, service will be made available to all developments utilizing package plant facilities. ***Schedule: Continuing Activity.***
- P.38 Newport supports Carteret County's participation in a regional multi-county approach to solid waste management. This includes disposal of waste in the Tri-County Regional Landfill. ***Schedule: Continuing Activity.***
- P.39 The town supports efforts to educate people and businesses on waste reduction and recycling. ***Schedule: Continuing Activity.***
- P.40 Newport supports the siting of recycling centers within commercial and industrial zoning classifications. ***Schedule: Continuing Activity.***

Implementing Actions:

- I.35 The town does not support the use of private package sewage treatment plants within the town limits as long as sewer capacity is available. However, in the ETJ, where the use of private systems is the only available option, the town will permit the use of private systems only if the associated development meets the following criteria:
- The said development is consistent with the town's policies and ordinances.
 - The system meets or exceeds the state and federal permitting requirements.
 - The project will have no adverse impacts beyond its boundaries.
 - The perpetual operation and maintenance of the system is guaranteed without obligation to the town in any way.

Newport supports requirement of a specific contingency plan specifying how ongoing private operation and maintenance of the plant will be provided, and detailing provisions for assumption of the plant into a public system should the private operation fail or management of the system not meet the conditions of the state permit. If a respective development within the ETJ agrees to be annexed, the town will assume all operation and maintenance requirements. ***Schedule: Continuing Activity.***

- I.36 All development and subsequent construction of wastewater facilities shall be consistent with the regulations set forth by the Newport zoning and subdivision ordinances in conjunction with the adopted land use plan. ***Schedule: Continuing Activity.***
- I.37 Newport will allow the discharge of package treatment plant effluent into 404 wetland areas. ***Schedule: Continuing Activity.***
- I.38 Newport will develop a master water and sewer plan as a guide to establishing service and capacity priorities for developing areas. However, it should be noted that the town will not take a proactive approach to water and sewer line extensions. This burden will be placed on developers. ***Schedule: Fiscal Year 2007-2008.***
- I.39 Newport will amend the future land use map, when needed, to reflect the town's water and sewer extension projects as they are planned. ***Schedule: Continuing Activity.***
- I.40 Newport will consult the future land use map when considering new public facilities and private development. ***Schedule: Continuing Activity.***

6. Transportation

a. *Management Goal*

The Town of Newport will support improvements which address the transportation needs identified in the future transportation needs section (page 111).

b. *Planning Objective*

The Town of Newport will strive to improve the efficiency of traffic flow and pedestrian safety.

c. *Land Use Plan Requirements*

The following are the Town of Newport's policies/implementing actions for transportation.

Policies:

- P.41 The town supports limited access from development along all roads and highways to provide safe ingress and egress. ***Schedule: Continuing Activity.***
- P.42 Newport supports interconnected street systems for residential and non-residential development. ***Schedule: Continuing Activity.***
- P.43 Newport supports state and federal funding for maintenance and dredging of the Newport River. ***Schedule: Continuing Activity.***
- P.44 The Town of Newport will support road/transportation improvements to improve the efficiency of its ground transportation system, including bicycle and pedestrian access. ***Schedule: Continuing Activity.***

Implementing Actions:

- I.41 The Town of Newport supports the following transportation improvement actions:
- Update the town's thoroughfare plan. ***Schedule: Fiscal Year 2010-2011.***
 - Coordination with NCDOT to ensure that town streets are adequately maintained and upgraded. ***Schedule: Continuing Activity.***
- I.42 The Town of Newport supports completion of the following transportation improvements:
- Extension of Howard Boulevard to Chatham Street. ***Schedule: Fiscal Year 2008-2009.***
 - Extension of Orange Street to East Chatham Street. ***Schedule: Fiscal Year 2009-2010.***
 - Careful planning of commercial and industrial development along US 70 Bypass. Strip development connecting directly to US 70 should be avoided and service roads required. ***Schedule: Revision to zoning and subdivision ordinances Fiscal Year 2006-2007.***

- Improve pedestrian access and foster pedestrian-friendly environment. ***Schedule: Revision to zoning and subdivision ordinances Fiscal Year 2006-2007.***
- Replace Bridge No. 26 Branch Newport River. ***Schedule: Fiscal Year 2004.***
- Replace Bridge No. 22 Branch Newport River. ***Schedule: Fiscal Year 2006-2007.***
- Construct Havelock Bypass, north of Pine Grove to north of Carteret County line (four lane divided). ***Schedule: Fiscal Year 2006 - 2008.***

I.43 Newport will require where reasonably possible the utilization of frontage roads in non-residential development along federal and state major highways. ***Schedule: Revision to the town's zoning and subdivision ordinances Fiscal Year 2006-2007.***

I.44 Newport will establish a requirement for reverse frontage lots within subdivisions to orient lots towards internal subdivision streets, not secondary roads and highways. ***Schedule: Revision to the town's zoning and subdivision ordinances Fiscal Year 2006-2007.***

I.45 Newport will require the construction of acceleration/deceleration lanes for the entrances to major commercial and residential developments. This should be accomplished through revisions to the town's subdivision ordinance. ***Schedule: Fiscal Year 2006-2007.***

7. Natural Hazard Areas

a. *Management Goal*

The Town of Newport will support preservation of the Newport River, the river shorelines, associated swamp areas, and Areas of Environmental Concern (AEC).

b. *Planning Objective*

The Town of Newport will support policies which minimize development in natural hazard areas such as floodplains, AECs, and wetlands.

c. *Land Use Plan Requirements*

The following are Newport's policies/implementing actions for natural hazard areas.

Policies:

- P.45 Newport supports the construction of bulkheads as long as they fulfill the use standards set forth in 15A NCAC 7H. ***Schedule: Continuing Activity.***
- P.46 The Town of Newport opposes the location of floating structures within its planning jurisdiction. Refer to page 45 for a definition of floating structures. ***Schedule: Continuing Activity.***
- P.47 Because of shallow water depth, mooring fields are opposed within Newport's planning jurisdiction. ***Schedule: Continuing Activity.***
- P.48 The Town of Newport will continuously monitor the effects of sea level rise and update the land use plan policies as necessary to protect the town's public and private properties from rising water levels. ***Schedule: Continuing Activity.***
- P.49 Newport supports the US Army Corps of Engineers' regulations and the applicable guidelines of the Coastal Area Management Act and the use of local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands. ***Schedule: Continuing Activity.***
- P.50 Newport supports relocation of structures endangered by erosion, if the relocated structure will be in compliance with all applicable policies and regulations. ***Schedule: Continuing Activity.***
- P.51 The Town of Newport is supportive of resource protection, in particular preservation of conservation areas as defined by this plan. All 15A NCAC 7H minimum use standards will be supported by the policies contained in this plan. ***Schedule: Continuing Activity.***

Implementing Actions:

- I.46 Newport will monitor development proposals for compliance with Section 404 of the Clean Water Act and will continue to enforce local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands. ***Schedule: Continuing Activity and revise the town's subdivision ordinance Fiscal Year 2006-2007.***
- I.47 Newport will continue to enforce its Floodplain Ordinance and participate in the National Flood Insurance Program. Subdivision regulations will be enforced – requiring elevation monuments to be set so that floodplain elevations can be

more easily determined. ***Schedule: Continuing Activity and revise the town's subdivision ordinance Fiscal Year 2006-2007.***

- I.48 Newport permits redevelopment of previously developed areas, provided all applicable policies, regulations, and ordinances are complied with. Redevelopment, including infrastructure, should be designed to withstand natural hazards. ***Schedule: Continuing Activity.***
- I.49 Newport will support the Carteret County Hazard Mitigation Plan, which is incorporated herein by reference. Changes to this Land Use Plan or the 2003 Carteret County Hazard Mitigation Plan may result in subsequent changes to the other document. ***Schedule: Continuing Activity.***

8. Water Quality

a. *Management Goal*

The Town of Newport will strive to protect and improve water quality within the Newport River, its tributaries, and adjacent swamps. Preservation of water quality is important to the town's environment and development of eco-tourism.

b. *Planning Objective*

The Town of Newport will work with Carteret County to ensure that water quality is improved.

c. *Land Use Plan Requirements*

The following provides Newport's policies and implementing actions for water quality.

