

CARTERET COUNTY NORTH CAROLINA

2005 LAND USE PLAN UPDATE EXECUTIVE SUMMARY

Adopted by Carteret County: April 20, 2009

Certified by the Coastal Resources Commission:

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INTRODUCTION

The 2005 Carteret County Land Use Plan has been prepared in accordance with the requirements contained in the North Carolina Coastal Area Management Act (CAMA), the North Carolina Coastal Resources Commission (CRC) Land Use Planning Requirements [15A NCAC 7B], and the relevant planning process requirements of Local Planning and Management Grants [15A NCAC 7L]. The Land Use Plan follows the organizational format prescribed in 15A NCAC 7B and utilizes the methodology and data sources suggested by the Technical Manual for Coastal Land Use Planning, prepared by the North Carolina Department of Environment and Natural Resources.

In November 2001, the CRC adopted revisions to the 1996 Land Use Planning Requirements. The new guidelines are designed to be less complicated than the past guidelines, better tailored to the needs of local governments, and more in line with the goals of CAMA. The revised guidelines became effective in August 2002, and are the basis for this planning effort.

The CAMA legislation requires that each of the twenty coastal counties prepare and adopt a land use plan. Municipalities within these counties have the option of adopting individual plans, or the option of falling under the authority of their county plan. In Carteret County, the Towns of Bogue, Peletier and Cedar Point fall under the purview of the Carteret County Land Use Plan. The remaining incorporated municipalities prepare individual land use plans. The Towns of Cedar Point and Peletier use the Carteret County Land Use Plan for guidance in rezonings and other land use decisions and rely on the County plan for CAMA permitting decisions and state and federal consistency determinations. The Town of Bogue relies on the County plan for CAMA permitting and consistency determinations, as well as a guide for development of an initial land use plan for the community.

This Land Use Plan is intended to provide a framework that will guide local government officials and private citizens as they make day-to-day and long-term decisions affecting development. The Land Use Plan serves as an overall “blueprint” for the development of Carteret County that when implemented, results in the most suitable and appropriate use of the land and protection of the county’s natural resources. In addition to serving as a guide to the overall development of Carteret County, the Land Use Plan will be used by local, state and federal agencies in CAMA permitting decisions, project funding and project consistency determinations.

The Coastal Resources Commission places great emphasis on involving citizens and property owners in the development and implementation of the Land Use Plan. The goal is to involve as many citizens as possible in the development of the plan, and thereby enhance the likelihood that the plan will be implemented. Accordingly, on October 6, 2003, the Carteret County Board of Commissioners adopted a Citizen Participation Plan (Appendix A), which designated the Carteret County Planning Commission as the lead group responsible for

preparation of the Land Use Plan. The Planning Commission is composed of citizens that represent a broad cross-section of the population of Carteret County. The purpose of the Citizen Participation Plan is to ensure that all interested citizens have an opportunity to participate in the development of the plan. The Citizen Participation Plan describes the public participation tools that are to be used to inform the public of planning progress and to solicit public participation. The Citizen Participation Plan also provides a general outline of the Planning Commission's meeting schedule for discussion and development of the Land Use Plan.

In accordance with the Citizen Participation Plan, the Carteret County Planning Commission held an initial public information meeting on November 10, 2003 and a Community Forum on December 8, 2003. These meetings were held to receive public input from citizens on issues, concerns and opportunities available to Carteret County. "Open house" informational meetings were also held in July 2004 and February 2005 to allow citizens an opportunity to review maps and draft policies developed in conjunction with the planning process and to interact informally with members of the Planning Commission.

All Planning Commission meetings that included discussion of the Land Use Plan Update provided time on the agenda for public comment. Participation by non-resident property owners was encouraged by regular planning updates to the Carteret County website. Viewers of the website were encouraged to direct questions and comments to the Carteret County Planning Director. In addition to discussion and review at Planning Commission meetings, the Land Use Plan Update was discussed at several meetings of the Carteret County Board of Commissioners. The Board of Commissioners formally adopted the plan on April 20, 2009.

The Planning Commission reviewed the technical information developed for the Land Use Plan Update and identified major land use assets and problems as a basis for the *Community Concerns and Aspirations* section of this report. The assets, problems and key planning issues identified through this process, as well as public comments provided at the initial public information meeting and Community Forum, were used by the Planning Commission to develop the Community Vision. The Community Vision is a description of the general physical appearance and form that represents the citizens' plan for the future. It also serves as the foundation for the objectives and policies contained in the Land Use Plan.

One of several steps in the planning process included an analysis of existing and emerging conditions that affect Carteret County. Examples include current and projected population trends, housing characteristics and economic conditions. Natural systems and environmental hazards were analyzed and compiled onto an environmental composite map. This map depicts environmentally sensitive areas where development may already be limited or limited in the future due to public safety issues or protection of the environment. Other factors that were analyzed and considered in the planning process included existing land use and development patterns, projected land use needs and community facilities and utilities.

A land suitability analysis was conducted to determine the relative suitability for development of land in the Carteret County planning jurisdiction. Considerations included proximity to important natural features, existing and planned community services, existing developed areas and existing local, state and federal regulations affecting growth and development.

A plan for the future was developed and includes land use and development goals and policies for Carteret County. This section of the Land Use Plan addressed the CRC's management topics, which include the following: Public Access, Land Use Compatibility, Infrastructure Carrying Capacity, Natural Hazard Areas, Water Quality and Local Areas of Concern. Carteret County selected Economic Development as the local areas of concern. A future land use map was developed to show areas that are expected to see future growth and development, as well as "protected lands" such as state and federally owned properties that are not available for development, and those areas designated for conservation.

An implementation strategy or tools for managing development was developed to describe Carteret County's implementation strategies for the updated Land Use Plan. This includes a description of existing ordinances, policies, codes and regulations and how they will be coordinated and employed to implement land use and development policies. This section also describes additional tools, such as new or amended ordinances or other specific projects selected by Carteret County to implement the updated Land Use Plan. The effective period for the 2005 Land Use Plan Update is for the ten-year period following adoption of the plan.

ORGANIZATION OF PLAN

The land use plan is organized into a series of sections, in accordance with the outline contained in the CRC's Land Use Planning Requirements (15A NCAC 7B).

- Section 1 addresses community concerns and aspirations. This section provides an overview of the community's perceptions of the dominant growth related conditions affecting land use, development, water quality and other environmental conditions, and economic conditions. This section also includes the Community Vision and summarizes the results of a Community Forum held on December 8, 2003.
- Section 2 provides an analysis of population, housing, and economy trends that influence land use and impact natural resources.
- Section 3 provides an analysis of natural systems in Carteret County. This section describes Areas of Environmental Concern (AECs) present in Carteret County, as well as other important natural features. An Environmental Composite Map is included which shows the overlap and extent of these features and the County's determination of the capabilities and limitations of these features and conditions for development.
- Section 4 provides an analysis and map of existing land use and development.
- Section 5 describes and analyzes water, wastewater, and transportation systems in Carteret County.
- Section 6 contains the land suitability analysis and map required by the Coastal Resources Commission.
- Section 7 summarizes the existing policies and describes implementation and an assessment of policy effectiveness.
- Section 8 contains the County's land use and development goals and policies and the future land use map.
- Section 9 describes the County's implementation strategies or "tools" for managing development. These include a description of the role and status of the land use plan, a description of the current development management program and

additional tools that will be required to implement the plan, and an action plan and schedule for implementation.

- The Citizen Participation Plan and public forum comments are contained in Appendices at the end of the plan. Also included is an explanation of demographic and population statistics and local definitions for “action” works contained in land use and development policies.

GOALS, POLICIES, AND FUTURE LAND USE MAP

Land Use and Development Goals

Carteret County’s land use and development goals are the desired ends toward which the policies and programs of the land use plan are directed. The goals also describe the values and general principles that guide the development of the County.

The land use and development goals listed below were developed based on key planning issues and concerns identified by the Planning Commission and through citizen input, the community vision, and the analysis of existing and emerging trends. They provide the benchmark for developing effective policies and programs to achieve the County’s desired future.

