

# **Pasquotank County Land Use and Development Policies**

## **A. Pasquotank County Public Water Access Policies**

**Policy 1:** Ensure a variety of opportunities for access to public trust waters to all segments of the community, including persons with disabilities.

**Policy 2:** Coordinate the provision of private access to public trust waters for all properties within new waterfront developments during the subdivision plat approval process.

**Policy 3:** Develop, based upon the availability of grant funds, a comprehensive public waterfront access plan to evaluate access needs, opportunities, and implementation strategies.

**Policy 4:** 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.

## **B. Pasquotank County Land Use Compatibility Policies**

**Policy 1:** Ensure that land use and development activities provide a balance between economic development needs and protection of natural resources and fragile environments.

**Policy 2:** Support growth and development at the densities and intensities specified in the Future Land Use Map land classifications as delineated in Section 4.3.1 of this plan.

**Policy 3:** Require a District Health Department septic tank permit prior to issuing a building permit.

**Policy 4:** Pasquotank County will work with Elizabeth City to develop coordinated development standards regarding signage, landscaping, and other aesthetic related requirements for the Halstead Boulevard Connector.

**Policy 5:** Use soil information in determining the allowable density and intensity of development in areas where the soils have severe limitations for septic tank drainfields.

**Policy 6:** Continue cooperation with Elizabeth City for the protection of the flight approaches at the US Coast Guard Air Station and the Elizabeth City/Pasquotank County Regional Airport.

**Policy 7:** Inspect and regulate the storage of hazardous wastes at sites in the County. Permits for land uses which will involve storage of petrochemicals proposed adjacent to waterways and wetlands shall not be permitted without minimizing the effects of potential spills.

**Policy 8:** Direct urban development into areas intrinsically suitable for development via the extension of services and approval of future capital projects.

**Policy 9:** In order to preserve farmland and rural open space in areas designated as Agricultural on the Future Land Use Map, the County supports the establishment of a voluntary agricultural district program, strongly discourage residential development, and discourages the extension of public water and sewer utilities into these areas.

**Policy 10:** Safeguard areas suitable for industrial development from encroachment by competing land uses.

**Policy 11:** Encourage industries to locate in the Pasquotank County Commerce Park and in other industrial/commercial parks.

**Policy 12:** Ensure consistency of land use and development proposals with the goals, objectives, and policies of the adopted Land Use Plan.

**Policy 13:** Conduct an ongoing review of the zoning regulations to assure that urban development that is occurring is compatible with the area and is supportable by County services.

**Policy 14:** Safeguard the County's highways from obstructions to sight and turning movements that constitute safety hazards as well as work closely with the North Carolina Department of Transportation in the programming of road improvements with sufficient rights of way and pavement width.

**Policy 15:** Prepare an access management regulation with the cooperation of the NC Department of Transportation to regulate the number and location of driveway openings along state roadways.

### **C. Pasquotank County Infrastructure Carrying Capacity Policies**

**Policy 1:** Development within the County shall only be approved where adequate public or approved private facilities and services are available, including water, sewage disposal, and roads.

**Policy 2:** Ensure that infrastructure systems are correlated with population projections, future land needs, and the future land use classifications as delineated in Section 4.3.1 of this plan.

**Policy 3:** Coordinate the establishment of service area boundaries for existing and future water and sewer infrastructure with Elizabeth City and other utility providers.

**Policy 4:** Provide adequate levels of service for public facilities and services in the most efficient manner.

**Policy 5:** Program capital projects on a five year basis.

**Policy 6:** Undertake a review of all development fees to determine if the fees being charged offset the cost to the County in time and materials.

**Policy 7:** Allow small package treatment systems that accommodate commercial and industrial development in locations removed from the most vulnerable storm inundation areas provided that an acceptable legal entity is established to ensure the adequate long-term maintenance of such systems. Package treatment systems shall not be allowed to accommodate residential development.

#### **D. Pasquotank County Natural Hazard Area Policies**

**Policy 1:** Support the goals and implementation of the recommended mitigation measures of the July 2005 *Pasquotank County/Elizabeth City Hazard Mitigation Plan* as delineated in Section 3.2.3, D of this plan.

