

# CITY OF WASHINGTON, NORTH CAROLINA

## CAMA CORE LAND USE PLAN

### EXECUTIVE SUMMARY



Adopted by the City of Washington City Council: August 27, 2007  
Certified by the Coastal Resources Commission: \_\_\_\_\_

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## Executive Summary

### SECTION I. INTRODUCTION

#### A. *Why Plan?*

In the early 1970's, North Carolina and other coastal states found that their precious coastal areas, including coastal sound and estuarine areas like those bordering the City of Washington, were under threat from pollution caused by population growth, industrial development, and increased recreational usage. In response to these threats, the North Carolina legislature passed CAMA in 1974.

As the threats to the coastal environment have only increased since CAMA's adoption, the following goals for coastal management set by CAMA in 1974 continue to summarize the benefits of planning in protecting sensitive coastal areas:

- (1) To provide a management system capable of preserving and managing the natural ecological conditions of the estuarine system, the barrier dune system, and the beaches, so as to safeguard and perpetuate their natural productivity and their biological, economic, and aesthetic values;
- (2) To ensure that the development or preservation of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water for development, use, or preservation based on ecological considerations;
- (3) To ensure the orderly and balanced use and preservation of our coastal resources on behalf of the people of North Carolina and the nation;
- (4) To establish policies, guidelines, and standards for:
  - (a) Protection, preservation, and conservation of natural resources including but not limited to water use, scenic vistas, and fish and wildlife; and management of transitional or intensely developed areas and areas especially suited to intensive use or development, as well as areas of significant natural value;
  - (b) The economic development of the coastal area, including but not limited to construction, location and design of industries, port facilities, commercial establishments, and other developments;

- (c) Recreation and tourist facilities and parklands;
- (d) Transportation and circulation patterns for the coastal area including major thoroughfares, transportation routes, navigation channels and harbors, and other public utilities and facilities;
- (e) Preservation and enhancement of the historic, cultural, and scientific aspects of the coastal area;
- (f) Protection of present common-law and statutory public rights in the lands and waters of the coastal area (Source: N.C.G.S. 113A-102).

While municipalities such as the City of Washington are not technically required to complete a CAMA Land Use Plan, if the City does not complete its own CRC-certified plan, state and federal reviewing bodies would automatically use the CRC-certified Beaufort County CAMA Land Use Plan by default for project application reviews. Whereas the City of Washington has unique development issues, separate and distinct, although related to those of Beaufort County's, the City has determined that it is prudent to develop and adopt its own CAMA Land Use Plan.

Finally, the data, analysis, goals, objectives, and implementing actions developed to complete the CAMA Land Use Plan (CAMA LUP) will be used to inform and influence the City's planned 2004-2005 Update of its Comprehensive Land Use Plan (CLUP). This document, together with the CLUP, will provide consistent and comprehensive guidance for the physical development of the City. This plan is based on a 20-year planning horizon.

Specifically, the CAMA LUP will be used by the North Carolina Coastal Resources Commission (CRC) to determine whether any given development proposal subject to a major CAMA permit is consistent with the City's goals for its future development and for environmental protection. The CLUP will be used by the City's Planning Board and City Council to determine the appropriateness of zoning classifications at specific sites and other land use decisions. Together, these planning documents will help guide the future land use in the City of Washington.

*B. Regulatory Authority and Planning Model*

This plan is intended to fulfill the Coastal Area Management Act (CAMA) requirements for the preparation of a Core CAMA Land Use Plan. This plan is organized to adhere to 15A NCAC 7B requirements, specifically rule .0702, which specifies the required content of CAMA land use plans.

**The City of Washington planning area includes all areas within the corporate limits of the City and its extraterritorial jurisdiction (ETJ).**

Upon certification of this plan by the CRC, City annexations (which may extend beyond the planning boundary) and ETJ boundary changes beyond the current Future Land Use Map boundary cannot be recognized as applicable for state and federal permit or grant-funded project reviews until the land use plan is formally amended to include the added areas. In such cases, the determination would default to the latest certified Beaufort County land use plan.