- Conveniently located access for residents and visitors to Carteret County’s public trust waters for a range of activities.
- Land use and development patterns that are consistent with the capabilities and limitations of the County’s natural systems, preserve the area’s heritage and life styles, and promote sustainable economic growth.
- Protect natural areas that have high biologic, economic, and scenic values.
- Infrastructure systems (such as water, wastewater, transportation, natural gas, and telecommunications) that encourage and promote sustainable industries and job opportunities as well as orderly residential development.
- Mitigation of risks associated with storms, flooding, and shoreline erosion.
- Maintain, protect, and where possible, enhance water quality in the County’s public trust waters, including shellfishing areas.
- Quality of life that attracts and retains young adults, retiree population, military community and other groups that contributes to the County’s economic diversity and well being.

Future Land Use and Development Policies

Carteret County's policies are the principles and decision guidelines or courses of action that have been selected to attain its land use and development goals.

The CRC's planning guidelines require that local policies address six management topics. The management topics are listed below:

- Public Access
- Land Use Compatibility
- Infrastructure Carrying Capacity
- Natural Hazards
- Water Quality
- Local Concerns: In Carteret County the topic of local concern is Economic Development.

In addition to the role that land use and development policies play in local government, policies are also regulatory in that they are used by the Division of Coastal Management in making consistency determinations for the issuance of CAMA permits. Other state and federal agencies use the local land use plan policies in making project consistency, funding, and permit decisions.

The CRC's planning guidelines also provide planning objectives for each of the management topics. Objectives are intermediate, attainable steps toward goals. The management objective(s) for each management topic is shown at the beginning of each policy section.

Carteret County's policies that address each of the six management topics are described below.

Policy Notes:

1. The Carteret County Board of Commissioners accepts state and federal law regarding land uses in AECs, with the exception of a few local policies that exceed state and federal requirements.
2. Carteret County policies that affect CRC designated AECs and that are more stringent than state standards are printed in *Italics*. These policies are also found in Appendix D.
3. Active words contained in many of these policies (such as "support" or "encourage") are defined in Appendix E.

1.0 Public Access

Public Access CAMA Planning Objective

Develop comprehensive policies that provide beach and public trust water access for shorelines within Carteret County's jurisdiction for all segments of the community, including persons with disabilities.

Policy 1.1

Carteret County supports the development of additional estuarine and ocean shoreline access facilities for pedestrian, boating, and fishing access in all areas of the County.

1. The County will encourage and cooperate with municipalities and state and federal agencies to locate and develop public access sites where appropriate. Areas that have traditionally been used by the public will be given special attention.
2. The County will seek financial assistance from the State for development of additional public access facilities.
3. The County will make the location and acquisition of access facilities on the County's major water bodies a high priority.
4. The County encourages the NC Department of Transportation (DOT) to provide limited access for fishing, kayaking and other water activities at new or rebuilt bridges. DOT should replace any existing access facilities that are removed or destroyed with new access facilities.

Policy 1.2

Carteret County will provide satisfactory access to residents and visitors of all abilities. The County will review and update the 1999 Shoreline Access/Parks and Recreation Comprehensive Master Plan to develop a multi-year plan, including timelines, to expand public access throughout its jurisdiction. The update of the plan will serve as a guide to the location, development and improvement of ocean and sound access. The updated plan shall address the following objectives:

- Review the community's needs for universal access and identify steps to eliminate barriers.
- Identify existing and potential boat ramp locations throughout the County. In addition, the plan will provide for adequate parking for boat ramps.
- Capitalize on existing ramps and access areas. There are numerous formal and informal access locations throughout the County. The plan will review the status and condition of these locations and identify those that are available and suitable for public access.
- Identify a system of small sites for put-in/take-out facilities for sailboats, canoes, and kayaks.
- Explore mechanisms through which property owners may donate property or easements for public access and describe potential federal and state tax advantages associated with property donation.
- Develop a long-range financial plan that identifies sources of revenue to acquire and/or develop access facilities.

Policy 1.3

Carteret County will require new waterfront residential developments to provide neighborhood access for non-waterfront lots as provided for in the Carteret County Subdivision Ordinance. Non-waterfront developments must provide areas for recreation or pay a fee in lieu of recreation areas. The County will revisit the existing fee structure to determine if fees are sufficient to provide for additional recreational opportunities.

Policy 1.4

Carteret County does not wish to impose local restrictions that would deny any waterfront property owner the opportunity for water access. The County also wishes to allow for water access opportunities for non-waterfront property owners. Subject to the following policies, Carteret County does not oppose the construction of marinas or other boat docking or storage facilities.

1. Carteret County will allow marina construction or expansion in all areas, provided local, state, and federal minimum standards are met.
2. Carteret County will allow dredging associated with the construction of new or expanded marinas, provided all local, state, and federal standards are satisfied.
3. Carteret County's policy for marina construction in Outstanding Resource Waters (ORW) or ORW shorelines shall be consistent with the state's management strategies for ORWs.
4. Carteret County will allow construction of dry stack storage facilities for boats associated either with or independent of marinas. All applicable zoning and subdivision regulations must be satisfied.
5. This plan does not prohibit that docks and piers in primary nursery areas existing as of the date of the Coastal Resources Commission certification of this plan may be rebuilt to the original size and capacity.
6. To help protect the visual quality of public trust waters, the County will encourage joint development of piers and docks to serve nearby residential properties.

Policy 1.5

Carteret County will continue to maintain Harbors of Refuge at Harkers Island, Atlantic, and Cedar Island. The Carteret County Harbor Authority is responsible for these sites.

Policy 1.6

Carteret County will maintain the regional Public Beach Access facility in Salter Path to ensure meeting current (2005) US Army Corps of Engineers access requirements for nourished beaches.

2.0 Land Use Compatibility

Land Use Compatibility CAMA Planning Objective

Local policies that (a) balance protection of natural resources and fragile areas with economic development and (b) that provide direction in local land use decisions and consistency determinations for zonings, divisions of land, and public and private projects.

Policy 2.1

Carteret County's policies for development in coastal and non-coastal ("404," "401," or jurisdictional) wetlands are as follow:

1. Carteret County will allow only land uses in coastal wetlands that require water access, cannot function elsewhere, and are consistent with state and federal regulations. Examples of acceptable uses are utility easements, piers, and docks.
2. *When new navigational channels and canals must be constructed through coastal wetlands, Carteret County requires replacement of lost wetland areas at a 1:1 ratio.**
3. Carteret County concurs with state and federal standards for residential, commercial, and industrial development in freshwater wetlands except as prohibited by this plan.
4. Carteret County will cooperate with the U.S. Army Corps of Engineers in the regulation/enforcement of the "404" wetlands permit process. The County will require that areas of non-coastal wetlands be shown on all new subdivision plats.
5. *Carteret County opposes the installation of package treatment plants and septic tanks or discharge of any wastewater in coastal or freshwater wetlands.**

Policy 2.2

Carteret County's policies for development in coastal shoreline areas are as follow:

1. Residential and commercial development meeting the state's minimum use standards shall be allowed in coastal shorelines and ORW estuarine shoreline classified lands. Construction will be in accordance with all Carteret County ordinances. Allowed densities are set forth in future land use map category descriptions beginning on Page 94 of the land use plan.
2. Carteret County will allow all uses (such as residential, commercial, industrial, and institutional) in estuarine shoreline and ORW estuarine shoreline areas, provided all local, state, and federal standards are satisfied.
3. For all waterfront developments, parking lots that meet local, state, and federal requirements will be allowed.

Policy 2.3

Carteret County believes that "Living Shorelines" may provide a better alternative to shoreline stabilization than conventional structures. "Living Shorelines" are vegetated marshes and small stone sills used to prevent erosion rather than conventional hard bulkheads. The County will provide property owners with information on "Living Shorelines" as a shoreline stabilization option.