Policies:

- P.52 Newport's policy is to conserve its surficial groundwater resources by supporting CAMA and NC Division of Water Quality stormwater runoff regulations, and by coordinating local development activities involving chemical storage or underground storage tank installation/abandonment with Carteret County Emergency Management personnel and the Groundwater Section of the North Carolina Division of Water Quality. ***Schedule: Continuing Activity.***

- P.53 Newport supports the White Oak Basinwide Management Plan (see Section V.C.2., page 58). The goals of the plan are:
- identify water quality problems and restore full use to impaired waters;
 - identify and protect high value resource waters;
 - protect unimpaired waters while allowing for reasonable economic growth;
 - develop appropriate management strategies to protect and restore water quality;
 - assure equitable distribution of waste assimilative capacity for dischargers; and
 - improve public awareness and involvement in the management of the state's surface waters. ***Schedule: Continuing Activity.***
- P.54 Newport supports the policy that all State of North Carolina projects should be designed to limit to the extent possible stormwater runoff into coastal waters. ***Schedule: Continuing Activity.***
- P.55 Newport supports management of problem pollutants, particularly biological oxygen demand and nutrients, in order to correct existing water quality problems and to ensure protection of those waters currently supporting their uses in the Newport River and its tributaries. ***Schedule: Continuing Activity.***
- P.56 With the exception of fuel storage tanks used for retail and wholesale sales, Newport opposes the bulk storage of fuel or other manmade hazardous materials within any areas not zoned for industrial usage. ***Schedule: Continuing Activity.***
- P.57 The Town of Newport opposes the disposal of any toxic wastes, as defined by the US Environmental Protection Agency's Listing of Hazardous Substances and Priority Pollutants (developed pursuant to the Clean Water Act of 1977) within its planning jurisdiction. ***Schedule: Continuing Activity.***
- P.58 The Town of Newport supports the use standards for public trust areas as specified in 15A NCAC 7H.0207. ***Schedule: Continuing Activity.***
- P.59 The town will support enforcement of current state, federal, and local regulations to improve water quality. ***Schedule: Continuing Activity.***

Implementing Actions:

- I.50 Newport will enforce, through the development and zoning permit process, all current regulations of the NC State Building Code and the NC Division of Health Services relating to building construction and septic tank installation/replacement in areas with soils restrictions. ***Schedule: Continuing Activity.***
- I.51 Newport will coordinate all development activity with appropriate Carteret County and state regulatory personnel, and in particular with the Carteret County Sanitarian when septic tank permits are required. ***Schedule: Continuing Activity.***
- I.52 Newport will cooperate with US Army Corps of Engineers in the regulation/enforcement of the 404 wetlands permit process. ***Schedule: Continuing Activity.***
- I.53 Newport will support the development of central water and sewer systems in all areas of the town's planning jurisdiction. ***Schedule: Continuing Activity.***
- I.54 Newport will continue to coordinate all development within the special flood hazard area with the town's Inspections Department, North Carolina Division of Coastal Management, FEMA, and the US Corps of Engineers. ***Schedule: Continuing Activity.***
- I.55 Newport will continue to enforce its existing zoning and flood damage prevention ordinances and follow the Carteret County Hazard Mitigation Plan (Note: See Appendix III). ***Schedule: Continuing Activity.***
- I.56 Newport will monitor development proposals for compliance with Section 404 of the Clean Water Act and will continue to enforce local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands. ***Schedule: Revision to the town's zoning and subdivision ordinances Fiscal Year 2006-2007.***
- I.57 Newport will permit redevelopment of previously developed areas, provided all applicable policies, regulations, and ordinances are complied with. The town will encourage redevelopment as a means for correcting housing problems, upgrading commercial structures, and historic preservation (through rehabilitation and adaptive reuse). Redevelopment, including infrastructure, should be designed to withstand natural hazards. ***Schedule: Continuing Activity.***

- I.58 Newport will utilize the future land use map to control development and make rezoning decisions. This map is coordinated with the land suitability maps and proposed infrastructure maps. **Schedule: Continuing Activity.**
- I.59 The Town of Newport will undertake a review of all local land use regulation ordinances to determine if revisions should be undertaken to respond to specific water quality management problems. **Schedule: Fiscal Year 2006-2007.**
- I.60 The Town of Newport will continue to support and implement its Wellhead Protection Plan. **Schedule: Fiscal Year 2006-2007.**
- I.61 The Town of Newport will establish and implement a detailed Stormwater Management Program. Refer to page 109 of the Future Demands section for details on this program. The town has already secured funding through the NC Division of Coastal Management to implement this program. **Schedule: Fiscal Year 2006-2007.**
- I.62 The Town of Newport Building Inspections Department will coordinate building inspections with state and federal regulations governing underground storage tanks and will endeavor to advise building permit applicants of those regulations. **Schedule: Continuing Activity.**
- I.63 Newport will support the technical requirements and state program approval for underground storage tanks (40 CFR, Parts 280 and 281), and any subsequent state regulations concerning underground storage tanks adopted during the planning period. **Schedule: Continuing Activity.**
- I.64 Newport will review and amend the local zoning ordinance with regard to underground chemical and gasoline storage regulations to ensure a minimum of risk to local groundwater resources. **Schedule: Fiscal Year 2006-2007.**
- I.65 Newport will continuously enforce, through the development and zoning permit process, all current regulations of the NC State Building Code and North Carolina Division of Health Services relating to building construction and septic tank installation/replacement in areas with soils restrictions. **Schedule: Continuing Activity.**
- I.66 Preservation of wetlands is important to the protection/improvement of water quality in Newport's planning jurisdiction. The following will be implemented:

- Coordinate all development review with the appropriate office of the US Army Corps of Engineers and the Soil Conservation Service. **Schedule: Continuing Activity.**
- Require that wetland areas be surveyed and delineated on all preliminary and final subdivision plats. **Schedule: Fiscal Year 2006-2007.**

9. Local Areas of Concern

a. *Management Goal*

The Town of Newport will reflect the requirements of NCAC 7H and NCAC 7B in its goals addressing local concerns.

b. *Planning Objective*

The Town of Newport will implement policies to address local concerns which include economic development, general health, funding sources, preservation of the town's rural character, and preservation of cultural and historic areas. These objectives include decreasing residential density within the town.

c. *Land Use Plan Requirements*

The Town of Newport will support the following policies/implementing actions that address areas of local concern. All policies are continuing activities.

Policies - Cultural, Historic, and Scenic Areas:

- P.60 The town supports local, state, and federal efforts to protect historic properties within its borders and to perpetuate its cultural heritage. Sites of historic significance are identified on page 65. **Schedule: Continuing Activity.**
- P.61 Newport will coordinate all town public works projects with the NC Division of Archives and History, to ensure the identification and preservation of significant archaeological sites. **Schedule: Continuing Activity.**

Implementing Actions - Cultural, Historic, and Scenic Areas:

- I.67 Newport will guide development so as to protect historic and potentially historic properties in the town and to perpetuate the town's cultural heritage. **Schedule: Continuing Activity.**

- I.68 Newport will undertake a survey of historical sites within its planning jurisdiction by local volunteers or state and federal agencies and will seek grant monies to complete an inventory of historically significant structures and sites. ***Schedule: Fiscal Year 2007-2008.***
- I.69 Newport shall coordinate all housing code enforcement/redevelopment projects with the NC Division of Archives and History, to ensure that any significant architectural details or buildings are identified and preserved. ***Schedule: Continuing Activity.***

Policies - Economic Development:

- P.62 Tourism is important to the Town of Newport and will be supported by the town. ***Schedule: Continuing Activity.***
- P.63 The town will encourage development in Newport's planning jurisdiction to protect the town's resources, preserve its small town atmosphere, and simultaneously promote industrial and retail growth. ***Schedule: Continuing Activity.***
- P.64 The town will encourage industrial and commercial development in areas that do not infringe on existing residential areas. ***Schedule: Continuing Activity.***
- P.65 The Town of Newport supports the development of aquaculture and mariculture facilities. ***Schedule: Continuing Activity.***
- P.66 In support of eco-tourism, Newport continues to support state and federal efforts to maintain channels for navigation. The town also supports the private maintenance of channels providing that such action is in accordance with all local, state, and federal environmental regulations. ***Schedule: Continuing Activity.***
- P.67 The town supports the location of staging areas and support facilities for energy-related activities – particularly exploration. ***Schedule: Continuing Activity.***