On June 15, 2006, copies of this draft land use plan were provided to Beaufort County, the Town of Washington Park, and the Town of Chocowinity with a request for review and comment. As of September 30, 2006, no comments were received from any of the jurisdictions.

*C. Planning Process and Citizens Participation*

On September 13, 2004, at the beginning of the preparation of this document, the City of Washington adopted a Citizen Participation Plan which is intended to ensure that all interested citizens have an opportunity to participate in the development of this plan through both oral and written comments. The citizen input received during the development of this plan has greatly influenced the final contents of the plan and its policies.

On October 11, 2004, the City Council of the City of Washington designated the City Planning Board as its Land Use Plan Advisory Committee (LUPAC) for the CAMA LUP development process. The LUPAC's role was to discharge all duties required of a "principal local board" as defined at 15A NCAC 71.0506, essentially overseeing and guiding the CAMA LUP development process and providing extensive input to the City's planning consultant, Holland Consulting Planners, Inc., as well as making a recommendation to the City Council regarding adoption of the CAMA LUP.

The City of Washington LUPAC was composed of the following members:

|                  |                      |
|------------------|----------------------|
| Steve Moler      | Doris (Dot) Moate    |
| John B. Tate III | Marie Freeman-Barber |
| Jane Alligood    | Jim Nance            |
| Danny McNeil     |                      |

The LUPAC held publicly advertised meetings almost every month for the duration of the Plan development period, a total of sixteen (16) meetings. LUPAC meeting dates are listed below:

|                  |                  |
|------------------|------------------|
| November 1, 2004 | July 6, 2005     |
| December 6, 2004 | August 1, 2005   |
| January 13, 2005 | October 3, 2005  |
| February 7, 2005 | December 5, 2005 |
| March 7, 2005    | March 6, 2006    |
| April 4, 2005    | March 29, 2006   |
| May 2, 2005      | April 3, 2006    |
| June 6, 2005     | April 26, 2006   |

Following adoption of this Plan by the City of Washington City Council on August 27, 2007, it was submitted to the CRC for certification. Certification of the plan was achieved on \_\_\_\_\_.

The City realizes that adoption of this Plan is the beginning, not the end, of the land use planning process. As General (later President) Dwight David Eisenhower famously said "... I have always found that plans are useless, but planning is indispensable." Eisenhower meant that plans must be living documents, constantly being reviewed and assessed for relevance and value in order to be useful. Therefore, the City has committed to making this CAMA LUP a living, breathing document by constantly monitoring and evaluating its implementation through the City's Planning Department.

## **SECTION II. CITY OF WASHINGTON VISION STATEMENT**

Through its ongoing comprehensive planning process, the City of Washington provides an accessible and clearly articulated framework that allows city management and staff, citizens, external public agencies, and development interests to work cooperatively to establish objectively derived and balanced policies, plans, and development regulations while continuing to encourage economic and residential development that:

- Is cooperatively planned and implemented with the city staff and appropriate external agencies.
- Provides objectively perceived economic incentives and benefits to the citizens of the City of Washington.
- Does not pose obvious adverse impacts to the city's abundant natural resources or established neighborhood character and aesthetics.

### SECTION III. CITY OF WASHINGTON CONCERNS AND ASPIRATIONS

While this document attempts to comprehensively assess all issues and concerns that will affect growth and the natural environment over the 20-year planning period, resource limitation obviously necessitates the prioritization of key or “primary” issues. These primary issues are those that the City will spend additional resources in analyzing, assessing and developing goals, policies, objectives, and implementing tasks to address over the 20-year planning period.

In order to identify these issues, the City held an Issues Identification Meeting on February 7, 2005. This meeting was widely advertised, through direct solicitation of citizens with known interests in civic affairs and representatives of organizations with interest in these affairs (including State representatives). Additionally, a notice was sent to popular retail and commercial locations for posting and was advertised in the Washington Daily News.