**Policy 2:** Support land developments that utilize techniques such as retention of vegetative buffers and open space preservation to provide protection from flooding and storm surge.

**Policy 3:** Ensure that evacuation plans and needs are addressed as new development proposals are reviewed for approval.

**Policy 4:** Ensure that new development is protected from flood hazard through the administration of the County flood damage prevention ordinance and continued participation in the National Flood Insurance Program.

**Policy 5:** Support the Emergency Management Agency via funding, equipment and facilities including the preparation of post disaster recovery plans and coordination with other County, state and federal agencies in emergency events.

**Policy 6:** Reconstruct failed water lines within the County service area and aid reconstruction of water lines in other service areas on a critical need basis.

### **E. Pasquotank County Water Quality Policies**

**Policy 1:** Ensure that water quality in coastal wetlands, rivers, streams, and estuaries is maintained if not impaired and improved if impaired.

**Policy 2:** 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 3:** Establish land use categories that maximize the protection of open shell fishing waters and that assist with the restoration of any closed shell fishing waters.

**Policy 4:** Pasquotank County supports the development of a joint master drainage plan with Elizabeth City.

**Policy 5:** Encourage the use of Best Management Practices for agriculture and land development.

**Policy 6:** Support state and federal efforts to preserve the swamp's unique ecological functions of aquifer recharge and wildlife habitat.

### **F. Pasquotank County Areas of Environmental Concern**

**Policy 1:** Support state and federal law regarding land use and development in AEC.

**Policy 2:** Within AEC, 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, dredging, bridges and bridge approaches, revetments, culverts, groins, navigational aids, mooring pilings, navigational channels, simple access channels, and drainage ditches.

**Policy 3:** 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 4:** 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 5:** Comment concerning the overall interests of County residents on CAMA dredge and fill permits for projects which would be detrimental to rivers and wetlands lying within or adjacent to unincorporated portions of the County.

**Policy 6:** Support CAMA restriction of development on Albemarle Sound Islands as well as dredging of marshlands for bulkhead installation along Albemarle Sound.

**Policy 7:** Ensure that water dependent development activities such as marinas including upland marinas occur in compliance with state and federal regulations and to discourage non-water dependent uses especially floating home developments in public trust waters.

### **G. Pasquotank County Areas of Local Concern Policies**

**Policy 1:** Encourage, where practicable and funding is available, the preservation of historically significant structures and sites.

**Policy 2:** Continue support of the Albemarle Economic Development Commission.

**Policy 3:** Conserve the natural and cultural resources of value for recreational enjoyment and social systems support of County residents and tourists.

**Policy 4:** Enforce the North Carolina Building Code and conduct periodic reviews of the regulations and construction practices.

**Policy 5:** Pursue Community Development Block Grants as well as other economic and community revitalization initiatives to redevelop specific target areas in the County.

**Policy 6:** Support state and federal programs which lead to improvements of the quality of life of County residents and lessen the burdens of County government such as: highway construction and maintenance, channel maintenance, aviation enhancement, environmental protection, education, health and human services.

# **Elizabeth City Land Use and Development Policies**

## **A. Elizabeth City Public Water Access Policies**

**Policy 1:** Ensure a variety of opportunities for access to public trust waters to all segments of the community, including persons with disabilities.

**Policy 2:** Ensure that the issue of public access to public trust waters is addressed as new waterfront development proposals are reviewed for approval.

**Policy 3:** Develop, based upon the availability of grant funds, a comprehensive public waterfront access plan to evaluate access needs, opportunities, and implementation strategies.

**Policy 4:** Elizabeth City recognizes its downtown riverfront area as a tremendous, but often underdeveloped, attractive resource. In coordination with its policies for increased tourism and preservation of its unique historic resources, Elizabeth City is committed to seeing its downtown waterfront develop into an active, lively, attraction for both tourists and local residents. The City encourages the orderly development of mixed uses, including retail shops, places of entertainment, restaurants, boating services, and overnight lodging.