Implementing Actions - Economic Development:

- I.70 The Town of Newport will support Carteret County in its economic development efforts. ***Schedule: Continuing Activity.***

- I.71 The Town of Newport will pursue funding through state and federal programs that are considered supportive of local economic development efforts:
- Newport is generally receptive to state and federal programs, particularly those which provide improvements to the town. The town will continue to fully support such programs, especially the NC Department of Transportation road and bridge improvement programs, which are very important to the town. ***Schedule: Continuing Activity.***
 - Examples of other state and federal programs that are important and support by Newport include: dredging and channel maintenance by the US Army Corps of Engineers; federal and state projects which provide efficient and safe boat access for sport fishing; public beach and coastal waterfront access grant funds; and community development block grants, housing for the elderly, moderate income housing, housing rehabilitation, and North Carolina Housing Finance Agency housing improvement programs. ***Schedule: Continuing Activity.***
- I.72 Newport will continue to support the activities of the NC Division of Travel and Tourism; specifically, the monitoring of tourism-related industry, efforts to promote tourism-related commercial activity, and efforts to enhance and provide shoreline resources. ***Schedule: Continuing Activity.***
- I.73 In support of eco-tourism, Newport will support projects that will increase public access to shoreline areas. ***Schedule: Continuing Activity.***
- I.74 Newport will support NC Department of Transportation projects to improve access to and within the town. ***Schedule: Continuing Activity.***
- I.75 Newport will support the following in the pursuit of industrial development:
- Encourage placement of new heavy industrial development to have minimum adverse effect on the town's ecosystem and by encouraging areas of concentrations of such uses be considered first when suitable infrastructure is available consistent with the growth policy of the future land development map. ***Schedule: Continuing Activity.***
 - Encourage industrial development in industrial park sites by improving the provision of services such as water, sewer, and natural gas. ***Schedule: Continuing Activity.***

Policies – General Health and Human Services Needs:

- P.68 The Town of Newport supports the continued public provision of solid waste disposal, law enforcement, and educational services to all citizens within its planning jurisdiction. ***Schedule: Continuing Activity.***
- P.69 The town supports local, state, and federal efforts to minimize the adverse impact of man-made hazards within its borders. ***Schedule: Continuing Activity.***
- P.70 In an effort to improve health conditions, Newport supports the following water and sewer policies.
- Newport supports the extension of central water service into all areas of the town shown on the future land suitability analysis map as suitable for development, including the construction of lines to and through conservation areas to serve development which meets all applicable state and federal regulations. ***Schedule: Continuing Activity.***
 - The town is aware that inappropriate land uses near well fields increase the possibility of well contamination. Land uses near groundwater sources are regulated by the NC Division of Environmental Management through NCAC Subchapter 2L and Subchapter 2C. Newport recognizes the importance of protecting potable water supplies, and therefore supports the enforcement of these regulations. ***Schedule: Continuing Activity.***
 - Newport supports efforts to secure available state and federal funding for the construction of public and private water and sewer systems. ***Schedule: Continuing Activity.***

Implementing Actions - General Health and Human Services Needs:

- I.76 During the planning period, Newport will develop a community services/facilities plan (as a stand-alone document, not as an expansion of this plan), which will define existing deficiencies in police protection, fire protection, local administrative buildings, public recreational facilities, public shoreline access, and public parks. This plan will not address school system needs. The plan will prioritize needs and make specific recommendations concerning financing and budgeting the high priority needs. ***Schedule: Fiscal Year 2007-2008.***

I.77 Floodplain regulation is a concern in Newport. To accomplish protection of public health and service needs, Newport will:

- Continue to enforce the flood hazard reduction provisions of the Newport Land Development Ordinances. **Schedule: Continuing Activity.**
- Revise the town's zoning ordinance to prohibit the installation of underground storage tanks in the 100-year floodplain. **Schedule: Fiscal Year 2006-2007.**
- Revise the town's zoning ordinance to require open space, recreational, agricultural, and other low-intensity uses within the floodplain. **Schedule: Fiscal Year 2006-2007.**
- Revise the town's zoning ordinance to prohibit the development of any industry within the 100- year floodplain that may pose a risk to public health and safety. Such industries may include but not be limited to: chemical refining and processing, petroleum refining and processing, hazardous material processing, or storage facilities. **Schedule: Fiscal Year 2006-2007.**

I.78 To effectively manage Newport's investment in existing and proposed community facilities and services, the town will:

- Develop a specific capital improvements plan (CIP) with emphasis placed on services and facilities which affect growth and development. **Schedule: Fiscal Year 2006-2007.**
- Provide the Carteret County Board of Education with locational information on all residential development. **Schedule: Continuing Activity.**

I.79 The National Forest Service is considering the sale of some of its national inventory of forestland. This may affect land contained in the Croatan National Forest. If land is disposed of within the Croatan National Forest, the Town of Newport will assess the negative impacts of such land disposition and will respond on a case-by-case basis, including general health, environmental, and economic considerations. This may require revisions to this Land Use Plan. **Schedule: Continuing Activity.**

Implementing Actions – Funding Options:

- I.80 The Town of Newport will support state and federal programs that are necessary, cost-effective, and within the administrative and fiscal capabilities of Newport. ***Schedule: Continuing Activity.***
- I.81 The Town of Newport will continue to work with state and federal agencies to ensure continued dredging and maintenance of channels in the Newport River needed to maintain the river as public trust waters. These efforts shall comply with applicable state and federal regulations. Channel maintenance has major economic significance and is worthy of state and federal funding. ***Schedule: Continuing Activity.***
- I.82 The Town of Newport will implement the following to support the NC Division of Waste Management requirements/objectives:
- Removal of any abandoned or out-of-use USTs within the project area. The UST section should be notified of any commercial USTs to be permanently closed or installed as well as the county Fire Marshall. Owners and operators must obtain an operating permit and pay fees for all commercial USTs “in use.”
 - Any UST systems installed within 500 feet of a public water supply well or within 500 feet of any surface water classified as HQW, ORW, WS-I, WS-II, or SA must be secondarily contained.
 - Any aboveground fuel tanks must be installed and maintained in accordance with applicable local, state, or federal regulations.
 - Any chemical or petroleum spills must be contained and the area of impact property restored. Spills of significant quantity must be reported to the Division of Water Quality.
 - Any soils excavated during removal of USTs or any soils excavated during demolition or construction that show evidence of chemical or petroleum contamination, such as stained soil, odors, or free product must be reported immediately to the local Fire Marshall and the UST Section to determine whether explosion or inhalation hazards exist. Contaminated soils must be properly disposed. ***Schedule: Continuing Activity.***

D. FUTURE LAND USE

1. Introduction

The future land use map (Map 26) depicts application of the policies for growth and development and the desired future patterns of land use and land development. **The areas indicated as low suitability are not intended to prohibit development but are intended to indicate areas where careful review of proposed development should be undertaken.** The future land use map must include the following:

- Areas and locations planned for conservation or open space and a description of compatible land uses and activities.
- Areas and locations planned for future growth and development with descriptions of the following characteristics:
 - Predominant and supporting land uses that are encouraged in each area;
 - Overall density and development intensity planned for each area; and
 - Infrastructure required to support planned development in each area.
- Land use which reflects existing and planned infrastructure.
- Reflect the information depicted on the Composite Map of Environmental Conditions (Map 12) and Map of Existing Land Suitability Analysis (Map 23).

Map 26 - Future Land Use

2. Future Land Use Acreages

Table 47 summarizes the future land use acreages. This table reflects future decreases in some future land use categories as a result of reflecting data shown on Maps 12 and 23. Based on these maps, some areas are committed to the conservation categories on the future land use map. The future land use plan map depicts areas for development which are consistent with the land suitability map (Map 23, page 88).

