

<p>Policy Statements</p> <p>Chowan County-Town of Edenton Core Land Use Plan</p>
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4.2 Land Use and Development Policies

The formulation of land use and development policies is based upon a review and analysis of policy statements contained in the 1998 Chowan/Edenton CAMA Land Use Plan (see [Appendix A](#) for a summary of policies from that plan); an evaluation of identified concerns and aspirations (Section II) and the needs and opportunities identified in the analysis of existing and emerging conditions (Section III); input from the Joint Land Use Plan Committee, local planning boards, and elected officials; and input obtained through citizen participation efforts including public informational meetings, public forums, and Joint Land Use Plan Committee meetings.

4.2.1 Town of Edenton/Chowan County Policy Statements

The following table summarizes the land use and development policies that have been formulated by the Town of Edenton and Chowan County. Where a particular policy statement is applicable to only one jurisdiction, it is so stated. If no specific reference is made to the Town or the County in a policy statement, the stated policy is applicable to both jurisdictions.

<i>Table 46: Land Use and Development Policies</i>
A. Public Access to Public Trust Waters Policies
Policy A1: Edenton and Chowan County will ensure a variety of opportunities for access to public trust waters to all segments of the community, including persons with disabilities.
Policy A2: The Town of Edenton and Chowan County support the state’s shoreline access policies set forth in NCAC Chapter 15A, subchapter 7M.
Policy A3: It is the policy of Town of Edenton and Chowan County governments to acquire, in accordance with an adopted access plan and funding availability, rights-of-way, fee simple title and/or easements to allow public access along the navigable waterways.
Policy A4: Chowan County shall require water access for owners of interior lots or as public access sites in major residential subdivisions located in close proximity to the water’s edge. Edenton shall require residential waterfront subdivisions containing interior lots to reserve water access for owners of interior lots. Edenton shall also require that some major residential waterfront developments include in the proposed development a plan for public water access.
Policy A5: The County should investigate the viability of eco-tourism development along its waterfront areas. Eco-tourism is a thriving “clean” industry that takes advantage of existing environmental characteristics such as creeks, lakes and rivers to promote recreational activities and attract visitors. Such an industry would be ideal for the County given its existing environmental resources. The County could explore the development of several creek trails, for example, that could be used for recreational purposes.
Policy A6: The community shall continue to provide for the diverse recreational needs of the permanent and seasonal populations by supporting the design and construction of

*Table 46:
Land Use and Development Policies*

the extensive waterfront area in a manner that balances water access needs with the protection of fragile natural resources.

Policy A7: The County and the Town both support the idea of providing a permanent mooring in the area to provide safe and efficient docking and boat storage opportunities to local residents.

Policy A8: The development of marinas, preferably upland marinas, is supported to enhance access to public trust waters.

B. Land Use Compatibility Policies

Policy B1: The County supports the establishment of a voluntary agricultural district program for the purpose of the preservation of prime farmlands.

Policy B2: Chowan County, as part of a subdivision request, shall review the Land Use Plan's Land Suitability Analysis Map as a source of information for determining the general suitability of land for the proposed development. Because the Land Suitability Map is a static illustration of suitability based upon numerous factors including proximity to developed land and the presence of infrastructure, consideration will be given to conditions which have changed since the time of map preparation that may alter the suitability rating delineated on the map. Land which the County has determined, either through its own investigations or the investigations of other public agencies, to be unsuitable for development because of flooding, poor drainage, steep slopes, poor soil conditions and other such physical features which may endanger health, life, or property or necessitate the excessive expenditure of public funds for the provision and/or maintenance of public services shall not be approved for subdivision unless methods are formulated by the developer for mitigating the problems created by the subdivision of such land.

Policy B3: In order to preserve farmland and rural open space, the Town and County encourage cluster residential subdivision developments throughout their jurisdictions.

Policy B4: Ensure that land use and development activities provide a balance between economic development needs and protection of natural resources and fragile environments.

Policy B5: The Town and County support growth and development at the densities and intensities specified in the Future Land Use Map land classifications as delineated in Section 4.3 of this plan.