** This policy exceeds state and federal standards for development in AECs or other fragile areas.*

Policy 2.4

Carteret County’s policies for development in estuarine and public trust waters are as follow:

1. Carteret County will only allow development activities in estuarine and public trust waters that are associated with water-dependent uses, consistent with state and federal standards, and meet all local policies contained in this plan. .
2. *Carteret County will not allow floating structures in any public trust waters. Carteret County defines a floating structure as any structure, not a boat, supported by means of floatation, designed to be used without a permanent foundation, which is used or intended for human habitation or commerce. A structure will be considered a floating structure when it is inhabited or used for commercial purposes for more than thirty days in any one location. A boat may be deemed a floating structure when its means of propulsion has been removed or rendered inoperative and it contains at least 200 square feet of living space area.**
3. Marinas and other docking facilities must be constructed in accordance with state requirements and must meet local requirements contained in 1.0 Public Access.

Policy 2.5

1. Major development of an urban nature should be concentrated in the developed and limited transition areas. Major development is considered to be development that utilizes urban services, particularly water and sewer.
2. In areas classified as developed and limited transition and not served by public or community sewer and water service, a minimum lot size of 20,000 square feet (2.2 units per acre) shall be required through existing zoning, subdivision, and other regulatory ordinances. In areas classified as developed and limited transition and served by community water service, but having no public or community sewer service, minimum lot size is 15,000 square feet (2.9 units per acre).

Note: Carteret County ordinances consider package treatment plants to be public or community sewer service.

Policy 2.6

The county will initiate zoning of unzoned areas when requested by the community.

Policy 2.7

Carteret County encourages private acquisition of conservation areas by purchase or gift from property owners for the purpose of preserving these areas.

Policy 2.8

Carteret County supports efforts by the NC Division of Marine Fisheries to identify areas suitable for shellfish bottom leases.

** This policy exceeds state and federal standards for development in AECs or other fragile areas.*

Policy 2.9

Carteret County will allow the development of estuarine islands consistent with the CRC’s minimum use standards and local ordinances. However, the County encourages purchase for conservation of sound and estuarine islands that have been identified by the North Carolina Natural Heritage Program as Significant Natural Heritage Areas.

Policy 2.10

Carteret County regulates building heights in zoned areas and in close proximity to the Michael J. Smith Field. Residential structures are limited to fifty (50) feet, with commercial, industrial, and other structures limited to sixty (60) feet. Heights adjacent the runways of the Michael J. Smith Field are restricted through the Airport Height Regulations. Permitted heights are determined based on a sliding scale of distance from the runways.

3.0 Infrastructure Carrying Capacity

Infrastructure Carrying Capacity CAMA Planning Objective

Establish level of service policies and criteria for development, extension, and upgrade of County infrastructure.

Policy 3.1

The County will provide educational information on alternative septic systems for soils that have severe limitations for conventional on-site soil absorption waste treatment systems (septic tanks).

Policy 3.2

Carteret County will undertake an educational program that provides information to property owners on proper maintenance of septic tanks and will pursue federal and state funding to assist property owners in identifying, mitigating, and upgrading failing or failed septic tanks.

Policy 3.3

Carteret County encourages the use of monitored pilot projects using advanced technology for wastewater treatment in areas not suitable for septic tanks, including the use of constructed wetlands.

Policy 3.4

Carteret County will support the provision of centralized sewer services in areas classified as developed, limited transition, and rural with services when the following conditions are met:

- Sewer service will serve to steer dense development away from environmentally sensitive areas, such as floodplains and fragile coastal ecosystems.
- Service will encourage a more compact development pattern in areas adjoining existing urban areas, thereby conserving farmland and other open spaces.
- Citizens request service.
- Zoning is in place prior to the extension of service.

Policy 3.5

Carteret County supports the provision of central sewer service that results in the development of new or expanded industry and the creation of permanent jobs in numbers commensurate with the expenditure required.

Policy 3.6

Carteret County encourages the development of sewer services that employ water reuse technologies for agriculture and other uses.

Policy 3.7

Carteret County allows the construction of package treatment plants in areas not provided with central sewer service. The county supports more effective monitoring of package treatment plants by the state and local health department.

Policy 3.8

Carteret County supports efforts to extend central water service to areas classified as developed, limited transition, and rural with services.

1. The County supports development of a countywide plan for the provision of central water service.
2. Carteret County will cooperate with and support the West Carteret Water Corporation's efforts to expand a central water system in Western Carteret County.
3. The County supports efforts to extend the county-operated systems serving the North River and Merrimon areas.

Policy 3.9

The County's solid waste disposal policies are as follows:

1. The County will support and dispose of its solid waste in the Tri-County Landfill, located in Tuscarora in Craven County.
2. Carteret County will provide education on waste reduction and recycling through postings to the County's website and development of an informational brochure.
3. The County supports recycling by users of the landfill and supports setting up practical collection methods and education efforts to achieve a high degree of countywide recycling.
4. Carteret County favors the siting of recycling centers by its solid waste management contractor throughout the County, except in Conservation areas.

Policy 3.10

The County will coordinate facility planning with the school system and the municipalities by sharing growth projections and plans for new development which impact school capacities.

Policy 3.11

Carteret County supports highway projects that will improve highway safety, regional accessibility, and traffic flow within the County's planning jurisdiction. Carteret County requests that the following transportation improvement priorities be included in the 2007-2013 Transportation Improvement Program (TIP):

- Replacement of the Gallants Channel Bridge

- Completion of bypasses at Clayton, Goldsboro, Kinston, and Havelock as well as projects between these cities so that US70 will be a fully controlled-access freeway from Raleigh to the Port of Morehead City
- Construction of the Carteret County Northern Bypass from the Havelock Bypass to the Port of Morehead City
- Widening and improvement of the Newport River Bridge on US70 from the Town of Morehead City to the Beaufort Causeway
- Feasibility study for the construction of a third bridge on to Bogue Banks
- Extension of Bridges Street to the vicinity of Newport
- Widening of NC58 not to exceed 3 lanes, from Emerald Isle to Atlantic Beach

Policy 3.12

Carteret County will support and participate in the multi-county effort spearheaded by the Highway 70 Corridor Rural Planning Organization (RPO) Committee. The goal of this effort is to improve traffic flow along US70 from Wake County to the Port of Morehead City.

Policy 3.13

Carteret County shall require that new development along US70, NC24, NC101, and NC58 provide safe access to these corridors while minimizing the need for additional stoplights. Amendments to subdivision and/or zoning regulations will require new commercial development to minimize access points to these highways by use of such techniques as shared driveways and access roads.

Policy 3.14

Carteret County will undertake a Highway 24 corridor management study to identify and understand causes of increased traffic pressures and develop strategies to improve the safety and mobility of this route. The study will address the following areas: access management, land use and subdivision management, right-of-way needs and preservation, operational strategies, intergovernmental cooperation, financing of corridor management improvements, and aesthetic concerns. Strategies developed for the Highway 24 corridor will be expanded to apply these principles to other highways experiencing growth pressures.

Policy 3.15

Carteret County supports growth and material expansion of the North Carolina State Port Terminal, provided plans are prepared that address the impact of associated rail and road traffic increases in Morehead City and Carteret County. Carteret County will rely on the State Port Authority to prepare these plans prior to any material expansion.

Policy 3.16

Carteret County supports the extension of fiber-optic cabling throughout Carteret County to provide high speed Internet access for the entire County.

Policy 3.17

Carteret County supports the extension of natural gas lines throughout the County.

Policy 3.18

Carteret County supports plans for expansion of Michael J. Smith Field as detailed in the airport’s Master Plan. This plan is the responsibility of the Carteret County Airport Authority.