Table 47
Town of Newport
Future Land Use Acreages

	Corporate Limits		ETJ		Total	
	Acres	%	Acres	%	Acres	%
Commercial	152.0	3.5%	371.6	2.6%	523.6	2.8%
Conservation	1,151.4	26.8%	7,114.8	50.1%	8,266.2	44.7%
Industrial	18.5	0.4%	196.4	1.4%	214.9	1.2%
Low-Density Residential	1,845.0	43.0%	5,793.9	40.8%	7,638.9	41.3%
Medium-Density Residential	687.5	16.0%	500.6	3.5%	1,188.1	6.4%
High-Density Residential	187.0	4.4%	25.0	0.2%	212.0	1.1%
Mixed Use	56.6	1.3%	7.3	0.1%	63.9	0.3%
O&I	195.2	4.5%	182.8	1.3%	378.0	2.0%
TOTAL	4,293.2	100.0%	14,192.4	100.0%	18,485.6	100.0%

*The acreages in this table assume total build-out of the attached future land use map.
Source: Holland Consulting Planners, Inc.

All future land use acreages are based on suitability of land for development and not forecast market demand for future acreages. The land uses in each of these areas have been coordinated with the town's zoning ordinance and are classified as follows:

High-Density Residential

R-8 Residential Single-Family District. The purpose of this district shall be to maintain a minimum lot size of 8,000 square feet, to allow for single-family dwellings and such other uses as special uses which would not substantially interfere with the district and would not be detrimental to the quiet residential nature of the areas included within the district.

- *Allowable density:* Densities within this district will be a minimum of 8,000 square feet (5.5 units per acre).

- *Maximum building height:* 35 feet for primary structure, and 25 feet for all accessory structures.
- *Preferred uses:* This district is primarily reserved for single-family dwellings; however, municipal facilities, parks, schools, and churches will also be permitted through obtaining a special use permit. All other uses that will not pose a threat to the residential character of this district will be considered.
- *Uses to be discouraged:* All uses, primarily non-residential, that will have an adverse impact on the residential nature of these established contiguous neighborhood areas including multi-family housing.

Medium-Density Residential

R-10 Residential Single-Family District. The purpose of this district shall be to maintain a minimum lot size of 10,000 square feet and to allow for single-family dwellings and such other uses permitted as special uses which would not substantially interfere with the district and would not be detrimental to the quiet residential nature of the areas included within the district.

R-15 Residential Single-Family District. The purpose of this district shall be to maintain a minimum lot size of 15,000 square feet, and to allow for single-family dwellings and such other uses permitted as special uses which would not substantially interfere with the district and would not be detrimental to the quiet residential nature of the areas included within the district.

R-15D Residential Single-Family District. The purpose of this district shall be to maintain a minimum lot size of 15,000 square feet, and to allow for single-family dwellings of the townhouse type as defined in the North Carolina Building Code and such other uses permitted as a special use which would not interfere with single-family residences in the district and would not be detrimental to the quiet residential nature of the areas included within the district.

R-15CU Residential Single-Family District. Identical to R-15 except that a Conditional Use Permit is required as a prerequisite to any use or development.

- *Allowable density:* Densities in this district range from 10,000 (4.5 units per acre) to 15,000 (3 units per acre) square feet depending on the corresponding zoning district. NOTE: Within the R-10 zoning district, multi-family housing will be permitted, if required minimum lot size is increased by a factor of 5,000 square feet per dwelling unit.
- *Maximum building height:* 35 feet for primary structure, and 25 feet for all accessory structures.
- *Preferred uses.* This district is intended to be utilized for the construction of single-family homes on moderate density lots. As noted, the town will allow for multi-unit development within this district assuming that the minimum lot size

is increased to correspond with requirements for the R-10 zoning district. Multi-family housing will be discouraged within the R-15 zoning district, in an effort to reserve this area for additional single-family homes. In addition to housing, the following may be constructed in this district by obtaining a special use permit: parks, municipal facilities, cemeteries, schools and nursing homes.

- *Discouraged uses:* All non-residential uses will be discouraged in this district in an effort to maintain the overall quiet residential nature of Newport. Additionally, multi-family housing will be discouraged due to the sewer capacity issues currently facing the town. This will be discussed further in the Infrastructure Carrying Capacity discussion.

Low-Density Residential

R-20 Residential-Agricultural District. The purpose of this district shall be to maintain a compatible mixture of residential and agricultural uses, to preserve land best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use land suited to eventual development in other uses, pending proper timing for the economical provision of utilities, major streets, and other facilities, so that compact, orderly development will occur; to maintain a minimum lot size of 20,000 square feet, a density of approximately ten families per acre in accordance with the NC State Health Department's recommendations for residential areas not served with public water and sewer.

R-20A Single-Family Residential District. The purpose of this district shall be to maintain a minimum lot size of 20,000 square feet, a single-family dwelling density of approximately two families per acre; to allow for single-family dwellings and such other uses allowed as special uses which would not be detrimental to the quiet rural nature of the area.

R-20MH Residential Single-Family, Manufactured Home (Mobile Home). The purpose of this district is maintain a minimum lot size of 20,000 square feet and to provide for mobile home subdivisions in proper locations in relation to other districts, transportation, and other facilities.

- *Allowable density:* Minimum lot size for this residential district is 20,000 square feet (2 units per acre).
- *Maximum building height:* 35 feet for primary structure, and 25 feet for all accessory structures.
- *Preferred uses:* This district is intended to be utilized for a mixture of existing agricultural activities, as well as low density housing development. Preferred uses in this district include single-family homes (including mobile homes), farming activities and low impact non-residential uses (day care centers, nursing homes, and churches). Duplex housing will be allowed in this district, assuming that a septic tank permit is issued through the County Health Department.

Apartment type housing will be permitted in this district through special use permit; however, on-site wastewater treatment facilities will be required.

- *Discouraged uses:* A majority of this district falls within Newport's existing ETJ. The town does not currently provide sewer service to this area. Due to sewer system capacity restraints the town does not intend to extend service to these areas during the planning period. All uses that will require central sewer service will be discouraged. Additionally, at this time the town will aim to concentrate all high impact non-residential uses into existing industrial and commercial districts. This will help maintain the rural nature of the town's existing ETJ.

Mixed Use Residential

PUD Planned Unit Development. Within districts now existing or which may hereafter be created, it is intended to permit and encourage, on application and approval of detailed development plans, establishment of new Planned Unit Developments for specified purposes where tracts of land suitable in location, area, and character are to be planned and developed as a whole and in a unified manner. Ownership in PD-R projects in all residential district may be by condominiums, cooperative, individual, municipal, or other types as approved. Maximum housing density is ten dwelling units per acre.

- *Allowable density:* An average single-family residential lot size of 8,000 square feet (5.5 units per acre) will be utilized in this district depending on a respective developer's proposed site plan.
- *Maximum building height:* As with other residential districts within town, the maximum building height will be 35 feet for the primary structure, and 25 feet for accessory structures.
- *Preferred uses:* This district is intended to serve a variety of uses. It is anticipated that these large tracts of land will be developed as high density residential housing developments. Provision of sewer service by the town to any proposed development on these properties will be based on available capacity. In addition to housing, this district will also accommodate convenience retail outlets, community facilities, care facilities, and office and professional uses. Development of these tracts will be based on approval of a master plan to be approved by the Town of Newport Town Council.
- *Discouraged uses:* Any industrial or other non-residential use that is considered a threat, through the generation of noise and air pollution, to adjacent residential development that is anticipated within this land use district.

Office and Institutional

RO Residential-Office District. The purpose of this district shall be to create and protect areas in which residential, business, and professional uses may be and are compatibly mixed, achieving a healthful living environment for the residents of the district and at the same time preventing the development of blight and slum conditions. This district is limited to those sections of the community in which the mixing of such uses has been found to be necessary and desirable for the buffering of residential from commercial and industrial uses. All lots shall contain a minimum of 6,000 square feet for the first dwelling and 3,000 square feet for each additional dwelling unit.