At the Issues Identification Meeting, the City’s planning consultant, Holland Consulting Planners, Inc., provided an overview of the CAMA Land Use Planning process and then instructed the assembled group of 16 persons to “brainstorm” issues that the group adjudged to be significant to Washington’s growth and environment over the 20-year planning period. These issues were then listed on large writing pads and affixed to the wall of the Washington Civic Center where the meeting was held. At the end of the meeting, meeting participants received 10 “votes” and identified their 10 top issues (one vote per issue - no “multi-voting” with multiple votes per issue). The results are recorded below:

#### *Washington Issues Identification*

| Issue  | Score |
|--|-------|
| Improve Central Business District  | 13    |
| Highway 17 Bypass (Quality of Adjacent Dev’t/Minimize Negative Impacts)    | 13    |
| Developing/Improving Gateways into the City                                | 13    |
| Feasibility and cost of capital improvements/capital improvements planning | 12    |
| Prioritization of Areas for Annexation                                     | 11    |
| Accommodating Multiple Uses of the River                                   | 10    |
| Stabilizing and improving neighborhoods adjacent to historic district      | 10    |
| Strengthen code enforcement  | 9     |
| Promoting the City   | 8     |
| Encouraging Recreation Uses on Southern Shore of Tar/Pamlico               | 8     |

| Issue  | Score |
|--|-------|
| Cohesive Plan for Historic District/Coordination with DWOW | 7     |
| Impact of New School Construction                          | 6     |
| Improving Traffic Flow in Historic District                | 5     |
| Expanded recreational and cultural opportunities           | 4     |

The top ten issues identified were flagged for additional analysis and consideration in the development of the city's CAMA Core Land Use Plan. Additionally, surveys were mailed out to 104 absentee property owners owning property within the city's corporate limits and 97 owning property within the city's ETJ. A total of 49 completed questionnaires were received (24 corporate limits; 25 ETJ).

#### SECTION IV. POPULATION SUMMARY

Historical population growth and forecast of population growth are summarized in the following table.

Table 1. Population and Forecast Populations for the City of Washington and Beaufort County through 2030

|  | 1970   | 1980   | 1990   | 2000   |        |        |
|--|--------|--------|--------|--------|--------|--------|
| City of Washington                       | 8,961  | 8,418  | 9,160  | 9,619  |        |        |
| Beaufort County (Excluding City)         | 27,019 | 31,937 | 33,123 | 35,339 |        |        |
| Beaufort County (Total)                  | 35,980 | 40,355 | 42,283 | 44,958 |        |        |
| % of Total from City                     | 24.91% | 20.86% | 21.66% | 21.40% |        |        |
|  | 2005*  | 2010*  | 2015*  | 2020*  | 2025*  | 2030*  |
| City of Washington Corporate Limits      | 9,671  | 9,954  | 10,173 | 10,392 | 10,541 | 10,707 |
| City of Washington ETJ**                 | 3,997  | 4,114  | 4,204  | 4,295  | 4,357  | 4,425  |
| City of Washington Total Planning Area   | 13,668 | 14,068 | 14,377 | 14,687 | 14,898 | 15,132 |
| Beaufort County (Excluding City and ETJ) | 32,383 | 33,331 | 34,064 | 34,797 | 35,295 | 35,852 |
| Beaufort County (Total)                  | 46,051 | 47,399 | 48,441 | 49,484 | 50,193 | 50,984 |
| % of Total (City)                        | 29.7%  | 29.7%  | 29.7%  | 29.7%  | 29.7%  | 29.7%  |

\*Forecast only. Beaufort County figures are produced by the NCSDO, City figures by Holland Consulting Planners, Inc., based on assumption that City will retain 29.7% of total County population throughout the forecast period.

\*\*ETJ population is based on Holland Consulting Planners' estimates.

Source: NCSDO and Holland Consulting Planners, Inc.