4.0 Natural and Man-made Hazard Areas

<p style="text-align: center;"><u>Natural Hazard Areas CAMA Planning Objective</u></p> <p>Develop policies that minimize threats to life, property, and natural resources resulting from development located in or adjacent to natural and man-made hazard areas.</p>

Policy 4.1

All development within the flood hazard areas and ocean hazard area AECs will be coordinated with the County Department of Planning and Development, North Carolina Division of Coastal Management, Federal Emergency Management Agency (FEMA), and the U.S. Army Corps of Engineers. The County will implement the following measures to mitigate risks:

1. Carteret County will continue to enforce its existing zoning and flood damage prevention ordinances.
2. The County concurs with the CAMA use standards for the ocean hazard AECs. Examples of suitable land uses in these areas include low-density residential and commercial uses, recreation and beach management activities.
3. The County allows development and redevelopment within the 100-year floodplain subject to the provisions and requirements of the National Flood Insurance Program, CAMA, the County’s Flood Damage Prevention Ordinance, and other local ordinances.
4. The County will finalize and implement the Hazard Mitigation Plan that addresses a broad range of natural hazards in the County, per the Disaster Mitigation Act of 2000 (DMA2K). The County will periodically update this plan.
5. The future location of public facilities and structures will take into consideration the existence and magnitude of natural hazards. The County will not allow construction of public facilities (utilities) in hazard areas unless no other option is available. When location in hazard areas is unavoidable, all facilities, utilities, and structures will be designed and located to comply with requirements of the National Flood Insurance Program, the Carteret County Flood Damage Prevention Ordinance, and CAMA.
6. Carteret County is supportive of local beach nourishment programs, including the Carteret County Shore Protection Program.

Policy 4.2

Carteret County will maintain or improve its NFIP Community Rating System (CRS) score to allow for continued discounted flood insurance rates for property owners.

Policy 4.3

In order to mitigate risks for older properties and keep communities intact, the County will continue to cooperate with state and federal agencies and property owners to elevate residences and other structures above the base flood elevation. Funds from the Hazard

Mitigation Grant Program and the Community Development Block Grant Program will be used for elevation projects.

Policy 4.4

To minimize the impact of high winds, Carteret County will continue to enforce the North Carolina State Building Code on wind resistant construction with design standards of 130-mph wind loads (or current code requirements) for residential construction and wind loads for commercial construction as required by the code.

Policy 4.5

The County will implement and regularly update the Carteret County Emergency Operations Plan. This plan addresses/assigns responsibilities following a variety of disasters.

Policy 4.6

Reconstruction of damaged properties in Carteret County after a natural disaster will be subject to the following:

1. The Flood Damage Prevention Ordinance requires that all existing structures comply with requirements related to the 100-year floodplain elevation and flood-proofing if they are substantially improved. A substantial improvement is defined as "any repair, reconstruction, or improvement of a building, the cost of which equals or exceeds 50 percent of the market value of the building either before the improvement or repair is started, or before damage occurred if the building has been damaged."
2. The North Carolina Building Code requires that all new construction meet code requirements. Repairs to damaged structures are also considered to be new construction.

Policy 4.7

Carteret County supports measures to mitigate the impacts of aircraft accident potential and elevated noise levels associated with operations at Marine Corps Auxiliary Landing Field (MCALF) Bogue. The County has amended the Zoning Ordinance to establish the Bogue Field Air Installation Compatible Use Zones (AICUZ) Overlay District which identifies properties within the proximity of the landing field. The following policies have been established for these properties:

1. Disclosure of proximity to Bogue Field is required at the time of property transfers, leases for greater than 90 days, and the issuance of building permits. Disclosure is also required on subdivision plats with any lots located within the AICUZ.
2. Compatible Use Zones (CUZ-1 and CUZ-2) have been included in the Table of Permitted and Special Uses of the Zoning Ordinance. Permitted uses may be developed, provided the use meets the zoning requirements for the underlying zoning district and other requirements of the ordinance. Uses listed as a special use in the CUZ-1 and CUZ-2 require a special use permit from the Zoning Board of Adjustment.
3. The County will not rezone areas within the CUZ to a zoning district that allows higher residential densities than the current district.

4. The County requires property owners and developers within the AICUZ to implement compatible land uses and encourages appropriate construction techniques when developing or redeveloping their property.
5. The County provides property owners with informational brochures and access to maps that can assist them in evaluating the impact of potential accidents or noise on their property. The County has available a sound attenuation construction manual to offer voluntary measures to reduce the impacts of sound within structures within the AICUZ.

Policy 4.8

Carteret County will enforce height regulations for areas in the vicinity of the Michael J. Smith Airport.

Policy 4.9

Carteret County will coordinate with Morehead City and the North Carolina State Ports Authority on emergency operations and procedures associated with the port facility and its operations.

Policy 4.10

With the exception of bulk fuel storage tanks used for retail and wholesale sales, and individual heating fuel storage tanks, Carteret County opposes the bulk storage of hazardous materials in areas classified as developed and limited transition unless the specific sites are zoned for industrial use. Storage of hazardous materials, other than chemical toxic waste, in low-density areas classified as rural or rural with services will be allowed. In those areas within the County in which federal holdings are located, applicable state and federal regulations shall apply.

Policy 4.11

Carteret County is opposed to the establishment of toxic waste dumpsites within the County.

Policy 4.12

Carteret County will coordinate the regulation of underground storage tanks with the North Carolina Division of Water Quality. Carteret County concurs with the state's criteria and standards applicable to underground storage tanks.

Policy 4.13

It is the policy of the County that there shall be no net loss of sand from the County's barrier beaches resulting from dredging activities to maintain and deepen navigation channels within tidal inlets and harbors. Specifically, the following shall apply to all beach compatible sand that is collected from dredging maintenance and deepening of the Morehead City Harbor Federal Navigation Project:

1. The sand must be utilized for direct placement on beaches. If any dredging maintenance or deepening effort does not include the direct placement of sand on beaches, then an alternate plan must be approved by the County.
2. If sand encountered during maintenance or deepening activities is placed elsewhere than the barrier beach, then an equal volume of sand from an alternative location shall be used to nourish barrier beaches.

The definition of beach compatible sand for the purposes of this policy is as defined by the Coastal Resources Commission through its rules and policies as contained in 15A NCAC 07H .0312 Technical Standards for Beach Fill Projects.

5.0 Water Quality Policies

Water Quality CAMA Planning Objective

Policies for coastal waters within the County's jurisdiction to help ensure that water quality is maintained if not impaired and improved if impaired.

Policy 5.1

Carteret County will promote awareness of good water quality practices. The Carteret County Planning and Development Department will coordinate an inter-departmental water quality outreach/educational effort for elected and appointed officials, property owners and citizens. The effort will include the following components:

1. Inform citizens of specific household actions that can be undertaken to protect or improve water quality.
2. One cause of fecal coliform contamination of waters that results in closure of shellfishing waters is failing septic systems. The County will provide information to property owners on proper maintenance of septic tanks and will pursue federal and state funding to assist property owners in identifying, mitigating, and upgrading failing or failed septic systems.
3. Educate developers and property owners on methods for low impact development designed to protect or improve water quality.
4. Provide information to developers and property owners about steps that can be taken to reduce the volume and rate of stormwater runoff and the amount of pollutants that the runoff carries, including small scale stormwater controls distributed throughout a building site.
5. Educate and encourage actions to prevent erosion in construction areas (use appropriate best management practices for controlling sediment, re-grade or use structural controls on steep slopes, seed bare areas or apply a thick layer of leaves, wood chips, or other mulch in barren spots.)
6. Educate citizens on actions to prevent water pollution from pet waste.

Outreach/educational efforts will include use of the County's website, news releases, pamphlets, and seminars to respond to citizen inquiries.

Policy 5.2

Carteret County supports measures to address drainage concerns and protect water quality. Carteret County will pursue the following specific steps through changes to zoning, subdivision, and other land use ordinances:

1. Limit density in areas adjacent to water bodies, wetlands, and other sensitive areas. In particular, limit development density in areas adjacent to shellfishing waters.
2. Investigate and consider reducing impervious surface limits in areas adjacent to shellfishing waters.
3. Investigate and consider implementation of a stormwater ordinance, including controls for post-construction runoff for new development and redevelopment. The

County will consider provisions for engineered solutions to stormwater problems in the ordinance.

4. Investigate and consider implementing local erosion and sedimentation controls for site disturbances of less than one acre (state regulations require an approved erosion and sedimentation control plan prior to disturbing areas greater than one acre).