**Policy 5:** Support the goals, objectives, and recommendations of the *2001 Waterfront Master Plan* in order to guide waterfront development in the downtown area. To begin implementing the *Master Plan*, develop design guidelines to create an overlay district for the waterfront. (See Section 3.3.1 E. for a summary of plan recommendations)

**Policy 6:** Continue to encourage the development of public and private marina facilities offering access to area waters for both transient and local boat traffic. However, development of marina facilities must conform to state, local and federal environmental regulations. Marinas that are incompatible with the surrounding land uses or whose designs fail to meet the development and environmental quality standards in addition to CAMA standards shall not be approved.

**Policy 7:** Encourage pedestrian access to and utility of the waterfront, in order to enhance its commercial development/tourist attraction potential.

**Policy 8:** Encourage major residential developments located adjacent to public trust waters to dedicate public access to the water, preferably to the general public.

**Policy 9:** At a minimum, the development standards for boat ramps and/or parking areas associated with public access sites shall address requirements for

storm water run-off, protection of water quality, an adequate water depth at low tide and landscaping to address aesthetic concerns.

## **B. Elizabeth City Land Use Compatibility Policies**

**Policy 1:** Ensure that land use and development activities provide a balance between economic development needs and protection of natural resources and fragile environments.

**Policy 2:** Elizabeth City shall encourage development and redevelopment to occur at densities appropriate for a location consistent with the land use classifications delineated in Section 4.3.2. The location and density factors shall include the type and capacity of sewage treatment and water available to the site, the adequacy of transportation facilities to access the site, and whether the development is within an environmentally suitable area.

**Policy 3:** Elizabeth City recognizes the importance and necessity of commercial, multi-family and high density residential projects and the conflicts that may occur with existing land uses. To mitigate the impacts, the City will develop criteria to aid in ensuring land use compatibility. Concepts that will be considered include cluster development, conditional zoning, open space preservation, mixed density development, innovative storm water management techniques, etc.

Incompatible or poorly planned commercial developments within or immediately adjacent to existing residential areas shall be constrained. To avoid the proliferation of strip development, and minimize traffic generation, clustered commercial or mixed-use centers shall be encouraged.

**Policy 4:** The City believes that future land development patterns should be done so as to enhance the City's natural scenic and aesthetic qualities. This policy shall especially apply to any development relating to the Pasquotank River and to commercial activities along the major thoroughfares.

**Policy 5:** Elizabeth City will work with Pasquotank County to develop coordinated land use and development standards regarding signage, landscaping, and other aesthetic related requirements for the Halstead Boulevard Connector.

**Policy 6:** Elizabeth City believes that future land development should be completed in a manner so as to be compatible with existing special natural and cultural resources.

**Policy 7:** Restrain influences which are adverse to the Elizabeth City-Pasquotank County Regional Airport property and safe conduct of aircraft, prevent the creation of conditions hazardous to aircraft operations, prevent

conflict with land development which may result in loss of life and property, and encourage development which is compatible with airport use characteristics.

**Policy 8:** Elizabeth City prefers to see industries developed which are neither excessive consumers of water resources or cause excessive discharge into its streams. In other words, relatively 'dry' low pollution; light manufacturing and/or assembly industries would be preferable.

**Policy 9:** The preferred location for industrial and manufacturing land uses is in existing industrial parks or other suitable sites in accordance with the adopted land use plan. The City, in conjunction with the County, would like to develop an additional industrial park or parks, according to the following standards:

1. Provide an assessment of the impact of the development of industry and require the use of the best available technology to avoid air or water pollution during construction or operation.
2. Be located on land having stable, well-drained soils. The sites should be located in areas adequately protected from flooding and be accessible to existing public utilities and transportation routes.

**Policy 10:** The City of Elizabeth City will not support the development of any 'heavy' industrial use, including energy facilities, which could cause extensive or irreversible damage to existing fragile or environmentally sensitive areas.

**Policy 11:** Oppose the development of energy facilities which would substantially increase the amount of man-made hazards within its jurisdiction, including the storage and/or transshipment of crude oil.