- *Allowable density:* Minimum lot density for the initial unit within this district will be 6,000 square feet (7 units per acre); for each additional unit, the minimum lot size must be increased by 3,000 square feet accordingly.
- *Maximum building height:* No building in this district is permitted to exceed 35 feet.
- *Preferred uses:* This district is intended to provided a buffer between established residential districts and commercial and industrial centers. Desirable land uses in this district include low impact/traffic generating uses as follows: office space, medical/veterinary offices, home occupations, boarding houses, churches, civic buildings, parks, municipal structures. Single-family homes and two-family dwellings (duplexes) will also be allowed within this district.
- *Discouraged uses:* Primarily commercial and industrial development will be discouraged within this district. As stated, the primary intent of this district is to minimize traffic generation and noise associated with land uses generating either large volumes of consumer traffic and/or industrial traffic related to the shipping or delivery of goods and materials.

Commercial

CD Commercial Downtown. This district is designed to stabilize, improve, and protect the commercial characteristics of the central business district of the town. The aggregate area available for the district is limited, the types of business and activities will be limited so as to provide for traffic control, parking and any activity that may not be compatible with the adjacent zoning district.

CH Limited Access Commercial Highway District. The purpose of this district shall be to provide for, encourage, and protect the compatible grouping and development of commercial uses which are appropriate on major arteries. Such uses are dependent upon vehicular traffic and are subject to public view, requiring that provisions are made for appearance, parking and loading, and controlled traffic movement to protect the health, safety, and welfare of the citizens.

NB-1 Neighborhood Business District. The purpose of this district is to provide areas where a limited range of business establishments can be located near or adjacent to residential development without adversely impacting the adjacent residential area. The lot area shall be a minimum of 20,000 square feet and a maximum of 43,560 square feet.

- *Allowable density:* There is no minimum lot size requirement within this district; however, all proposed commercial developments within this district will be required to comply with all off-street parking requirements as outlined in the Town of Newport zoning ordinance.
- *Maximum building height:* No building in this district is permitted to exceed 50 feet.
- *Preferred Uses:* This district is intended to serve commercial establishments serving a wide range of clientele. A predominant portion of this district either falls within the town's central business district, or along the US Highway 70 corridor running through the town's corporate limits and ETJ. Uses within this district should be provide convenient retail establishments for Newport residents and serve as an economic development tool for the town. Uses outlined in the office and institutional district discussed above will be permitted within the commercial district; however, residential construction will be discouraged.
- *Discouraged uses:* Residential construction will be discouraged within the commercial district. Land falling within this district is situated in portions of town that will not infringe on existing residential areas. Additionally, industrial land uses will be discouraged in this district.

Industrial

LI Light Industrial. To develop and reserve areas for industrial uses which involve manufacturing, processing, assembly operation, storage of materials or equipment, and public utility operations. The lot area shall be 20,000 square feet.

IW Industrial Warehousing. The purpose of this district shall be to provide for and protect areas for those uses of an industrial, warehousing, and storage nature which do not create an excessive amount of noise, odors, smoke, dust, airborne debris, or other objectionable characteristics which might be detrimental to surrounding neighborhoods, either residential, commercial, or industrial, or to the other uses permitted in the district.

- *Allowable density:* Minimum lot size for this district is 20,000 square feet.
- *Maximum building height:* No structure within this district may exceed 50 feet.
- *Preferred uses:* This district was established to accommodate both existing and future light industrial operations. Light industries by definition can be characterized as an operation dealing in light manufacturing, assembly, and

storage of materials. The town will continue to recruit additional light industrial operation, but will aim to locate these facilities into portions of town designated as industrial areas on the future land use map.

- *Discouraged uses:* All uses not related to the expansion or establishment of an industrial operation. The town intends to reserve a portion of its excess sewer capacity for future industrial development, and therefore, will aim to focus this development into areas slated for industrial use on the future land use map.

Conservation

The conservation class is designated to provide for effective long-term management of significant limited or irreplaceable areas which include the following categories: natural resource fragile areas, 404 wetlands, 100-year floodplain areas, and public trust waters. Policy statements in this plan address the town's intentions under this classification and support the 15A NCAC 7H CAMA regulations for protection of AEC's

- *Allowable density:* The minimum lot size for development within the conservation zone is 20,000 square feet (2 units per acre).
- *Maximum building height:* Maximum building height for this district is 35 feet for the primary structure and 25 feet for accessory structures.
- *Preferred uses:* This district was established in response to environmentally sensitive and natural hazard areas identified through the land suitability analysis and environmental composite discussion earlier in this plan. Due to these factors, land use within this district should consist of low density residential housing. All development should be contingent on whether all environmental impacts have been assessed, and potential effects of natural hazards taken into account. Additionally, all development within this district will be required to establish on site wastewater treatment facilities.
- *Discouraged uses:* All non-residential uses will be discouraged in this district. Proposals for non-residential development will be assessed on a case-by-case basis through making a determination regarding a given development impact on environmental conditions won property falling within this district.

3. Future Land Demand Acreages

The Town of Newport faces a difficult situation with respect to future growth and development mainly due to issues related to sewer carrying capacity. This issue was noted earlier in the discussion related to future community facilities needs. At this time the town is working with NCDENR in an attempt to secure a sewer discharge permit for an additional 250,000 GPD in capacity. This will bring the town's total sewer capacity to 750,000 GPD. Although this increased carrying capacity will provide some room for additional growth, a majority of this capacity is already spoken for, and is expected to be exhausted in close to a year (FY 06-07). Additionally, this increased capacity will maximize the treatment capacity for the town's existing wastewater treatment system. This issue has forced the town to begin the planning stages for a new wastewater treatment plant facility. The town is currently in the early stages of this process, and is working with the NC Shellfish Sanitation Department on an impact study regarding increased sewer discharge into the Newport River. The study being conducted with oversight from the Coastal Federation is in response to increasing concerns over water quality in waterbodies adjacent to, and downstream from Newport. The explosion of growth in and around Newport has taken a significant toll on the water quality within the Newport River, as well as Bogue Sound downstream.

Due to the constraints of operating under the town's existing wastewater treatment system, the inspections department is now at the point of denying requests for medium to high density multi-unit residential developments. It should be noted, however, that the town does not have a problem with water system capacity, and does not anticipate a problem throughout the planning period (5-10 years) or throughout the extent of the land demand forecast time frame (through 2025). This fact will be documented throughout the infrastructure demand analysis within the next section.

The town does feel that the permit for the additional 250,000 GPD sewer capacity will simply serve as a quick fix. The town does plan to reserve a percentage of this capacity for future commercial and light industrial development that is expected to take place over the next five to ten years. The town is focusing its economic developments efforts on recruiting both retail commercial and light industrial operations. This is evidenced by both the future land use map, and land demand forecast estimates outlined in Table 48 below. The town's current plan of action in relation to sewer carrying capacity is to allocate the 250,000 between single family residential and commercial/industrial development. Based on building permits already applied for; however a majority of this capacity has already been spoken for. The town will continue to approve future development, but will earmark a portion of the remaining capacity for commercial and industrial growth as noted above. Plans related to capacity of the town's new wastewater treatment plant will rely on the results of the impact study currently being conducted by the NC Shellfish Sanitation Division. It is anticipated that the new plant will have a capacity ranging from 2.0 to 3.0 Million Gallons Per Day (MGD).

Due to the issues outlined above, the town is not in the position to halt development, and therefore has made a decision to start approving proposed developments that will require the installation of package or localized wastewater treatment plants. This effort is mainly focused on medium to high density residential development at this time. The town will hold off requiring commercial/office & institutional and light industrial developments to take this route until all available capacity has been utilized. The town will propose that these package plants be installed with the understanding that once capacity is available the town will eventually provide sewer to these developments. Once the additional capacity, through the new plant discussed above comes online, the town will provide the additional capacity to developments which were established requiring on-site wastewater treatment, assuming sewer lines extend to these areas. In areas that are not currently within the town's sewer service area, mainly the ETJ, developers will be required to fund sewer and water line extension to proposed building sites unless grant funding is secured by the town to assist in this effort. When this development occurs, the town will request that these properties be annexed, with the understanding that the town will maintain all private septic and package WWTP's established within these future developments. All statements related to infrastructure carrying capacity are further detailed in the policy statement section of the plan (see pages 134-137, Infrastructure Carrying Capacity).