Policy 5.3

Carteret County will encourage the use of Low Impact Development (LID) to control the volume, rate (velocity), and quality of stormwater into surface waters. This will be achieved through outreach/education throughout the County and changes to the subdivision ordinance. LID provisions of the subdivision ordinance will emphasize site design and address stormwater controls and rate of flow and volume characteristics of stormwater runoff. The County will take the following steps to reduce development impacts:

1. Encourage the use of bio-retention areas, rain gardens and other innovative practices (such as constructed wetlands, infiltration trenches/wells, level spreaders, forested or grassed buffers alongside streams and rivers, and reinforced grassy swales) to help manage and treat stormwater on site.
2. Encourage innovative construction of roadways using the minimum required pavement width to support projected traffic volumes, in compliance with the Subdivision Ordinance.
3. Encourage new road construction to avoid curbs from road designs to allow water from the roadway to sheet flow to adjacent vegetated shoulders.
4. Encourage actions to prevent erosion in construction areas (use appropriate best management practices for controlling sediment, re-grade or use structural controls on steep slopes, seed bare areas or apply a thick layer of leaves, wood chips, or other mulch in barren spots).
5. The County will continue to allow the use of pervious paving materials, where practical, and innovative development techniques to reduce impervious surfaces associated with new development or significant redevelopment. The County encourages the use of alternative types of paving surfaces on individual lots to decrease imperviousness. Porous surfaces include washed stone or gravel, paver blocks and bricks set in sand, grass pavers, and grid pavers. All development must be consistent with local ordinances.

Policy 5.4

Carteret County will seek to conserve its surface groundwater resources by supporting CAMA and N.C. Division of Water Quality stormwater run-off regulations. The County will coordinate 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 (See 4.0 Natural and Man-made Hazard Areas).

Policy 5.5

To preserve conservation areas and avoid water quality impacts due to development, Carteret County encourages private acquisition of these areas by purchase or gift from property owners.

Policy 5.6

Carteret County discourages inappropriate disposal of hazardous wastes which may impact water quality, Carteret County will establish, promote, and facilitate periodic hazardous waste collections in areas throughout the County. This effort will be coordinated with the Coastal Regional Solid Waste Management Authority (CRSWMA), NC Cooperative Extension Service, and NC Department of Agriculture.

Policy 5.7

Carteret County supports design of NC Department of Transportation projects to minimize destruction of wetlands and stormwater runoff into public trust waters.

Policy 5.8

Carteret County allows the construction of state-approved package treatment plants in areas not provided with central sewer service. The County supports more effective monitoring by the State of the operation of package treatment plants. If any package plants are approved by the State, Carteret County supports the 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. Operational plans should also address elimination of package treatment plants when the system owner elects to connect to a central sewer system.

Policy 5.9

Carteret County does not impose additional regulations on agriculture and forestry operations beyond state and federal requirements. County water quality policies related to agriculture and forestry operations are as follows:

1. Carteret County agrees with and encourages use of the United States Department of Agriculture (USDA) Natural Resources Conservation Service BMP program to limit non-point source pollution of public trust waters. BMP's include vegetative, structural, and management systems that can improve the efficiency of farming operations. The County strongly encourages farmers and timber operators to employ accepted Best Management Practices to minimize the impact of these operations on water quality.
2. Carteret County recommends control of forestry runoff through implementation of forestry Best Management Practices as provided by the North Carolina Division of Forest Resources.
3. Carteret County discourages non-point source, as well as the direct point source discharge, of agricultural runoff into primary nursery areas, productive shellfishing waters, and ORW designated areas.

Policy 5.10

When sedimentation and erosion control and stormwater management plans are required by State regulations, Carteret County requires the submission of State-approved plans and proper State permits prior to granting final approval of subdivisions.

Policy 5.11

For all waterfront development, parking lots that meet local, state, and federal requirements will be allowed.

Policy 5.12

Carteret County will work with staff of the Soil and Water Conservation District to identify strategies to lessen existing drainage problems that impact water quality.

Policy 5.13

Carteret County encourages the use of monitored pilot projects using advanced technology and engineered solutions to treat stormwater runoff.

Policy 5.14

Carteret County encourages marinas to participate in the “Clean Marina” program. This is a voluntary program administered by the NC Division of Coastal Management and the NC Marine Trades Association to recognize marina operators who use management and operations techniques that exceed regulatory requirements.

Policy 5.15

Carteret County will pursue the development of a tree-protection ordinance that will provide benefits to the County, including limiting soil erosion and mitigating stormwater runoff.

6.0 Local Areas of Concern – Economic Development

Local Areas of Concern Planning Objective
Identify and address local concerns and issues regarding economic development of Carteret County

Policy 6.1

Carteret County encourages efforts to capitalize upon the potential economic impacts of the retiree population. In order to plan for this growth opportunity, the Carteret County Economic Development Council (EDC) will undertake an evaluation or study of the attractiveness of the County as a retirement destination. The study will compare Carteret County to other areas that compete for this group and will identify the factors that attract retirees to Carteret County. Results of the evaluation will be used by the County to encourage cooperation among the County, municipalities, and private entities to develop “Senior Friendly Communities.”

Policy 6.2

Carteret County supports the Marine Science and Education Partnership and its goals to utilize existing and future assets in marine sciences to attract and create spin-off industries and new jobs. The County has adopted the following policies related to the Marine Science and Education Partnership:

1. In conjunction with Carteret Community College, the County supports a feasibility study, and if feasible a wet lab incubator facility for private research in marine sciences. The facility would be utilized for manufacturing activities associated with local marine science research.
2. Carteret County supports development of additional dormitories and offices for expansion activities of local marine science operations.

Policy 6.3

Carteret County will support the existing public/private partnership for expanding and growing the Jarrett Bay Marine Industrial Park. The County will support the following actions:

- Acquisition of additional properties contiguous to the existing site, including properties across the AICW.
- Extensions of water and sewer service and construction of new roads to serve the industrial park, including consideration for establishment of a Development Zone to fund infrastructure improvements.

Policy 6.4

Carteret County has adopted the following policies to preserve the uniqueness and economic value of the Down East Community:

1. In conjunction with the Economic Development Council, the County will initiate an educational program aimed at protecting those aspects of the Down East Community that make it unique and special.
2. In an effort to balance nature and the economy, the County will investigate measures to protect this “Gateway Community” and will support by resolution the designation of eastern Carteret County by the federal government as a Scenic Byway. The designation will promote the economic health of the area by attracting visitors to the area, including the national seashore and wildlife refuge.

Policy 6.5

Carteret County encourages efforts to enhance the relationship between its community character and economic vitality. The County will take the following steps:

1. The Carteret County EDC will undertake educational efforts to show how commercial development (such as chain stores, franchises, and big box retailers) can be made more attractive, efficient, profitable, and compatible with the identity or uniqueness of Carteret County.
2. Carteret County will consider changes to subdivision and other land use regulations to promote development that is consistent with the unique character of Carteret County. This includes allowing “conservation subdivisions” that maximize open spaces, recreational opportunities with water and greenways, and other low impact features as permitted uses, rather than conditional or special uses. Carteret County believes that these developments, as opposed to conventional developments, have the potential to increase quality of life for residents, promote sense of community in rural areas, and provide benefits to developers in terms of reduced costs of development and increased marketability.

Policy 6.6

Carteret County will discourage the growth of additional strip commercial development in favor of mixed-use town centers. Mixed-use town centers include a mixture of commercial and residential facilities or development. To improve its attractiveness for retirees, tourists, and other citizens and residents, the County will investigate the following actions suggested by the Conservation Fund to transform existing strip shopping centers into mixed-use town centers:

- Limit the length of new commercial areas, but allow expansion in greater depth. This encourages walking between stores.

- Limit curb cuts and consolidate entrances along the road to a few main driveways. This relieves traffic back-ups, accidents, and the need for road widening projects.
- Require high quality parking lot landscaping.
- Build sidewalks and crosswalks to encourage walking between stores.
- Develop incentives for the use of attractive architecture, smaller signs, and multi-story buildings.
- Encourage a mix of other uses, including nearby housing, to begin to build a walkable neighborhood, rather than a driving-only strip district.
- Improve the attractiveness of the development by controlling signs, undergrounding utility wires, planting street trees, and improving the design of new buildings.