**Policy 12:** It is the policy of Elizabeth City to ensure consistency of land use and development proposals with the goals, objectives, and policies of the adopted Land Use Plan.

**Policy 13:** Create a joint task force with Pasquotank County to develop coordinated land use and development regulations for the creation of an aviation center proximate to the Elizabeth City Regional Airport.

### **C. Elizabeth City Infrastructure Carrying Capacity Policies**

**Policy 1:** Continue to evaluate the existing and planned capacity, location and adequacy of key facilities and services that serve the City. Develop an active wellhead protection program to assure water quality and quantity. Continue with the replacement of eroded waterlines and upgrading of small diameter waterlines to provide adequate pressure. Repair or replace pump stations and aging leaking sanitary sewer lines for the protection of water quality and public health concerns.

**Policy 2:** Ensure that the water and sewer systems will have the capacity for the forecasted future demands. Develop additional raw water supplies. Generate a master sewer plan for the strategic placement of force mains and pump stations. Upgrade and repair the City's core sewer pump stations to meet state compliance standards. Study the feasibility of creating a regional wastewater authority with Pasquotank and/or Camden Counties to serve high growth areas surrounding the City and to provide an economical alternative source of wastewater treatment.

**Policy 3:** To maximize the functional life of existing roadways, a program of improvements and maintenance shall be endorsed as a cost effective and environmental sound means of meeting transportation needs. Develop road design and construction standards for City streets.

**Policy 4:** Coordinate the establishment of service area boundaries for existing and future water and sewer infrastructure with Pasquotank County and other utility providers. Investigate the feasibility of forming regional water cooperative with the surrounding public water systems.

**Policy 5:** In the interest of long-term development management and both consistency and continuity of the extension of utilities i.e., water and sewer services, Elizabeth City will maintain a policy of annexation for appropriate developing areas. 'Appropriate' shall include those areas meeting the state's statutory requirements for annexation and/or those areas receiving or requesting City services, i.e., water and sewer.

**Policy 6:** The City recognizes the connection between economic development and the provision of necessary infrastructure, i.e. water, sewer, proper transportation access, etc. Elizabeth City will seek to provide necessary infrastructure to support development, within the constraints of its economic capacity, and support state and/or federal efforts to do the same.

**Policy 7:** Elizabeth City, along with the County will provide, as much as is locationally and economically feasible, basic support services such as water and sewer to newly locating industries.

**Policy 8:** The City recognizes the vital importance and need of basic services, such as water and sewer, to support growth and development. Therefore, Elizabeth City will continue to assess and plan for necessary water and sewer facility improvements for anticipated future growth and development.

**Policy 9:** Elizabeth City, recognizing the potential limitations on its existing sources of raw water, i.e. the City well fields, and the Pasquotank River, will initiate efforts to identify, alternative sources of raw water. This will likely include engineering and hydrological studies.

**Policy 10:** The extension of City water and sewer services into previously unserved areas will be done in light of and consistent with the City's overall land development policies for the sake of efficiency and economy.

**Policy 11:** As a matter of general policy, and to the extent feasible, the extension of City water and sewer will be financed by those who benefit directly from the service.

**Policy 12:** Recognizing the potential constraints to the development of new landfills, due to recent state and federal environmental regulations, Elizabeth City supports the concept of a 'regional' solution for solid waste disposal.

**Policy 13:** The City is committed to the provision of adequate police and fire services to all of its residents. This will include providing increased personnel as the City's population increases, (both permanent and transient population).

**Policy 14:** In order to meet projected demands caused by an anticipated increase in the school-age population, additional facilities will likely need to be constructed. Elizabeth City is supportive of such necessary expansion.

**Policy 15:** Elizabeth City recognizes the important link between adequate transportation facilities and economic development. As such, the City supports the proposed Main Street Connector.

**Policy 16:** Support the concept of a secondary connecting thoroughfare from the US 17 bypass to NC 34 between the US Coast Guard Station and Weeksville.

**Policy 17:** The City believes that necessary improvements should be made on a regular basis in order to upgrade the capacity of the roadway network to meet increasing traffic demands.