Policy B6: Oppose any development on sound and estuarine islands located within the Edenton and Chowan County planning jurisdictions.

Policy B7: The Town and County support CAMA Use Standards for coastal wetlands.

Policy B8: Only commercial and industrial uses that are water dependent and which cannot function elsewhere or are supportive of commercial fishing will be allowed in conservation-classified areas. Examples of such uses would include but not necessarily be limited to commercial fishing and fish processing, marinas consistent with the policies of this plan, boat repair and construction facilities, any business dependent upon natural salt water as a resource, and restaurants that do not extend into or over estuarine waters and/or public trust waters. All uses must be consistent with established zoning.

Policy B9: Industrial development within the Town of Edenton's jurisdiction must use municipal utilities if available. Utility systems for industrial development proposed outside of the municipal service area will be reviewed and approved on a case by case basis. Industrial development in the Chowan County jurisdiction shall use public water or sewer if available, or acceptable package treatment systems.

*Table 46:
Land Use and Development Policies*

<p>Policy B10: Industries which are noxious by reason of the emission of smoke, odor, dust, glare, noise, and vibrations, and those which deal primarily in hazardous products such as explosives, will not be permitted.</p>
<p>Policy B11: Industrial development and/or industrial zoning will not infringe on established residential development. When reviewing proposals for new industrial development or industrial zoning, the Town and County will ensure that the proposals are compatible with surrounding land uses and that identified adverse impacts are mitigated.</p>
<p>Policy B12: To help ensure that cluster developments and planned unit developments are in harmony with adjoining land uses, Chowan County will require such developments to provide buffering between dissimilar uses and will require building setbacks that are comparable to those of the use located on the adjacent properties.</p>
<p>Policy B13: Coordinate all development activity with appropriate Regional Health Department and state regulatory personnel.</p>
<p>Policy B14: Cooperate with the U.S. Army Corps of Engineers in the regulation/enforcement of the 404 wetlands permit process.</p>
<p>Policy B15: Encourage land use proposals which will have no negative impact on historic, cultural and/or archaeological resources in the Town and County. These proposals shall be reviewed through the Section 106 review process as well as through the Historic Preservation Commission and the State Historic Preservation Office.</p>
<p>Policy B16: Edenton and Chowan County support citizens' awareness programs and public educational opportunities for community historic and natural resources, including the conservation, preservation and maintenance thereof.</p>
<p>Policy B17: To help ensure that planned residential developments (PRDs) are in harmony with adjoining single-family land uses, Edenton will require that the two-family and multi-family components of such developments be located more to the interior of the PRD rather than on the periphery.</p>
<p>Policy B18: The Town and County prohibit floating homes or watercraft with any long-term occupancy.</p>
<p>Policy B19: Chowan County shall require that the developer or subdivider of major subdivisions located adjacent to US and primary or secondary NC Highways, railroads, industrial or commercial developments, or watercourses establish and maintain a continuous and uninterrupted buffer strip in addition to the normal lot depth required.</p>
<p>Policy B20: Future public improvements should be planned and financed using fiscal mechanisms which avoid adverse tax impacts on the owners of prime forestry lands where such lands will not directly benefit from the planned public improvements.</p>
<p>Policy B21: Chowan County shall continue to promote use-value assessment as a means of preserving the forestry resource base and encourage owners of parcels of 10 acres or more to apply for use-value assessment.</p>
<p>Policy B22: Encourage replanting of areas within the County cleared for timber.</p>
<p>Policy B23: Manage and direct growth and development in balance with available support services.</p>
<p>Policy B24: The Town and County shall continue to work cooperatively in identifying suitable sites for economic development and marketing them to expanding firms that would generate new job opportunities for local residents.</p>

*Table 46:
Land Use and Development Policies*

Policy B25: The Town and County support the development of the Air Transpark outside of Edenton. This industrial park site offers the area a unique opportunity for attracting new industry and future economic development. Great potential exists to link the airport with other transportation alternatives (water, new and existing roads, etc.) in order to develop a true commercial transportation center.