Under this scenario, growth within all future land use categories defined above is intended to move forward. Growth within Newport, mainly residential, has exploded over the last twelve to fifteen months. This can be attributed to both an increase in population related to growth at Cherry Point, as well as housing development occurring as a result of in-migration pressures. To put this growth in perspective, there were 54 permits for new residential development in FY 2005. Within the first quarter of FY 2006, 71 permits have been issued, and it is anticipated that approximately 300 new units will be constructed within Newport by the end of 2006. According to town staff this trend is expected to continue. Developers are focusing on Newport due to its cheaper land prices, and close proximity to services, retail outlets, and the Bogue Banks beaches.

Based on these reports, housing development and population growth within Newport will be substantial over the next twenty years. The town, as indicated on the town's future land use map, is encouraging low density residential development in a majority of its unincorporated jurisdiction (ETJ). This is evidenced by the fact that approximately 41% of the town's future land use acreage is dedicated to this use. It is also anticipated that the future land use category with the highest growth rate will be medium density residential (MDR) development. This can mainly be attributed to the fact that most lots within new subdivisions being proposed in Newport are approximately .25 to .35 acres in size, which corresponds with the MDR classification defined in the future land use discussion.

Within the Town of Newport, there is currently 14,843 acres of vacant/open space/agricultural land, which comprises 80% of the town's overall planning jurisdiction. Approximately 45% of this land is designated as conservation on the future land use map. This leaves 10,187 acres of land considered suitable to support large scale development including both residential and nonresidential uses. As noted above these are areas that are very unsuitable for development, and in some cases unavailable for development. An example of this is the large portion of the Croatan National Forest that falls within the southwest corner of the town's ETJ. A large percentage of this acreage has been designated as conservation due to the property's location within the 100 year floodplain and/or coastal wetland areas. The town will not deny request for development in these areas, but the provision of sewer capacity will not be promoted in areas designated as conservation on the future land use map. Additionally, there are approximately 1,600 acres of land designated as having a low suitability for development according to the NC DCM LSA model. This land is considered available for development in areas outside of defined conservation districts. Proposed development in these areas will be assessed on a case-by-case basis. As long as these developments comply with all town codes and ordinances, and will not have an adverse impact on adjacent properties and/or environmental conditions, they will not be discouraged.

The following table forecasts the shift in land use within the Town of Newport's planning jurisdiction (ETJ) through the year 2025, based on the scenario outlined above. These land demand forecasts serve as a density & intensity analysis required to satisfy requirements outlined in NCAC 7B. These forecast take into account the fact that non-residential growth within Newport is expected to occur but will be modest. These forecast are also subject to the assumption that the town will not let the current and forecasted lack of sewer capacity to halt growth and development. If sewer capacity is not available, the town will refer developers to NCDENR to research possibilities related to localized package treatment plants.

Table 48 breaks down the projected development trends for the Town of Newport through the year 2025. It is difficult at this point to make a determination of how much of an impact the sewer service capacity issue will impact growth. It is clear that the recent boom in construction, is directly related to the impending lack of sewer capacity. This is reflected in the proposed growth rates listed. The recent surge in growth is expected to continue, however, it is expected to taper off to some degree, once package treatment plants become a requirement for development approval. The modest estimates regarding high density residential development reflects the town's desire to limit this type of growth. As this growth moves forward, it should be focused within the core of the town's planning jurisdiction, which currently has sewer service. This does not mean however, that when plan submittals take place there will be capacity available to support this growth. Redevelopment proposals through the town's jurisdiction will be handled on a case by case basis, in order to make a determination on how the future use will increase or relieve the strain on town services.

Table 48
Town of Newport
Land Demand Forecast

	Existing Land Use	Future Land Demand Forecast				% Growth 05-25	Additional Housing Units (2025)	Average Units Per Acre*
		2010	2015	2020	2025			
Agricultural/Open Space/Vacant	14,843	14,556	14,208	13,772	13,204	-11.0%	n/a	n/a
Commercial (10% growth rate)	360	396	436	479	527	46.4%	n/a	n/a
Industrial (40% growth Rate)	35	49	69	96	134	284.2%	n/a	n/a
High Density Residential (5% growth rate)	202	212	223	234	246	21.6%	274	6.2
Medium Density Residential (60% growth rate)	115	184	294	471	754	555.4%	2,226	3.5
Low Density Residential (5% growth rate)	2,693	2,828	2,969	3,117	3,273	21.6%	580	1.0
Office and Institutional (10% growth rate)	237	261	287	315	347	46.4%	n/a	n/a
Total	18,485	18,485	18,485	18,485	18,485			

*For the purposes of these forecasts, categories reflected on the existing land use map have been redefined based on densities. These densities are defined in the future land use discussion of the plan.

**This table does not reflect build-out as is indicated on the Future Land Use map.

***It is assumed that there will be high density residential, office and institutional, and low intensity commercial development within the Mixed Use land use district shown on the future land use map.

****The land demand forecast outlined above will result in a total population increase of 7,946 through 2025. This assumes an average household size of 2.58 as established by the 2000 US Census. For a more detailed breakdown of population projections based on these forecasts, refer to Table 14, page 25.

Source: Holland Consulting Planners, Inc.

4. Infrastructure Carrying Capacity Estimates

The Town of Newport faces a difficult situation with respect to infrastructure carrying capacity based on the issues outlined above. As noted, the town is in the initial phase of addressing its sewer capacity problem, which is putting a substantial strain on the town's ability to grow and promote economic development. The following tables provide estimates of water and sewer capacity demands based on the land demand forecast outlined in Table 48. The most significant increase in sewer capacity demand is expected to result from residential customers. According to the land demand forecast Newport will experience an estimated increase of 3,080 housing units by the year 2025. This growth assumes that either sewer capacity will be available to support this growth, or housing development will have to rely on private wastewater management systems.

The growth estimates outlined in the two tables make assumptions regarding the growth of commercial, office and institutional, and industrial growth. It is difficult to make a determination regarding the number of new structures or operations under these land use categories based on acreage and minimum lot size calculations. Projections of growth under each of these land use categories has been based on a realistic growth rate for the establishment of new businesses, industrial operations, and office spaces. Residential growth over the twenty year planning period has been based strictly on the estimated increase in acreage under each land use category divided by the average allowable density for a respective land use category. The following two tables summarize the estimated infrastructure capacity demands through the year 2025. Average usage rates for each land use category have been established as follows. The rates outlined in this table are average usage rates as reported by the American Water Works Association (AWWA). The sewer usage rates assume that 95% of all potable water use will be channeled through a respective jurisdiction's wastewater treatment system.

Water System Average Daily Usage Rates(Gallons Per Day)

Residential:	170
Commercial:	100
Office & Institutional:	100
Industrial:	200

Water System Average Daily Usage Rates(Gallons Per Day)

Residential:	161
Commercial:	95
Office & Institutional:	95
Industrial:	190

Current Infrastructure System Capacity and Usage:

Water System:

System Capacity: 900,000 GPD

Capacity Utilized: 385,000 GPD

Sewer System:

System Capacity: 750,000 GPD

Capacity Utilized: 650,000 GPD*

*Nearly 100% of this remaining capacity has been allocated based on approved building permits.

Based on Table 49, Newport should have adequate water capacity to support growth through the year 2025. Although the estimates in the table exceed the town's existing capacity by 20,208 GPD, the town has taken steps to make upgrading the system efficient and affordable. The system was upgraded in 1998, and as part of these upgrades measures were taken to ensure that further expansion would be possible. The town will continue to monitor the systems utilized capacity, and address the issue of expansion when it is necessary. Based on the forecast above it is anticipate that the town may upgrade the system between the years 2015 and 2020.

As is evidenced in Table 50, the town's sewer capacity of 750,000 GPD is inadequate to support any further growth. This issue is exacerbated by the fact that the town is dealing with a significant sewer system infiltration problem. The town's sewer lines are constructed of old terra cotta pipes biried deep within the underlying water table. Based on evidenced compiled through remote camera testing, the town has identified a number of the more problematic areas. This infiltration can at times add up to 300,000 GPD of water to the treatment system. Realistically this problem will not be solved in the near future,; however it will take many years to rectify. The forecast above exhibit the dire situation that the town faces with respect to wastewater treatment capacity. As noted the town is moving forward with plans to construct a new plant, and anticipate that this plant will be online within the next 8 to 10 years with a capacity of approximately 2.5 million GPD.