**Policy 18:** The City believes that pedestrian and bicycle access improvements should be incorporated into proposed roadway improvements, to include bikeways, and trails, and more sidewalks and pedestrian traffic signals. This is especially needed in heavily commercialized areas.

**Policy 19:** The City will continue to support the expansion of our local colleges and hospital (see Section 3.4.7).

**Policy 20:** The City, in conjunction with the County, shall continue to work cooperatively with the Pasquotank County school system to develop a joint use agreement to maximize the use of recreational facilities located at public school sites.

**Policy 21:** The City shall seek to identify, plan and develop a system of open space greenways, hiking and biking trails. Emphasis will be placed on the use

of natural corridors, such as creeks and floodplains, and man-made corridors such as transportation and utility right-of-ways and easements.

**Policy 22:** The City continues to support the implementation of the recommendations in the Comprehensive Parks & Recreation Master Plan including upgrading and development of new and existing facilities; land acquisition for neighborhood and community parks; plan for additional personnel as facilities and programs increase; and seek alternative funding techniques.

**Policy 23:** All new residential developments shall be required to provide for adequate parks and recreation space. The amount of space shall be proportional to the number of dwelling units in the development. Fees in lieu of dedication may be approved by the City Council.

#### **D. Elizabeth City Natural Hazard Areas Policies**

**Policy 1:** The City shall work with Pasquotank County to periodically update and enforce the *Pasquotank County/Elizabeth City Hazard Mitigation Plan* as delineated in Section 3.2.3.D. The plan addresses the full range of natural hazards facing both the City and county. The plan shall meet the standards of the NC Division of Emergency Management and FEMA.

**Policy 2:** The City shall continue to require development and redevelopment within special flood hazard areas to meet the standards of the National Flood Insurance Program and the City's Flood Hazard District Overlay. Particular attention should be given to water and wastewater systems located in areas of special flood hazards to insure that the systems are designed to minimize or eliminate floodwater infiltration.

**Policy 3:** Support land developments that utilize techniques such as retention of vegetative buffers and open space preservation to provide protection from flooding and storm surge.

**Policy 4:** Ensure that evacuation plans and needs are addressed as new development proposals are reviewed for approval.

**Policy 5:** 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 City also supports provisions in the State Building Code requiring tie-downs for mobile homes, which help resist wind damage.

**Policy 6:** New public facilities and structures, as well as improvements to existing public structures and facilities, shall be located and designed to mitigate natural hazards. When placement in a natural hazard area is unavoidable,

compliance with the National Flood Insurance Program and the City's Flood Hazard District Overlay shall be required

**Policy 7:** Emergency evacuation shall be a priority in the development and approval of transportation plans and improvements included in the NCDOT Transportation Improvement Plan.

**Policy 8:** It shall not be the policy of Elizabeth City to seek to purchase or annex such lands which may currently be in the most hazardous areas.

**Policy 9:** Prior to a storm event, the Council will establish a Recovery Task Force to assist in overseeing the reconstruction process and to recommend policy changes.

**Policy 10:** Support emergency management planning and response activities via funding, equipment and facilities include the preparation of post disaster recovery plans and coordination with county, state and federal agencies in emergency events.

#### **E. Elizabeth City Water Quality Policies**

**Policy 1:** Elizabeth City's ground water resources shall be protected, especially the wellfields which are within the Pasquotank County planning jurisdiction. Efforts shall be made to protect the ground water resources from pollution and excessive drawdowns in addition to monitoring the water quality and quantity.

**Policy 2:** Elizabeth City endorses policies and actions which protect the water quality of the City's estuarine system by preventing soil erosion, sedimentation and controlling the storm water run-off quantity and quality.

**Policy 3:** Run-off and drainage from development activities shall be of a quantity and quality as near to natural water as possible. Continue to support the use of Best Management Practices (BMP) in developments, and redevelopments in order to reduce sedimentation and pollution run-off.

**Policy 4:** Support the development and maintenance of a joint comprehensive drainage and flood management plan. The City shall support City, County, NCDOT and property owner cooperation in preventing and resolving storm water problems.