The following provides a summary of the significant demographic factors:

- The population of the City of Washington has risen approximately 6.6% since 1990, with a total estimated 2003 population of 9,767.
- Population increase appears to be a function of annexation and natural population increase rather than significant in-migration.
- The population of the City of Washington is 51.8% white and 48.2% non-white.
- Non-white population is almost exclusively African-American (96.9% of non-white population).
- Hispanics (self-identified independent of race) were 2.7% of the City population – this is far less than the State’s population of 4.7%.
- The percentage of non-white population as a percentage of total City population has increased from 41.6% in 1970 to 48.2% in 2000. The absolute number of white persons has decreased from 5,234 in 1970 to 4,962 in 2000.
- The median age of the population of the City in the year 2000 was 39.5, significantly higher than the State median of 35.3.
- Over nineteen percent (19.6%) of the City’s population is over age 65, compared to 12.0% statewide.
- The percentage of persons under the age of 18 is comparable to the state average – 24.4% statewide compared to 24.7% for the City.
- The City had 77.4 males per 100 females in the year 2000, one of the lowest percentages of males nationally and well below the state average of 96.0 males per 100 females.
- Approximately 21.1% of households in the City were female-headed with no husband present, as compared to 12.4% statewide.
- Educational attainment in the City of Washington is significantly below state averages but is close to comparable with regional educational attainment.
- Over 28% of persons over the age of 5 reported a disability in the year 2000, well over the state average of approximately 21%.

## SECTION V. HOUSING SUMMARY

- The City of Washington had 4,399 housing units as of the 2000 US Census.
- The City has approximately 677 housing units per square mile, giving the City a density greater than that of the nearby City of New Bern and Town of Edenton and comparable to the Town of Beaufort.
- Approximately 90.2%, or 3,968, of the total housing units in the City were occupied in 2000, with the remainder vacant - comparable to state as a whole and similar to 1990 for the City.
- The City experienced a net increase of 526 housing units 1990 to 2000, representing a 13.6% increase.
- The vast majority (88.2%) of owner-occupied housing units were single-family detached homes in 2000.
- The majority of renter-occupied units (64.5%) in the City in 2000 were multi-family units (attached one-family or 2 or more family units).
- Approximately 17% of the City's housing stock was built before 1939 and approximately 44.4% was built before 1959 - far greater than the statewide average (approximately 7% and 22% respectively).
- The availability of essential facilities and services, such as plumbing, kitchen and potable water are nearly universal (over 99%) in the City's housing units - better than the state and regional average.
- The City has an average of 2.3 persons-per-household, just below the state average of 2.49 persons per household, due largely to the large number of elderly homeowners and renters living alone in the City.
- While the City has made great strides in improving housing quality through the procurement of Federal and State community development funds and the repair or replacement of deteriorated housing units, there are still substantial concentrations of substandard housing in the City.

## SECTION VI. INCOME, EMPLOYMENT AND ECONOMY SUMMARY

- The City of Washington is far below regional and statewide averages for all measures of income and economic well-being.
- The per capita (per person) income for the City of Washington in the year 2000 was \$14,319, well below the statewide average of \$20,307.
- The median income for households (related and non-related individuals) in the City was \$22,057 and for families (related persons only) it was \$30,208, well below the statewide averages of \$39,184 and \$46,335, respectively.
- Approximately 43% of all children under the age of 18 in the City and approximately 19% of persons over the age of 65 live below the Federally-defined poverty level.
- Average household and family incomes in the City are highly correlated with race and family status, as is the case statewide and nationwide.
- African-American persons in the City were over 4 times as likely to live below the Federal poverty line than white persons (48.7% versus 11.2%).
- The total number of employed persons and the total number of persons participating in the labor force decreased slightly in the City between 1990 and 2000.
- The total number of persons employed in manufacturing in the City declined by almost 50% from 1990 to 2000 - from 1,048 to 528.
- The total number persons employed in non-manufacturing activities, especially food service, accommodations and retail sales, increased from 1990 to 2000.
- The average wage of manufacturing employment remained approximately 200% that of retail employment and 150% that of the County-wide average wage of \$543.00 per week.
- The City has done an excellent job of attracting and retaining manufacturing and commercial establishments to the City and adjacent areas - over 69% of manufacturing and retail trade establishments in the County are in the City.