Policy B26: Encourage growth to occur and expand in geographical areas in and around the Town as portrayed in the respective Future Land Use Maps.

Policy B27: The Town supports the conversion of businesses to residences in appropriate areas of Downtown Edenton.

Policy B28: Chowan County supports the use of cluster subdivision design for new residential development to ensure that the capacity and character of the County's public road frontages are maintained.

Policy B29: Edenton shall maintain minimum landscaping and screening requirements that provide a visual buffer between parking and loading areas and public streets; a visual buffer between parking and loading areas and adjoining residential land uses; screening of solid waste collection dumpsters; and screening between certain incompatible uses.

Policy B30: The Town and County shall maintain appearance and operational standards for nonresidential developments located within designated highway corridors to ensure no undue interference with through vehicular traffic in gaining access to proposed developments to the highway, to require architectural design compatibility within the proposed developments, and to provide landscaping and screening to buffer adjoining residentially used or zoned properties.

Policy B31: The Town and County shall maintain development standards (such as limitations on the hours of operation, distance/separation requirements, buffering/screening requirements, etc.) for special and/or conditional uses in order to assist with mitigating potential negative impacts.

Policy B32: The Town shall require shopping center developments to comply with access, screening/buffering, landscaping, setback, building scale, architectural design, outdoor lighting, outdoor storage/activity, and signage requirements to help minimize impacts to public street and views, adjacent properties, and adjacent residentially zoned areas.

Policy B33: Chowan County will allow the development of Traditional Neighborhood Developments (TNDs) as a means of encouraging mixed-use, pedestrian-oriented communities and promoting the diversification and integration of land uses. A TND is a human scale, walkable community composed of a variety of housing types and densities and a mixed use core of shopping, offices, public, and civic uses. Generally, TNDs shall adhere to the following general principles and design standards:

1. Neighborhoods have clearly delineated centers and edges and are limited in size to promote pedestrian activity.
2. The distance from the center to the edge of a neighborhood is generally no greater than ¼ to ½ mile.
3. TNDs provide a balanced mix of residential, retail, professional and personal service, office, civic, public, and recreational uses.
4. Residential uses include a diversity of housing types.
5. Street patterns are interconnected and blocks are short.
6. TNDs are organized around an activity center consisting of shopping, offices,

*Table 46:
Land Use and Development Policies*

public, and civic uses.

7. Public and civic uses, such a schools, libraries, government offices, parks and recreational facilities, plazas, and village greens are prominent features and focal points.

8. Formal and informal open space is located throughout a TND

To promote flexibility and creativity, dimensional standards shall be established in accordance with the TND purpose and design principles. The determination of appropriate building setbacks, lot coverage, building heights for proposed uses will be made during the special use permit review process. The permitted density of the residential component of a TND shall be determined during the special use permit review process but in no case shall exceed the maximum density levels delineated in the zoning ordinance. Factors taken into consideration in determining the permissible density of a specific TND shall include the anticipated vehicular traffic, infrastructure, and environmental impacts of the proposed TND.

C. Infrastructure Carrying Capacity Policies

Policy C1: Development within the Town and County shall only be approved where adequate public or approved private facilities and service are available, including water, sewage disposal, roads, etc.

Policy C2: Coordinate the establishment of service area boundaries for existing and future water and sewer infrastructure within Chowan County.

Policy C3: It is the policy of Chowan County and Edenton to ensure that infrastructure systems are correlated with population projections, future land needs, and the future land use classifications as delineated in Section 4.3.

Policy C4. In areas located outside of the Town of Edenton utility service area, the Town and County will support the construction of package treatment plants which are approved and permitted by the State Division of Environmental Management. If any package plants are approved, 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 must be submitted and approved. The Town and County, however, oppose the installation of package treatment plants and septic tanks or discharge of waste in any areas classified as coastal wetlands, freshwater wetlands (404), or natural heritage areas.

Policy C5: The Town of Edenton and Chowan County support the implementation of the following transportation improvements:

- Eastern Connector
- Western Connector
- Luke Street Extension
- Peanut Drive Access
- Soundside Road

Policy C6: Any application for a wastewater disposal system which is to be located in the planning jurisdiction shall be coordinated with existing facilities. The Town and County should work together to assure that a waste water permit is not issued without a corresponding zoning permit.