**Policy 5:** Regulate the adverse effects of increased storm water runoff associated with proposed and existing land development activities within the City and regulate illegal non-storm water discharges to the storm water drainage system.

**Policy 6:** Encourage developments to preserve the natural elements of the site including existing topography and significant existing vegetation. Cluster and open space developments shall be encouraged so as to reduce the impervious areas associated with a new development or redevelopment.

**Policy 7:** The City encourages the retention of natural, or man-made, vegetative buffers along the edge of streams, wetlands and major drainage ways as an effective means of protecting the water quality

**Policy 8:** Establish land use categories that maximize the protection of open shellfishing waters and that assist with the restoration of any closed shellfishing waters.

### **F. Elizabeth City Areas of Environment Concern Policies**

**Policy 1:** Support state and federal law regarding land use and development in Areas of Environmental Concern (AEC).

**Policy 2:** Within AEC, 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, dredging, bridges and bridge approaches, revetments, culverts, groins, navigational aids, mooring pilings, navigational channels, simple access channels, and drainage ditches.

**Policy 3:** Elizabeth City believes that the statutory AEC which occur within its jurisdiction, i.e., Coastal Wetlands, Estuarine Waters, Estuarine Shorelines and Public Trust Waters should be protected from undue encroachment in order to preserve their natural and important ecological functions.

**Policy 4:** Only those uses which require water access and cannot function elsewhere will be permitted in coastal wetlands consistent with CAMA 7H Use Standards and the City's UDO.

**Policy 5:** Restrict development in estuarine waters and public trust waters to those uses that will not cause significant degradation of the natural function nor condition of the estuarine waters and public trust areas.

**Policy 6:** The City believes that any development permitted must conform to State, Local and Federal environmental regulations and not cause a degradation or irreversible damage to the sensitive estuarine system.

**Policy 7:** Elizabeth City, with an extensive shoreline along the Pasquotank

River, believes that all Public Trust Waters should be open to public navigation.

**Policy 8:** Elizabeth City believes that wooded swamplands within its jurisdiction are also an important natural resource that should be protected from encroachment by development.

**Policy 9:** Elizabeth City recognizes the need to protect its existing well fields from potentially adverse development encroachment and to coordinate land development activities on properties adjacent to the well fields which are within Pasquotank County.

**Policy 10:** Elizabeth City recognizes the importance of protecting its potable water supplies and therefore, in addition to other policies contained in this section, supports the enforcement of these regulations.

**Policy 11:** Support the development of marinas, in compliance with existing environmental regulations.

**Policy 12:** Elizabeth City recognizes the need and use of marinas as both an important recreation support resource, and as an economic development resource. At the same time, as discussed above, the City does not wish to see unnecessary degradation of its waters.

**Policy 13:** To improve water quality associated with marinas, encourage the development of upland marinas over marinas located in open waters. An upland location assists in preserving the visual aspect of the shoreline and does not expend available public trust waters. All marinas, regardless of location, must comply with applicable local, state, and federal regulations.

**Policy 14:** Floating homes, or any long-term occupancy, is not a desirable use of any future marinas in Elizabeth City. Even for temporary occupancy, the City will require strict adherence to Health Department regulations for pump-out facilities and proper trash disposal.

**Policy 15:** Support the development of drystacking facilities, provided they can be located in compliance with existing state, federal, and local regulations.

**Policy 16:** Encourage the retention, or creation, of vegetated buffer areas along estuarine shorelines as a means of preventing pollutants and sedimentation from entering the estuarine waters. The City supports CAMA standards for all coastal shorelines, whether estuarine or otherwise.

**Policy 17:** Wetlands play a critical role in absorbing floodwaters, filtering pollutants and sedimentation from storm run-off in addition to recharging the ground water. The City strives to conserve all wetlands, including freshwater forested/shrub wetlands and freshwater ponds.

**Policy 18:** The City supports continued enforcement of the CAMA and non-coastal or '404' Wetlands development permit processes and the efforts of the Corp of Engineers in protecting wetlands through the Section '404' permit program of the Clean Water Act.