- Approximately 69% of workers in the City commute less than 19 minutes to work, implying that they work in the City or nearby. Unfortunately, income statistics indicate that City residents fill many low wage jobs, rather than medium to high wage jobs.

## **SECTION VII. ENVIRONMENTAL CONDITIONS**

A watershed is the area of land where all of the water that is under it or drains off of it goes into the same place. Geographer John Wesley Powell put it best when he said that a watershed is:

"that area of land, a bounded hydrologic system, within which all living things are inextricably linked by their common water course and where, as humans settled, simple logic demanded that they become part of a community." (Source: U.S. Environmental Protection Agency).

The City of Washington is located wholly in the Tar/Pamlico River watershed and (significantly) at an outfall of the watershed to Pamlico Sound.

Subbasins are geographic areas that represent part of a watershed, made up of a combination of drainage areas and/or distinct hydroponic features, all draining to the primary watershed. The City of Washington is located in three subbasins, also known by their USGS designations - the Lower Tar River Watershed (subbasin number 03-03-05), the Tranter's Creek Watershed (subbasin number 03-03-06), and the Pamlico River Watershed (subbasin number 03-03-07).

In North Carolina, water quality is assessed primarily at the watershed or river basin (i.e., "basinwide") level, due to the interconnectedness of watersheds described above. Basinwide water quality plans are prepared by the North Carolina Division of Water Quality (DWQ) for each of the 17 major river basins in the State and updated at five-year intervals. The basinwide plan for the Tar-Pamlico River Basin was developed by DWQ in 1994 and updated in July 1999 and again in 2004. This document will be referred to as "BWP" in this Plan.

The goals of the BWP are as follows:

- Identify water quality problems and restore full use to impaired waters;
- Identify and protect high value resource waters;
- Protect unimpaired waters while allowing for reasonable economic growth;

These goals are accomplished by addressing the following objectives:

- Collaborate with other agencies to develop appropriate management strategies;
- Assure equitable distribution of waste assimilative capacity;
- Better evaluate cumulative effects of pollution; and
- Improve public awareness and involvement.

A. *Tar-Pamlico River Basin Watershed*

The Tar-Pamlico River basin is contained entirely within the state of North Carolina. It covers a 5,571-square mile area, making it the fourth largest river basin in the state. It encompasses all or portions of 16 counties and 50 municipalities. The basin originates in the upper Piedmont region in Person, Granville and Vance counties, west of Interstate 85, and flows southeastward toward the Pamlico Sound. Upstream of the City of Washington, the main stem is called the Tar River. Below this point, it becomes the Pamlico River which is an estuary. The Tar River is primarily freshwater while the Pamlico River is entirely estuarine. Major tributaries include Fishing Creek, Little Fishing Creek, Town Creek, Conetoe Creek, Chicod Creek, Swift Creek, Cokey Swamp, Tranter’s Creek, and the Pungo River. The basin also includes North Carolina’s largest natural lake, Lake Mattamuskeet.

B. *Lower Tar River Watershed - Subbasin 03-03-05*

This subbasin contains the most downstream freshwater reach of the Tar River and is located completely within the coastal plain eco-region. The Tar River becomes deeper and much slower flowing in this area, compared to upstream reaches. This area is characterized by large amounts of forest/wetland areas (60.6%) as well as cultivated cropland (33%). The highest potential for nonpoint source pollution comes from the Chicod Creek watershed. While runoff from crop and forage lands has been a historic problem here, a large influx of intensive poultry and hog operations within the last five years has become the largest nonpoint concern. The only major metropolitan area is Greenville. There are three NPDES discharge permits. Greenville Utilities Commission (GUC) WWTP discharges 17.5 MGD into the Tar River, the GUC WTP discharges unlimited into the Tar River, and Catalytica Pharmaceuticals discharges into Parker Creek (Source: BWP, Appendix I). There are no specific recommendations in the BWP for this subbasin.