Policy C7: The Town and County will continue to work together to provide services where needed, and as feasible, for new development.

*Table 46:
Land Use and Development Policies*

<p>Policy C8: The County will explore the various options for improving the sewage treatment problems that exist in many of the septic systems in the Country Club subdivision.</p>
<p>Policy C9: The Town and County support the extension of infrastructure into desired growth areas as necessary and financially feasible.</p>
<p>Policy C10: Depending upon water availability and septic capability, subdivisions may develop outside of the currently developed areas served by public utilities. The location and intensity of commercial uses should be guided by the availability of public services, accessibility and be in compliance with development standards.</p>
<p>D. Natural Hazard Area Policies</p>
<p>Policy D1. Conserve the natural resources and fragile environments that provide protection from such natural hazards as floods and storm surges.</p>
<p>Policy D2. Minimize the threat to life, property, and natural resources that may result from land use and development within or adjacent to identified natural hazard areas.</p>
<p>Policy D3: The Town and County will continue to coordinate all development within the special flood hazard area with the Planning and Inspections Department, NC Division of Coastal Management, FEMA, and the US Corps of Engineers.</p>
<p>Policy D4: It is the policy of Chowan County and Edenton to ensure that evacuation plans and needs are addressed as new development proposals are reviewed for approval.</p>
<p>Policy D5: It is the policy of Town of Edenton and Chowan County government to ensure that new development is protected from flood hazard through the administration of the flood damage prevention ordinances and continued participation in the National Flood Insurance Program.</p>
<p>Policy D6: The Town of Edenton and Chowan County shall implement the goals and recommended mitigation measures of the 2005 Chowan County and the Town of Edenton Multi-jurisdictional Hazard Mitigation Plan as delineated in Section 3.2.3, D and Appendix I.</p>
<p>Policy D7: Chowan County will continue to support and enforce the N.C. State Building Code, particularly requirements of construction standards to meet wind-resistive factors such as design wind velocity. The County also supports provisions in the state Building Code requiring tie-downs for mobile homes, which help resist wind damage.</p>
<p>Policy D8: Edenton and Chowan County shall maintain flood damage prevention requirements that (1) Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities, (2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters; (4) Control filling, grading, dredging and other development which may increase erosion or flood damage; and (5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.</p>
<p>Policy D9: Chowan County supports the CAMA development permit process for estuarine shoreline areas and the requisite development standards which encourage both shoreline stabilization and facilitation of proper drainage.</p>
<p>Policy D10: Edenton and Chowan County shall discourage development, especially</p>

*Table 46:
Land Use and Development Policies*

higher density (greater than six dwelling units per acre) residential development, in its most hazardous areas (storm surge areas, areas prone to repetitive flooding, etc.) so as to decrease the number of people living in areas that may need evacuating.

Policy D11: Based upon the availability of federal and state grant funds, land acquisition programs will be utilized in the most hazardous areas to minimize future damage and loss of life.

E. Water Quality Policies

Policy E1: The Town of Edenton and Chowan County will continue to support the use of Best Management Practices (BMP) on agricultural properties and urban developments in order to reduce sedimentation and pollution run-off into Nutrient Sensitive Waters.

Policy E2: Chowan County shall require that all subdivision developments disturbing 5,000 square feet of more control and treat the stormwater runoff generated by a 1.5-inch rain event and that all buildings or related structures within waterfront subdivisions be set back 50 feet from the shoreline.

Policy E3: It is the policy of Chowan County and Edenton to coordinate the approval of local land development projects with applicable state agencies to ensure compliance with regulations to prevent or control nonpoint source discharges.

Policy E4: It is the policy of Chowan County and Edenton to establish land use categories that maximize the protection of open shellfishing waters and that assist with the restoration of any closed shellfishing waters.