Policy 6.7

During the planning period, Carteret County will revisit the existing sign ordinance and consider amending it with the goal of visibly improving the County’s appearance and maintaining its distinctive character.

Policy 6.8

Carteret County will encourage the use of conservation easements to preserve important scenic resources such as coastal wetlands, pocosins, swamps, farms and timberlands. The County will implement an outreach/educational program on the value of conservation easements and will provide technical assistance to property owners who wish to apply these to their property.

Policy 6.9

Carteret County will pursue the development of a tree-protection ordinance for the purpose of adding value to real estate and protecting and enhancing the County’s aesthetic image (See 5.0 Water Quality).

Policy 6.10

In an effort to protect the existing military presence in Carteret County and its economic impact upon the area, the County will work to implement the recommendations of the Joint Land Use Study. In accordance with the study, Carteret County has recently implemented a zoning overlay adjacent and near Bogue Landing Field. (See 4.0 Natural and Man-made Hazards.)

Future Land Use Map

The CAMA Land Use Planning Guidelines require the development of a future land use map that depicts the application of the County’s policies for growth and development and the desired land use and land development patterns. The map must also consider the constraints of natural systems and the County’s infrastructure policies.

It is important to understand the purpose of the future land use map in the context of the full land use plan. The future land use map is an extension of the County’s planning vision and is considered to be part of its planning goals. The future land use map contained in this plan is a “broad brush” depiction of the County’s land use policies and desired growth patterns. The map portrays where the County wants growth to occur and the appropriate density of

development and where land should be devoted to conservation or rural and other low-intensity uses. The map also shows the general location of resources the County wishes to protect or conserve. It is not as detailed as a zoning map and does not specify detailed locations of land uses such as residential, commercial, industrial, etc.

The future land use map is an important component of the land use plan that is used by local, state, and federal governments to assist in determining the consistency of projects located within the Carteret County planning jurisdiction. Due to its size and scale, the map is only a guide and is not to be substituted for on-site investigation.

The Land Use Planning Guidelines provide flexibility to Carteret County decision-makers in designing a land use classification framework that best addresses the County's needs. Previous updates of the Carteret County Land Use Plan incorporated a traditional land classification approach. Since this approach has been useful for the County, the current planning effort continues use of this system, with the following land classifications:

- Developed
- Limited transition
- Community
- Rural with services
- Rural
- Protected lands
- Conservation

Each of the future land use map categories and the policy intent of each class are described in the section below. The land classifications contained in this section and portrayed on the future land use map are intended to be general guidelines. However, due to the "broad brush" nature of the map, there may be small areas within the mapped categories where different densities may be appropriate, based on the County's land use plan policies and ordinances. Users of the land use plan should refer to both the future land use map and the text descriptions to determine land classifications. In the event of a conflict, text descriptions take precedence over mapped locations of the land classifications.

The densities must be accomplished through land use control ordinances and other tools for managing development that are described later in this section. Descriptions of the land classifications that apply in Carteret County are provided below.

DEVELOPED: Areas included in the developed land classification are currently urban in character, with only minimal undeveloped land remaining. Central water service is in place and, in some cases, individual private package treatment plants exist. Land uses include residential (single- and multi-family), commercial, institutional, industrial, and other urban land uses at high or moderate densities. In areas classified as developed, urban development pressures are expected to continue during the planning period. Redevelopment and infill development activities are also expected to continue.

Residential densities are allowed in excess of an average of three dwelling units per acre. In areas served by central water and sewer, minimum single-family residential lot size is 10,000 square feet or 4.4 dwelling units per acre. Areas served only by central water are subject to a

minimum single-family residential lot size of 15,000 square feet or 2.9 dwelling units per acre.

For commercial development in zoned areas, minimum lot size is based on availability of services, as well as the zoning district designation. In general, properties served by either central water or sewer must be a minimum of 15,000 square feet (or 2.9 units per acre), while properties served by both water and sewer are allowed to be a minimum of 10,000 square feet (4.4 units per acre). The exceptions are in the B-3 and OP (office/professional) districts that require minimum 30,000 square feet lots (1.5 units per acre) and the B-1A district, which requires a minimum of one acre (1 unit per acre).

Areas of the County included in this category include the Town of Cedar Point, the unincorporated portion of Bogue Banks, and the Morehead City/Beaufort causeway and northeast portion of Radio Island.

LIMITED TRANSITION: The limited transition classification applies to areas that have some urban services, such as central water and individual private package treatment systems, but are suitable for lower densities than those associated with the developed class or are geographically remote from existing towns and municipalities. Areas included in the limited transition category will experience increasing development during the next five to ten years, with the bulk of development occurring in the western portion of the County and will require some municipal type services. Many areas in this category are found near valuable estuarine waters or other fragile natural systems.

The limited transition classification is intended for predominantly residential use, with minimum lot size based upon the availability of water and sewer services. However, some commercial, institutional, health care, and industrial development occurs in these areas, with the majority located along the major highways. Clustering or development associated with planned unit developments (PUDs) and low impact development discussed in the policy section of the land use plan may be appropriate.

Residential densities at an average of three units per acre or less are acceptable. For those areas with water and sewer service, lot sizes may be as small as 10,000 square feet (4.4 units per acre) but must average three dwelling units per acre or less. When only central water service is available, single-family residential lots may not be smaller than 15,000 square feet or 2.9 units per acre. For PUD developments, residential densities are no greater than 2.9 units per net acre.

For commercial development in zoned or other areas, minimum lot size is based on availability of services, as well as the zoning district. In general, minimum lot sizes for areas served by individual wells and septic tanks are 20,000 square feet (or 2.2 units per acre). Properties served by either central water or sewer must be a minimum of 15,000 square feet (2.9 units per acre), while properties served by both water and sewer are allowed to be a minimum of 10,000 (4.4 units per acre). The exceptions are in the B-3 and OP (office/professional) districts that require minimum 30,000 square feet lots (1.5 units per acre), and the B-1A district, which requires parcels that are at least one acre in size (1 unit per acre).

This classification accommodates increasing development in the following areas:

- north of the Town of Beaufort along the N.C. 101 and U.S. 70 corridors
- NC 24 corridor from Morehead City to Cape Carteret, including the Town of Bogue
- NC 58 corridor north of Cape Carteret, including the Town of Peletier
- Harkers Island

COMMUNITY: Areas included in the community classification are presently developed with mixed land uses at low densities. Uses include single-family residences, general and convenience stores, churches, public facilities, health care facilities, and other mixed land uses at low densities mainly along US 70 East and NC 12. Residential densities average two dwelling units per acre, with a minimum lot size of 20,000 square feet (2.2 units per acre). Individual wells and septic systems serve these areas.

Areas of Carteret County within this classification include the Down East communities of Sea Level, Stacy, Davis, Atlantic, Bettie, Otway, Smyrna, and Marshallberg.

RURAL WITH SERVICES: Areas included within the rural with services classification are developed at very low densities. Land uses include residential, public facilities, health care facilities, and scattered commercial and industrial uses. Central water service is provided or is currently being extended to the areas. Wastewater treatment is by individual septic tanks. Lot sizes are large and the provision of services should not disrupt the primary rural character of the landscape.

Development should remain low density in order to maintain a rural character. Residential densities average two dwelling units per acre, with a minimum lot size of 15,000 square feet. In planned unit developments, residential densities are no greater than 2.1 units per net acre. For commercial development in zoned areas, minimum lot size is based on availability of services, as well as the zoning district classification. In general, minimum lot sizes for areas served by individual wells and septic tanks are 20,000 square feet (2.2 units per acre). Properties served by either central water or sewer must be a minimum of 15,000 square feet (2.9 units per acre). The exceptions are in the B-3 and OP (office/professional) districts that require minimum 30,000 square feet lots, which calculates to 1.5 units per acre, plus the B-1A district which has a minimum one acre lot size (1 unit per acre).