### **G. Elizabeth City Areas of Local Concern Policies**

**Policy 1:** Continue to work with Pasquotank County to resolve conflicts of land use controls along the City's borders and areas adjacent to the borders and within the ETJ including the Halstead Boulevard Corridor. This will ensure more orderly and uniform land development and facilitate the efficient and economical extension of urban services.

**Policy 2:** Continue to seek elimination of blighting influences throughout the City, such as outdoor junk, trash, abandoned automobiles, cluttered vacant lots, and abandoned and derelict properties.

**Policy 3:** Elizabeth City is very concerned about its economic future and the impact of economic development on all of its citizens. As a matter of policy, the City will pursue a balanced approach, seeking to diversify its economic base by seeking to increase opportunities in the areas of industrial/manufacturing; commercial/retail development; and tourism. In the recruitment of industrial/manufacturing activities, the City will work jointly with Pasquotank County.

**Policy 4:** The City wants to both enhance and capitalize on its potential as a regional commercial/retail center.

**Policy 5:** The City's economic development efforts will continue to include a balanced emphasis on downtown revitalization (including rehabilitation/reuse of vacant, usable buildings), waterfront development, and development in areas away from the downtown. To implement the Waterfront Master Plan the City will consider an overlay zone with design guidelines for the downtown waterfront; review the UDO for any necessary zoning changes to facilitate the plan; or implement conditional zoning regulations (see Section 3.3.1, E. for a summary of the Waterfront Master Plan recommendations).

**Policy 6:** Continue to support the airport and related improvements (consistent with its airport-land use compatibility regulations) in recognition of the airport's potential importance to the City's economic future.

**Policy 7:** The City recognizes the importance of workforce development, i.e., job training, to Economic Development. The City believes that a cooperative relationship should be established between the Industrial Development Commission, the College of the Albemarle and Elizabeth City State University, in

helping to develop a trained workforce.

**Policy 8:** Continue to work cooperatively with the Albemarle Economic Development Commission and the City's Chamber of Commerce to attract new industries to the area.

**Policy 9:** The City continues to support the implementation of the recommendations in the Comprehensive Parks & Recreation Master Plan including upgrading and development of new and existing facilities; land acquisition for neighborhood and community parks; plan for additional personnel as facilities and programs increase; and seek alternative funding techniques.

**Policy 10:** Continue discussions with Pasquotank, Camden, and Currituck counties, in order to explore the feasibility of developing a Regional Park facility.

**Policy 11:** The City remains committed to the development of an open space-greenway system which connects Knobbs Creek, Charles Creek, and the Pasquotank River and scenic canoe trails, as have been proposed in several previous studies.

**Policy 12:** The City of Elizabeth City is committed to helping ensure a variety of housing types affordable to a broad range of income levels, but especially to low- and moderate-income persons.

**Policy 13:** Support enhanced opportunities for home-ownership for lower-income residents.

**Policy 14:** Continue to support activities and programs, which focus on 'recycling' or otherwise maintaining the existing usable housing stock, especially historically significant structures.

**Policy 15:** Elizabeth City is committed to the preservation of its many invaluable historic and cultural resources. The City will continue to support preservation programs and activities of the Historic District Commission.

**Policy 16:** The City will generally coordinate all new major land disturbing construction with the State Division of Archives and History, in order to help protect potential archaeological resources.

**Policy 17:** Continue to use the local news media to inform the citizens of the various opportunities for input into land use planning and related policy matters.

**Policy 18:** The City Planning Staff will continue to be available for public meetings, presentations, civic groups, etc., to discuss and/or help explain the City's urban planning programs.

**Policy 19:** Continue to appoint special citizens' advisory committees for issues of special concern.

**Policy 20:** Elizabeth City is committed to supporting on-going community revitalization efforts to redevelop areas suitable for redevelopment, consistent with existing land use controls and other current development regulations, such as zoning, subdivision regulations, and flood damage protection.

**Policy 21:** Continue to support federal and state programs which provide benefits and services to the City and its citizens.

**Policy 22:** Support the development and expansion of travel and tourism facilities as part of its move toward economic diversification. However, all such facilities must be consistent with policies on protecting and managing its resources.