Policy E5: Edenton and Chowan County shall maintain requirements that, to the extent practicable, all development shall conform to the natural contours of the land and natural and pre-existing man-made drainage ways shall remain undisturbed. All developments shall be provided with a drainage system that is adequate to prevent the undue retention of surface water on the development site. No surface water may be channeled or directed into a sanitary sewer. Whenever practicable, the drainage system of a development shall coordinate with and connect to the drainage systems or drainage ways on surrounding properties or roads. All developments shall be constructed and maintained so that adjacent properties are not unreasonably burdened with surface waters as a result of such developments.

Policy E6: The density and intensity of land development adjacent to ground water supplies shall be in accordance with the density and intensity characteristics of the future land use designations.

Policy E7: Chowan County shall require that all impervious surfaces in new developments, except for roads, paths, and water-dependent structures, be located landward of all perennial and intermittent surface waters in accordance with locally adopted best management practices. Notwithstanding this Water Quality Policy # E7, the locations of impervious surfaces in new developments shall be subject to the more or less stringent provisions of any applicable State law.

Policy E8: The Town of Edenton and Chowan County support state efforts to reduce nutrient loading in the surrounding surface waters, which include consideration of more stringent restrictions on nitrogen discharges and enhanced regulations controlling the disposal of animal wastes.

Policy E9: Because of special water quality concerns in Chowan County, only limited construction will be allowed within a landward buffer (provided in accordance with locally adopted best management practices) of the mean high water mark on subdivisions lots

*Table 46:
Land Use and Development Policies*

which adjoin the Chowan River, the Albemarle Sound, or their impounded waters and tributaries. The landward buffer shall not contain any buildings or related structures, such as decks, paved patios, or utility sheds. The primary use of the area is the growth of natural vegetation such as a grassed lawn. The only structure permissible within the waterfront set-back area is an elevated pier of wood construction constructed to provide access to the water. On-site septic systems and nitrification lines are also prohibited from the required setback area. Notwithstanding this Water Quality Policy # E9, the locations of buildings or related structures, such as decks, paved patios, or utility sheds in new developments shall be subject to the more or less stringent provisions of any applicable State law.

Policy E10: In order to minimize sedimentation and erosion, Edenton shall require that all developments maintain a vegetated buffer along each side of a stream or natural drainageway. The vegetated buffer shall remain undisturbed except as may be necessary to accommodate roads, utilities and their easements, pedestrian paths and their easements and approved water-dependent uses such as marinas, docks, piers, boat ramps and bridges. In cases in which the buffer may not be practical or desirable, the Board of Adjustment may consider a special exception if it finds that an acceptable alternative means of handling stormwater can be achieved without maintaining a vegetated buffer

F. Areas of Environmental Concern Policies

Policy F1: Chowan County and Edenton support state and federal law regarding land use and development in AECs.

Policy F2: Within AECs, the County will permit those land uses which conform to the general use standards of the North Carolina Administrative Code (15 NCAC 7H) for development within the estuarine system. Generally, only those uses which are water-dependent will be permitted in coastal wetlands, estuarine waters, and public trust areas. Examples of permitted water-dependent uses include utility easements, docks, boat ramps, bulkheads, dredging, bridges and bridge approaches, revetments, culverts, groins, navigational aids, mooring pilings, navigational channels, simple access channels, and drainage ditches.

Policy F3: The County and Town policy is to restrict development in estuarine waters and public trust waters to those uses which will not cause significant degradation of the natural function nor condition of the estuarine waters and public trust areas.

Policy F4: It is the policy of Chowan County and the Town of Edenton to comment concerning the overall interests of residents on CAMA dredge and fill permits for projects which would be detrimental to rivers and wetlands.

Policy F5: Allow the construction of dry stack storage facilities for boats associated with or independent of marinas.

Policy F6: It is the policy of Chowan County and the Town of Edenton to ensure water dependent development activities such as marinas including upland marinas occur in compliance with local, state and federal regulations and to discourage non-water dependent uses especially floating home developments in public trust waters.

Policy F7: The County and Town will restrict, through its zoning ordinance and subdivision regulations, land uses in coastal wetlands to those that support wetlands conservation and which do not adversely affect their delicate balance.