Areas currently classified as rural with services are described as follows:

- Merrimon Road (SR 1300) north of US 70 to Laurel Road (SR 1163); Laurel Road west to NC 101; north on NC 101 to the Atlantic Intracoastal Waterway.
- NC 101 from the AICW west to the Craven County line
- South on Hardesty Loop Road (SR 1160) from the intersection of NC 101 to Hardesty Farm Road (SR 1158) to the Newport River
- Mill Creek Community [Old Winberry Road (SR 1155) from NC 101 to Mill Creek Road (SR 1154) and along Mill Creek Road east looping back to Old Winberry Road]

RURAL: Areas included within the rural classification include lands that are appropriate for or presently used for agriculture, forestry, mineral extraction, and other uses that should be located in a relatively isolated and undeveloped area. The predominant land uses are agricultural and residential. However, public facilities, health care facilities, and scattered industrial and commercial uses are allowed. Areas classified as rural are usually served by

individual wells and septic systems. No central water service is anticipated during the planning period.

Residential densities average two dwelling units per acre, with a minimum lot size of 20,000 square feet (2.2 units per acre). Extensive portions of the Down East area are classified as rural, as are areas in northwest Carteret County.

Within areas depicted as Conservation on the Future Land Use Map, there may be high-ground areas that are suitable for development. These high-ground areas shall be considered as Rural and development shall be consistent with densities and requirements contained in the Rural classification description, policies contained in the Land Use Plan, and applicable local, state, and federal regulations.

PROTECTED LANDS: This classification consists of lands that are not under Carteret County or municipal planning or regulatory jurisdiction. Included in this category are federal, state, local, and non-profit property and easements that are managed for conservation and open space. These designations permanently preclude development. Many of these areas are also designated as Significant Natural Heritage Areas (see Conservation classification). The protected lands category also includes lands under federal ownership used for military purposes.

These lands should be recognized as areas that are unavailable for growth and development of the County. Consequently, the County has not designated appropriate uses, nor has the County planned for the provision of infrastructure to serve areas within the boundaries of protected lands.

The protected lands classification includes the following areas:

- Cape Lookout National Seashore
- Cedar Island National Wildlife Refuge
- Croatan National Forest
- Fort Macon State Park
- Salter Path Regional Beach Access
- Theodore Roosevelt Natural Area
- Wildlife Resources Commission (WRC) Cedar Island Access Area
- WRC Cedar Point-Swansboro Access Area
- WRC Sea Level Access Area
- Sea Level/Snug Harbor Park I
- Shackleford Banks National Wilderness
- John R. Jones Tract (wetlands)
- Hay Stack Marsh Preserve
- Hoop Hole Creek
- Walkers Millpond
- Jones Island Audubon Sanctuary
- North River Marshes
- WRC New Dump Island
- WRC Sand Bag Island

- Piney Island Bombing Range
- Bogue Landing Field

CONSERVATION CATEGORY: The primary purpose of this classification is to provide protection and long-term management of Carteret County’s significant and fragile natural systems. The classification also assists the County to mitigate risks associated with development in areas with significant hazards associated with wind, flooding, and erosion. The conservation classification is applied to areas that due to their unique, productive, limited, cultural, or natural features should either not be developed at all (preserved), or if developed, done so in a limited and cautious manner. Some development activities, as specified in the following sections, are allowed by Carteret County.

The conservation classification in Carteret County includes the following:

1. Areas of Environmental Concern (AECs) designated by the Coastal Resources Commission
2. Non-coastal wetlands (often referred to as “404,” “401,” or jurisdictional wetlands)
3. Significant Natural Heritage Areas.

Areas of Environmental Concern - AECs present in Carteret County include Estuarine and Ocean System AECs (public trust areas, estuarine waters, coastal shorelines, coastal wetlands) and Ocean Hazard System AECs (ocean erodible and high hazard flood areas). The general locations of AECs in Carteret County are described in Section 3 of this plan. Due to map size and scale, it is difficult to accurately map the exact location and extent of AECs. Precise determinations of locations must be determined on-site by permitting staff of the Division of Coastal Management. Uses allowed by Carteret County in AECs are those that are consistent with the State’s minimum use standards, except when the policies contained in this plan are more restrictive than State standards. Those policies were previously discussed in this section of the plan.

Non-coastal wetlands - Other areas included in the conservation classification include non-coastal wetlands (often referred to as “404” wetlands, “401” wetlands, or jurisdictional wetlands). Non-coastal wetlands are subject to regulation by the US Army Corps of Engineers and the NC Division of Water Quality. Non-coastal wetlands are further discussed in Section 3: Natural System Analysis.

The location of non-coastal wetlands is extensive in Carteret County. Carteret County accepts applicable state and federal regulations regarding development activity in non-coastal wetland areas, with the exception of Land Use Compatibility Policy 2.1.5 which exceeds state and federal standards. The Fragile Areas Map that shows general locations of areas classified as non-coastal wetlands is available for review at the Carteret County Planning and Development Office.

Significant Natural Heritage Areas – The conservation category also includes lands that support rare plant and animal species, rare or high quality natural communities, or other important ecological features as identified by the North Carolina Natural Heritage Program within the NC Department of Environment and Natural Resources. Significant Natural Heritage Areas are those Natural Heritage Areas that have particular biodiversity

significance. Significant Natural Heritage Areas located wholly or in part in the Carteret County planning jurisdiction are shown in Table 8.1.

Significant Natural Heritage Areas should be primarily preserved in their natural state with only the development activities listed below allowed. Since the primary purpose of including these areas in the conservation classification is to provide protection, in as much as possible all allowed development activities should be done in such a manner as to protect the fragile nature of these sites. Carteret County allows the following uses in Significant Natural Heritage Areas:

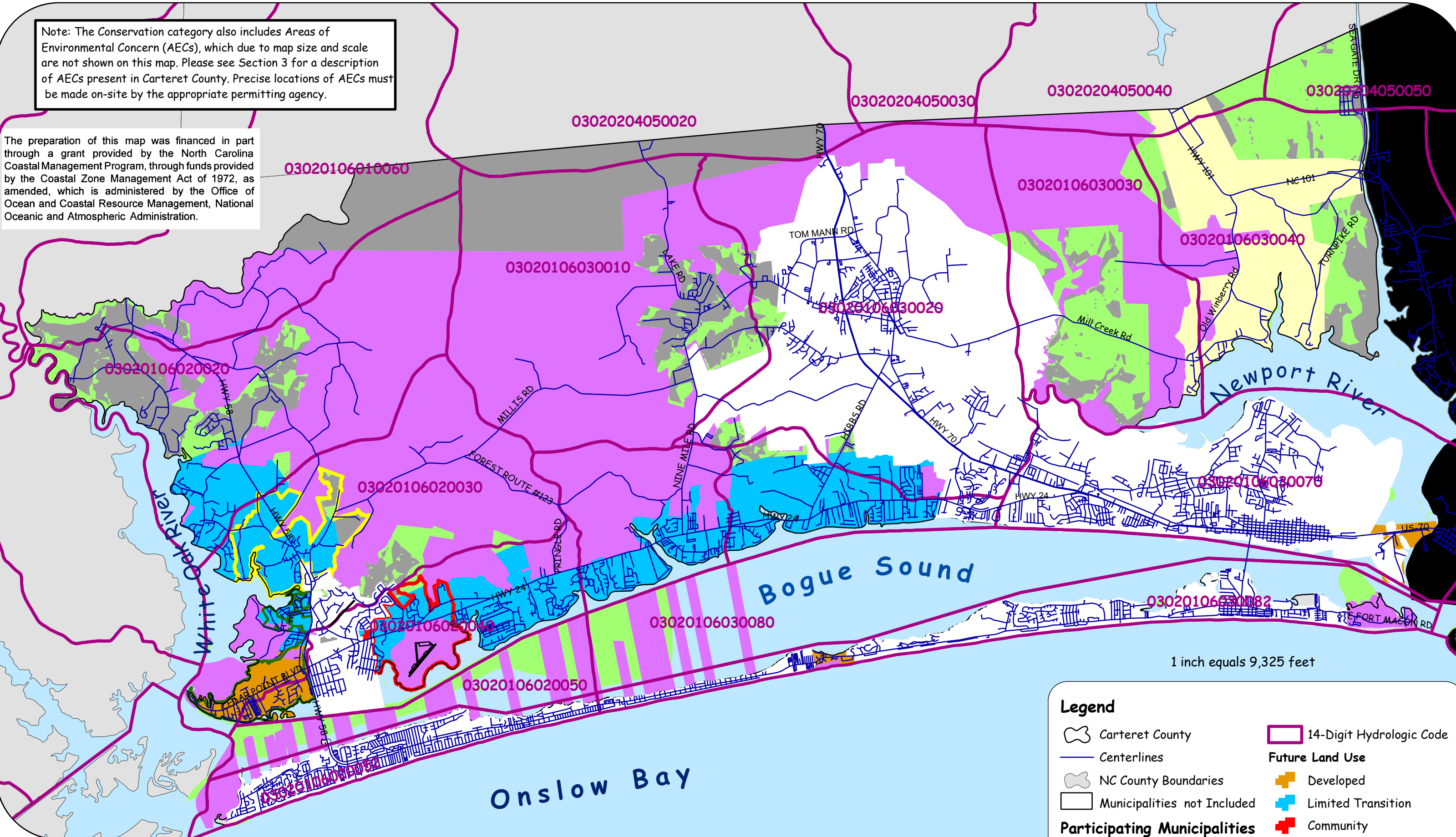
- Public facilities and improvements to provide limited shoreline access;
- The use of areas by the U.S. Army Corps of Engineers as spoil disposal sites;
- Development of public facilities by the National Parks Service and the State of North Carolina. However, Carteret County requests the opportunity to review and comment on all plans for development of public facilities.
- Development of any sound or estuarine island that is consistent with the development of sound and estuarine islands policy included in this plan.
- Uses that are consistent with the policies in this plan.