The estimates for infrastructure carrying capacity demands shown in Tables 49 and 50 reflect future growth estimates outlined in Table 48 through 2025. These tables do not account for build-out; however, they do reflect development of a majority of the town's buildable land. A majority of the land to remain vacant falls within the town's ETJ. It should be noted that it is very likely that Newport will expand both its existing corporate limits and ETJ during the planning period. As development along the US Highway 70 corridor continues to increase, this will have a direct impact on the infrastructure demands of the town.

Table 49
Town of Newport
Infrastructure Demand Forecast Water System

	2010			2015			2020			2025		
	Additional Units	Increased GPD Capacity	Total GPD Capacity	Additional Units	Increased GPD Capacity	Total GPD Capacity	Additional Units	Increased GPD Capacity	Total GPD Capacity	Additional Units	Increased GPD Capacity	Total GPD Capacity
Commercial	20	2,000		10	1,000		20	2,000		20	2,000	
Industrial	1	200		0	0		1	200		1	200	
High Density Residential	62	10,540		68	11,560		70	11,900		74	12,580	
Medium Density Residential	242	41,140		385	65,450		620	105,400		979	166,430	
Low Density Residential	135	22,950		141	23,970		148	25,160		156	26,520	
Office and Institutional	10	1,000		5	500		10	1,000		15	1,500	
Total Utilized Capacity*	470	77,838	462,838	609	102,480	565,318	869	145,660	710,978	1,245	209,230	920,208

*The total utilized capacity factors in the existing system capacity being utilized (385,000 gpd).
Source: Holland Consulting Planners, Inc.

Table 50
Town of Newport
Infrastructure Demand Forecast Sewer System

	2010			2015			2020			2025		
	Additional Units	Increased GPD Capacity	Total GPD Capacity	Additional Units	Increased GPD Capacity	Total GPD Capacity	Additional Units	Increased GPD Capacity	Total GPD Capacity	Additional Units	Increased GPD Capacity	Total GPD Capacity
Commercial	20	1,900		10	950		20	1,900		20	1,900	
Industrial	1	190		0	0		1	190		1	190	
High Density Residential	62	9,982		68	10,948		70	11,270		74	11,914	
Medium Density Residential	242	38,962		385	57,638		620	99,820		979	157,619	
Low Density Residential	135	21,375		141	22,701		148	23,828		156	25,116	
Office and Institutional	10	950		5	475		10	950		15	1,425	
Total Utilized Capacity*	470	73,719	723,719	609	92,712	816,431	869	137,958	954,389	1,245	198,164	1,152,553

*The total utilized capacity factors in the existing system capacity being utilized. In addition to the capacity estimates above, an additional 204,250 GPD on average must be added to account for infiltration.

Source: Holland Consulting Planners, Inc.

SECTION VII. TOOLS FOR MANAGING DEVELOPMENT

A. GUIDE FOR LAND USE DECISION MAKING

It is intended that this document be an integral part of the Town of Newport decision making process concerning future land use. This document should be consulted prior to any decision being made by the Newport staff, Planning Board, and/or Town Council concerning land use and development. (Please refer to Section VI.B., page 120 for continuing implementing actions by the Town of Newport)

B. EXISTING DEVELOPMENT PROGRAM

The existing management program includes the following ordinances: Town of Newport Zoning Ordinance, Town of Newport Subdivision Ordinance, North Carolina Building Code, National Flood Insurance Program, the 1996 Newport Land Use Plan, and the Carteret County Storm Hazard Mitigation Plan. Preparation of the 1996 Land Use Plan was coordinated with the land use related codes.

C. ADDITIONAL TOOLS

The Town of Newport will utilize the following additional tools to implement this plan:

- Conduct annual training sessions for the Town of Newport Planning Board and Board of Adjustment.
- The Planning Department staff, in concert with the Planning Board, shall prepare an annual report assessing the effectiveness of plan implementation. This report shall be presented to the Town of Newport Town Council.
- At a minimum, update the Land Use Plan and implementation process every six to seven years.
- Revise the town's zoning and subdivision ordinances to support the policies and implementing actions contained in this plan.
- Prepare a capital improvements plan/program to address the following community facilities: water, sewer, stormwater, and transportation.
- Rely on the policies and implementing actions included in this plan and summarized in Table 49.

D. ACTION PLAN/SCHEDULE

1. Citizen Participation

For the preparation of this plan, the Newport Town Council adopted a citizen participation plan on July 28, 2003. A copy of that plan is included as Appendix I. Following adoption of this plan, Newport will implement the following to ensure adequate citizen participation:

- The town will encourage public participation in all land use decisions and procedure development processes and encourage citizen input via its boards and commissions.
- The Town of Newport will advertise all meetings of the town's Planning Board and Board of Adjustment through newspaper advertisements and public service announcements.
- The town will, at least annually, conduct a joint meeting of the Town of Newport Town Council and the town's Planning Board to identify planning issues/needs.
- Ensure that the membership of all planning related and ad hoc advisory committees has a cross section of Newport's citizenry.

2. Action Plan/Schedule

The policies and implementing actions which have specific time frames are summarized below; policies and implementing actions which are shown as continuing activities are not listed. Please note: implementing action I.42 addresses multiple transportation improvements which extend from Fiscal Year 2006-2007 to Fiscal Year 2009-2010.

Fiscal Year 2006-2007

P.22, I.6, I.14, I.26, I.28, I.43, I.44, I.45, I.46, I.47, I.56, I.59, I.60, I.61, I.64, I.66, I.77, I.78

Fiscal Year 2007-2008

I.4, I.15, I.27, I.29, I.31, I.32, I.38, I.68, I.76

Fiscal Year 2010-2011

I.41

E. RESOURCE CONSERVATION MANAGEMENT ACTION PLAN/POSITIVE AND NEGATIVE IMPACTS OF LAND USE PLAN POLICIES

The Town of Newport believes that the policies, management goals, planning objectives, and land use plan requirements contained in this document will have positive impacts for the town. However, the following could have some negative impacts:

- Possible degradation of water quality in the Newport River and the adjacent swamp/wetland areas.
- Infrastructure improvements which extend through sensitive environmental areas.
- Potential infringement of growth on sensitive areas.
- Increased stormwater runoff.
- Increased development in some floodplain areas.

The management objectives, policies, and implementing actions address the issues associated with these possible negative impacts. **Mitigating policies are stated in the conservation policies, page 132; stormwater control policies, page 133; infrastructure carrying capacity, page 134; and water quality, page 141.**

Table 51 provides an analysis matrix which summarizes this plan's policies and identifies them as beneficial, neutral, or detrimental.

Table 51
Town of Newport
Policy Analysis Matrix – Land Use Plan Management Topics

Management Topics	Policy Benchmarks – Indicate whether policy <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
Land Use and Development Policies	• more planned access locations • upgrades to existing access locations • increase pedestrian access • comply with state access standards to enhance opportunities for state funding	• reduction in habitat loss and fragmentation related to impacts of land use and development • reduction of water resource and water quality degradation • balance growth demands with protection of the environment	• water, sewer, and other key community facilities and services being available in required locations at adequate capacities to support planned community growth and development patterns • during construction of infrastructure systems, AECs and other fragile areas should be protected • transportation improvements should support the efficiency of traffic flow and pedestrian safety	• land uses and development patterns that reduce vulnerability to natural hazards • land uses and development patterns that take into account the existing and planned capacity of evacuation infrastructure • minimize development in floodplains, AECs, wetlands, and other fragile areas	• land use and development criteria and measures that abate impacts that degrade water quality • coordinate water quality efforts with Carteret County	• preservation of cultural, historic, and scenic areas • support of economic development • development of human resources • preservation of the town's rural character • decrease residential density within town
Public Access: <u>P.1 - P.3</u>	P.1(B), P.2(B), P.3(B)					
Land Use Compatibility: <u>P.4 - P.28</u>		P.4(B), P.5(B), P.6(B), P.7(B), P.8(B), P.9(potentially D), P.10(B), P.11(B), P.12(B), P.13(B), P.14(N), P.15(N), P.16(B), P.17(potentially D), P.18(B), P.19(B), P.20(B), P.21(B), P.22(B), P.23(B), P.24(B), P.25(B), P.26(B), P.27(B), P.28(B)				
Infrastructure Carrying Capacity: <u>P.29 - P.44</u>			P.29(B), P.30(potentially D), P.31(potentially D), P.32(B), P.33(B), P.34(potentially D), P.35(B), P.36(B), P.37(B), P.38(B), P.39(B), P.40(B), P.41(B), P.42(B), P.43(B), P.44(B)			