Policy F8: When necessary, bulkhead installation should be conducted employing appropriate construction and resource protection techniques. Where installation is

*Table 46:
Land Use and Development Policies*

required, development plans should consider every feasible alternative to minimize the damage to existing marshes.

Policy F9: The Town and County shall require industries to use the best available technology to avoid pollution of air or water during both construction and operation of new industrial facilities.

G. Areas of Local Concern Policies

Policy G1: The Town of Edenton and Chowan County will continue to support and pursue opportunities to provide affordable housing, housing rehabilitation and community revitalization through the Community Development Block Grant, HOME, and NC Housing Finance Agency for housing rehabilitation and community revitalization.

Policy G2: Support and pursue funding opportunities of tourism events and activities such as festivals, markets and recreational activities. The Town and County should take advantage of the historical resources of the area to promote tourism year round. The Town and County will also support local and regional interest groups in the promotion of tourism.

Policy G3: The Town and County support the development of a greenway and bike path network around the area as outlined in the 2003 Chowan/Edenton Greenways and Open Space Plan.

Policy G4: It is the policy of the Town of Edenton and Chowan County to encourage, where practicable and funding is available, the preservation of historically significant structures and sites.

Policy G5: It is the policy of Chowan County and Edenton government to conserve the natural and cultural resources for recreational enjoyment.

Policy G6: It is the policy of Chowan County and Edenton to support state and federal programs which lead to improvements of the quality of life of County residents and lessen the burdens of local government such as: highway construction and maintenance, channel maintenance, aviation enhancement, environmental protection, education, health and human services.

Policy G7: Continue to work toward a diversified economy including industry, tourism and improved technical educational opportunities.

Policy G8: Edenton and Chowan County shall maintain airport height overlay requirements that prevent that creation of conditions hazardous to aircraft operation, that prevent conflict with land development which may result in loss of life and property, and that encourage development which is compatible with airport use characteristics.

Policy G9: Locate new facilities on land having stable, well-drained soils adequately protected from flooding and easily accessible to public utilities and transportation routes.

Policy G10: Continue to encourage a variety of choice in existing neighborhoods through a balance of preservation, rehabilitation and new development.

Policy G11: Continue to use a low interest loan pool to encourage downtown business owners to rehabilitate their establishments.

Policy G12: Continue to support market-driven trends in redevelopment and reuse, particularly in the retirement/assisted living care facility segment of the housing market.

Policy G13: The Town and County remain committed to State and Federal programs in planning areas related to community and economic development, including erosion control, public access, and highway improvements.

Policy G14: Edenton and Chowan County shall maintain requirements that residential developments reserve land area for usable open and recreational space.

4.2.2 Analysis of the Impact of Policies on Management Topics

Each individual policy statement delineated in Section 4.2.1 was evaluated and compared to the CRC Land Use Plan Management Topic goals, objectives, and land use plan requirements (see Appendix H) to determine if the policy statement had a positive, negative, or neutral impact on the management topics. Each policy statement was evaluated as to whether or not it was consistent with the stated management topic goals and objectives. Each policy statement was also evaluated as to its contribution to accomplishing the land use plan requirements of the various management topics. Based upon this analysis, a conclusion as to positive, negative, or neutral impact was derived. The following table and narrative summarizes the general impact of the Chowan County and Edenton land use and development policies on the CRC land use plan management topics.

*Table 47:
Impact of Local Policies on CRC Land Use Plan Management Topics*

CRC Land Use Plan Management Topics						
Policies	Public Water Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazard Areas	Water Quality	Local Areas of Concern
Public Water Access	Positive					Positive
Land Use Compatibility		Positive	Positive	Positive	Positive	Positive
Infrastructure Carrying Capacity		Positive	Positive	Positive	Positive	Positive
Natural Hazard Areas		Positive	Positive	Positive	Positive	Positive
Water Quality		Positive		Positive	Positive	
Areas of Environmental Concern	Positive	Positive	Positive	Positive	Positive	
Areas of Local Concern		Positive		Positive		Positive
Note: Blank spaces in table indicate neutral impact. All local policies have been determined to have either a positive or neutral impact on CRC management topics. No specific actions or programs are required to mitigate negative impacts.						