Within areas depicted as Conservation on the Future Land Use Map, there may be high-ground areas that are suitable for development. Development in these high-ground areas may be permitted in accordance with applicable local, state, and federal regulations, and policies and densities contained in the Land Use Plan. These high-ground areas shall be considered as Rural and development must be consistent with densities and requirements contained in the Rural classification description found earlier in this section.

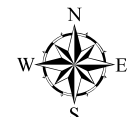
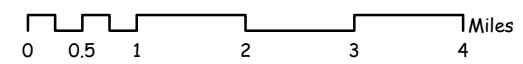
The future land use categories are illustrated on the attached Future Land Use Maps.

Note: The Conservation category also includes Areas of Environmental Concern (AECs), which due to map size and scale are not shown on this map. Please see Section 3 for a description of AECs present in Carteret County. Precise locations of AECs must be made on-site by the appropriate permitting agency.

The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.



1 inch equals 9,325 feet

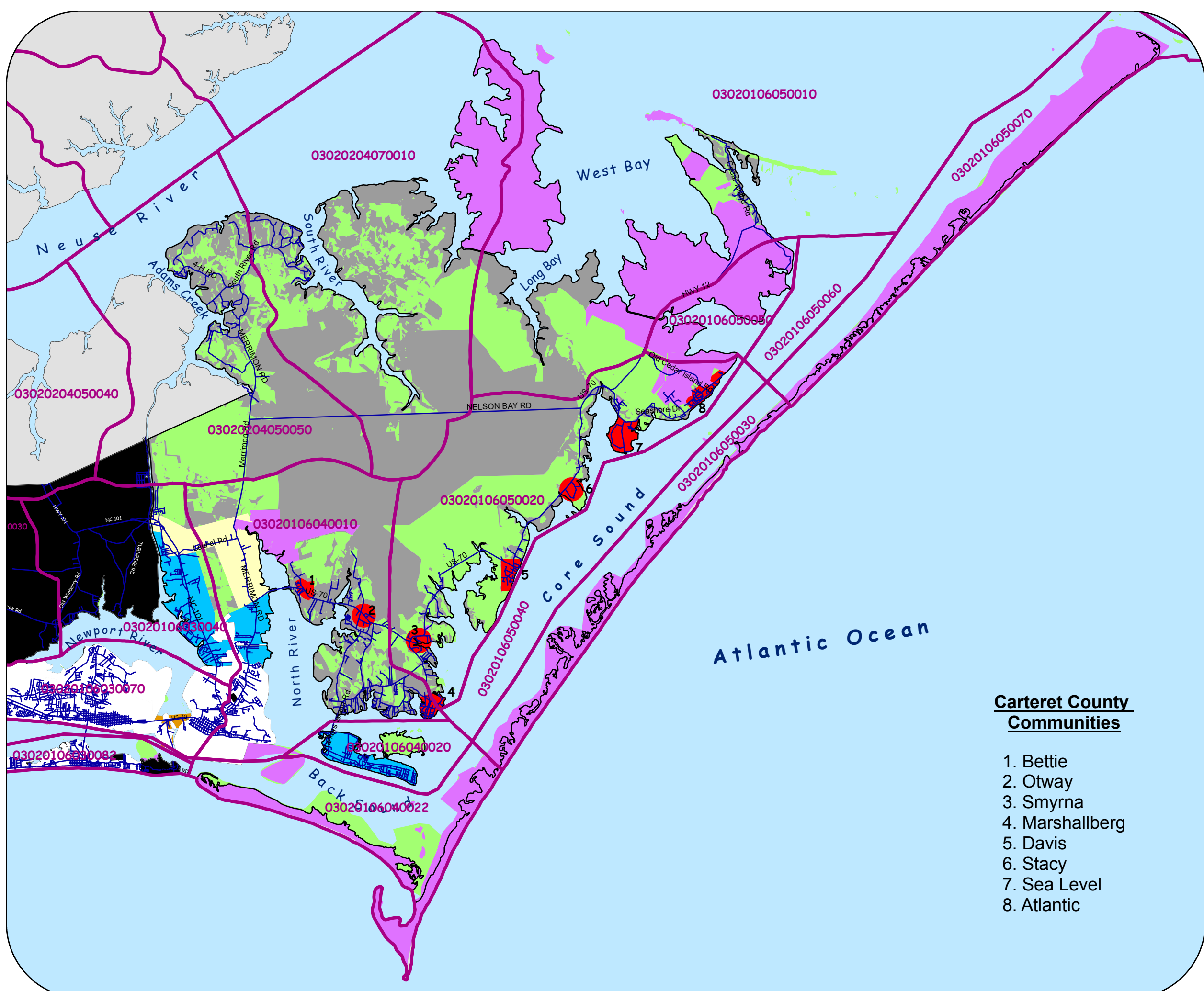


**MAP 8.1A Future Land Use
CAMA Land Use Plan Update
Carteret County, North Carolina**

Legend

Carteret County	14-Digit Hydrologic Code
Centerlines	Future Land Use
NC County Boundaries	Developed
Municipalities not Included	Limited Transition
Participating Municipalities	Community
Bogue	Rural
Cedar Point	Rural With Services
Peletier	Protected Lands
	Conservation

MAP 8.1B Future Land Use CAMA Land Use Plan Update Carteret County, North Carolina



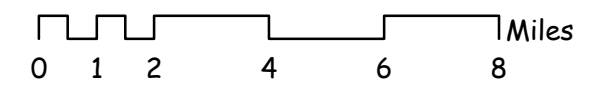
Legend

- Carteret County
- NC County Boundaries
- Centerlines
- Municipalities not Included
- 14-Digit Hydrologic Code

Future Land Use

- Developed
- Limited Transition
- Community
- Rural
- Rural With Services
- Protected Lands
- Conservation

1 inch equals 17,650 feet



**Carteret County
Communities**

1. Bettie
2. Otway
3. Smyrna
4. Marshallberg
5. Davis
6. Stacy
7. Sea Level
8. Atlantic

The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.

Note: The Conservation category also includes Areas of Environmental Concern (AECs), which due to map size and scale are not shown on this map. Please see Section 3 for a description of AECs present in Carteret County. Precise locations of AECs must be made on-site by the appropriate permitting agency.