Table 49 (continued)

Management Topics	Policy Benchmarks – Indicate whether policy <u>beneficial</u> (B), <u>neutral</u> (N), or <u>detrimental</u> (D)					
	Public Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazards	Water Quality	Local Concerns
Land Use and Development Policies	• more planned access locations • upgrades to existing access locations • increase pedestrian access • comply with state access standards to enhance opportunities for state funding	• reduction in habitat loss and fragmentation related to impacts of land use and development • reduction of water resource and water quality degradation • balance growth demands with protection of the environment	• water, sewer, and other key community facilities and services being available in required locations at adequate capacities to support planned community growth and development patterns • during construction of infrastructure systems, AECs and other fragile areas should be protected • transportation improvements should support the efficiency of traffic flow and pedestrian safety	• land uses and development patterns that reduce vulnerability to natural hazards • land uses and development patterns that take into account the existing and planned capacity of evacuation infrastructure • minimize development in floodplains, AECs, wetlands, and other fragile areas	• land use and development criteria and measures that abate impacts that degrade water quality • coordinate water quality efforts with Carteret County	• preservation of cultural, historic, and scenic areas • support of economic development • development of human resources • preservation of the town's rural character • decrease residential density within town
Natural Hazards: <u>P.45 - P.51</u>				P.45(B), P.46(B), P.47(B), P.48(B), P.49(B), P.50(B), P.51(B), P.52(B)		
Water Quality: <u>P.52 - P.59</u>					P.52(B), P.53(B), P.54(B), P.55(B), P.56(B), P.57(B), P.58(B), P.59(B)	
Local Concerns: <u>P.60 - P.70</u>						P.60(B), P.61(B), P.62(B), P.63(B), P.64(B), P.65(B), P.66(B), P.67(B), P.68(B), P.69(B), P.70(B)

Notes to the Policy Analysis Matrix:

1. Public Access

P.1 (B) – P.3 (B) - Policies P.1 through P.3 address public access within Newport's planning jurisdiction. These policies are intended to improve existing access facilities and provide for acquisition of additional public access sites in compliance with NC CAMA standards. The town does not include specific locational access site standards. Locational decisions will be based on land availability, environmental conditions, and available funding. State funding will be essential, therefore, state access standards will be followed.

2. Land Use Compatibility

P.4 (B) – P.5 (B) - Policies P.4 and P.5 are related. Both support maintaining a safe and viable inventory of housing. The town will enforce its minimum housing code, regulate residential development through its zoning and subdivision ordinances, and pursue available state and federal funding to improve substandard housing.

P.6 (B) – P.7 (B) - Both of these policies are intended to improve the quality of and protect residential development. Implementation of these policies will require revisions to the town's zoning and subdivision ordinances.

P.8 (B), P.9 (D), P.10 (B), P.11 (B) - Newport supports the aggressive recruitment of clean industries. Identified negative environmental must be mitigated.

P.12 (B) - The policies and implementing actions contained in this plan are intended to protect/preserve water quality. This objective applies to both surficial and surface waters.

P.13 (B) - In order to protect its scenic attributes and available degradation of natural/fragile areas, the Town of Newport desires to eliminate construction of signage within public trust areas.

P.14 (B) - It is intended that the densities proposed on the future land use map will initially apply to annexed areas. The town acknowledges that densities in annexed areas may change as a result of future land use map and zoning ordinance amendments.

P.14 (B) – P.16 (B) - Policies P.14 and P.15 address energy-related issues. There may be numerous questions associated with construction of electric generating plants or off-shore drilling facilities. The Town of Newport reserves judgement on such facilities until specific proposals are submitted and mitigating actions for negative impacts identified.

P.17(B) – P.18(B) - Implementation of this policy is essential to minimizing/mitigating negative environmental impacts.

P.19(B) - While the Town of Newport supports industrial development consistent with the policies and implementing actions contained in this plan, preservation/protection of residential land use is a priority concern in the consideration of any industrial development.

P.20 (B) – P.22 (B) - The Town of Newport supports protection/preservation of its natural heritage areas, coastal wetlands, estuarine shorelines, and public trust areas. This will be accomplished through implementation of its zoning and subdivision ordinances and on-going review of proposed developments to ensure mitigating actions are taken to eliminate/resolve identified negative impacts.

P.23 (B) – P.24 (B) - These policies are directed at preservation/protection of state and federal lands which are vital to support of Newport's environment.

P.25 (B) – P.28 (B) - These policies are directed at improving stormwater control. The town acknowledges that voluntary private action and state/federal action will be required. Local implementing actions are specified in I-27, I-28, I-29, I-30, I-31, I-32, and I-34.

3. Infrastructure Carrying Capacity

P.29 (B) - The Town of Newport will support private wells which are approved through the proper permitting process.

P.30 (D) - Extensions of town water services beyond the extraterritorial jurisdiction area are not anticipated during the planning period (2015). It is anticipated that such extensions will be paid for with private funds, not public funds. Such extensions would require revision of this plan to enlarge the planning area.

P.31 (d) - This policy is essential to the construction of cost-effective infrastructure systems. However, appropriate mitigating actions must be taken to reduce or when possible eliminate negative environmental impacts.

P.32 (B) - The Town of Newport will continuously solicit state assistance in the protection of wellfields located within its jurisdiction. This will be supplemented through enforcement of the town's zoning ordinance.

P.33 (B) – P.34 (D) - The town will pursue available funding, when necessary and fiscally feasible, to expand water and sewer systems throughout its planning jurisdiction. However, emphasis will be placed on the private financing of such systems.

P.35 (B) - The Town of Newport supports innovative and environmentally safe methods for the disposal of sewer effluent.

P.36 (B) – P.37 (B) - The Town of Newport places priority on improving and maintaining its existing wastewater collection and treatment system. Emphasis will be placed on eliminating/reducing infiltration through the replacement or repair of older collection lines.

P.38 (B) – P.40 (B) - The Town of Newport will continue to support effective solid waste disposal collection efforts. This will include regional solid waste disposal and education of the public.

P.41 (B) – P.42 (B) - Through its zoning and subdivision ordinances and the development review process, Newport will support development of a comprehensive integrated transportation system.

P.43 (B) - The Town of Newport considers the Newport River to be an important component of its transportation system.

P.44 (B) - This will be accomplished through the development review process and support of the town's Thoroughfare Plan.

4. Natural Hazards

P.45 (B), P.51 (B) - The policies contained in this plan consistently support the 15A NCAC 7H use standards.

P.46 (B) – P.47 (B) - These policies reflect the town's desire to protect its public trust areas.

P.49 (B) – P.51 (B) - This plan supports minimizing development in hazardous areas, in particular, areas which are or will be subject to flooding. Long-term sea level rise is expected; however, the impacts are uncertain.

5. Water Quality

P.52 (B) – P.59 (B) - The Town of Newport places emphasis on the protection of water quality. This is evidenced by these policies. Implementation will require state, federal, and local action. The local commitment is evidenced by the town's efforts in fiscal year 2007-2008 to prepare a stormwater control ordinance and associated technical manual.

6. Local Areas of Concern

P.60 (B) – P.61 (B) - These policies reflect the town's commitment to preservation of its historic resources. This commitment is reflected in implementing actions I-66 to I-68.

P.62 (B) – P.66 (B) - The Town of Newport supports growth and development. However, these policies reflect the town's desire to preserve its existing small town atmosphere and those natural and scenic assets which support tourism.

P.67 (B) - Refer to policy P.15 and the associated note.

P.68 (B) – P.70 (B) - These policies support the Town of Newport's efforts to reduce its general health and human services needs.