A. Public Water Access Policies

Edenton and Chowan County support the provision of access to public trust waters to all segments of the community. There are few public water access points currently existing within both the Edenton and Chowan County planning jurisdictions.

Town and county policies support coordinating public water access within waterfront developments as they are reviewed for approval. Policies encourage the development of a comprehensive waterfront access plan to evaluate needs, opportunities, and implementation strategies in both jurisdictions.

The local policies encourage the provision of public water access and the continued assessment of its water access needs and opportunities for improving public water access. The local policies have a positive impact on the CRC public water access goals and objectives.

B. Land Use Compatibility Policies

Overall, the Town and County existing building intensities and densities are consistent with infrastructure availability and land suitability. Generally, the most intense development is located in areas with adequate water and sewer facilities and other support infrastructure and outside of sensitive natural environments.

The local policies provide for a balance of growth and the preservation of fragile environments. Development with acceptable impacts on natural resources and which is in harmony with the existing character of the area being developed is encouraged. Local policies concerning Areas of Environmental Concern support state and federal law regarding development within AECs. Development is encouraged in those portions of the planning jurisdictions that possess the support infrastructure necessary to sustain that growth. County policies discourage the conversion of active, productive farm and forest land to urban uses. Local policies support the implementation of water and wastewater systems improvements.

The local policies have a positive impact on the CRC land use compatibility goals and objectives.

C. Infrastructure Carrying Capacity Policies

Edenton and Chowan County support managing and directing development in balance with the availability of municipal services. The most intensive land uses and highest residential densities are guided to those portions of the planning jurisdictions that possess the support infrastructure necessary to sustain that level of development.

Local policies support the implementation of water and wastewater systems improvements which will vastly improve each jurisdiction's ability to provide effective and reliable water and wastewater systems. The local policies ensure that public infrastructure is located and managed in harmony with fragile environments and natural resource areas.

The town and county policies have a positive impact on the CRC infrastructure carrying capacity goals and objectives.

D. Natural Hazard Areas Policies

Local policies encourage the conservation of natural resources and fragile environments that provide protection from natural hazards. Local policies encourage the development of compatible location, density, and intensity criteria for new development, existing development, and redevelopment within flood hazard and storm surge areas. Flood damage prevention policies encourage compatible development and redevelopment within flood hazard areas. Town

and county policies ensure that evacuation plans and needs are addressed as new land development proposals are reviewed for approval.

The local policies have a positive impact on the CRC natural hazard areas goals and objectives.

E. Water Quality Policies

The local policies support the maintenance, protection, and enhancement of water quality. The town and county policies support land development that has minimal adverse impacts on water quality. Best management practices are encouraged to minimize stormwater impacts. Preservation of remaining portions of the Bear Swamp is encouraged by county policies to protect aquifer recharge and wildlife habitat.

Local policies support the implementation of water and wastewater systems improvements which will vastly improve each jurisdiction's ability to provide effective and reliable water and wastewater systems. The county supports the long term efforts for providing future countywide sewer service.

The Town and County policies have a positive impact on the CRC water quality goals and objectives.

F. Local Areas of Concern Policies

Edenton and Chowan County policies regarding local areas of concern support and have a positive impact on the CRC public water access, land use compatibility, infrastructure carrying capacity, and natural hazard areas goals and objectives. The local policies encourage increased recreational opportunities, development compatible with natural resources, and preservation of historic structures and sites. Local policies also promote tourism-related economic development.

Appendix G provides a further evaluation of each individual town policy's impact on the CRC land use plan management topics.

4.2.3 Statement of Local Support Regarding Areas of Environmental Concern

Chowan County and the Town of Edenton support state and federal law regarding land use and development in Areas of Environmental Concern (AECs). Specific policy statements have been developed that support the general use standards of the North Carolina Administrative Code (15 NCAC 7H) for development within the estuarine system. No policy statements have been developed which exceed the requirements of state and federal regarding land use and development within AECs.