Table 2. Area, Population, and Land Cover of Subbasin 03-03-05

| <u>Land and Water Area (square miles)</u> |       |
|---|-------|
| Total Area:                               | 297.4 |
| Land Area:                                | 293.4 |
| Water Area                                | 4     |

Population Statistics

2000 Est. Population: 57,247 persons  
Population Density: 192 persons/sq. mi.

Land Cover (%)

Forest Wetland: 60.6%  
Surface Water: 1.1%  
Urban: 2.3%  
Cultivated Crop: 33.0%  
Pasture/Managed Herbaceous: 3.0%

C. *Tranter's Creek Watershed - Subbasin 03-03-06*

The entire Tranter's Creek catchment is a relatively small subbasin contained completely within the coastal plain eco-region. Streams in this subbasin are typical swamp streams having low current velocities, dissolved oxygen, and pH. Many streams in this area were channelized prior to 1970. The largest urban area within this subbasin is Robersonville. Two of the major dischargers, the Town of Robersonville (1.8 MGD) and Gibbs, Roebuck & Smith, LLC (0.3 MGD), discharge into Flat Swamp. Martin County Schools' Bear Grass Elementary (0.005 MGD), the other major discharger, discharges into Turkey Swamp. The potential for nonpoint source pollution is generally low in this subbasin with the greatest potential coming from forestry.

There were no newly impaired waters within this subbasin. However, Tranters Creek was identified as waters with noted impact. Recommendations were listed for the water body as follows: Tranters Creek is currently Supporting from the source to the subbasin boundary because of a moderate stress bioclassification at a site and elevated phosphorus at another site. The depressed biological community may be associated with drought conditions. The lower portion of the creek is influenced by saltwater during extremely low flow. DWQ will continue to monitor water quality in Tranters Creek to determine if the cause of the depressed biological community is from extreme meteorological events of land use activities and possibly the Robersonville WWTP. Land disturbing activities should implement BMPs to minimize or prevent future impacts to water quality in the watershed.

Table 3. Area, Population, and Land Cover of Subbasin 03-03-06

Land and Water Area (square miles)

Total Area: 242.7  
Land Area: 242.5  
Water Area 0.2

Population Statistics

2000 Est. Population: 20,560 persons  
Population Density: 85 persons/sq. mi.

| <u>Land Cover (%)</u>       |       |
|-----------------------------|-------|
| Forest Wetland:             | 63.5% |
| Surface Water:              | 0.3%  |
| Urban:                      | 0.6%  |
| Cultivated Crop:            | 31.9% |
| Pasture/Managed Herbaceous: | 3.7%  |

*D. Pamlico River Watershed - Subbasin 03-03-07*

This area is primarily estuarine in nature, extending from tidal freshwater areas around Washington to Roos Point, east of the Pungo River. Tides in these estuarine areas tend to be wind dominated rather than following a lunar cycle. Freshwater streams in this subbasin are limited to headwaters of estuarine creeks and the East Dismal Swamp. Most streams in the East Dismal Swamp are ditched canals. Primary land cover is forest and wetland with cultivated cropland, an urban area around Washington, and a phosphate mine near Aurora. There are 20 individual NPDES wastewater discharge permits, the largest being the Washington WWTP (3.2 MGD). Following is a list of the NPDES discharge permits and their receiving stream. (Source: BWP)

| <u>Discharge Permit Holder</u>              | <u>Receiving Stream</u> |
|---|-------------------------|
| Town of Pantego (WWTP)                      | Pantego Creek           |
| Town of Chocowinity (Hughes Street WTP)     | Maple Branch            |
| Town of Chocowinity (Edgewood Drive WTP)    | Maple Branch            |
| Town of Chocowinity (Hill Road WTP)         | Chocowinity Bay         |
| Town of Belhaven (Mill Street WTP)          | Pantego Creek           |
| Town of Belhaven (WWTP)                     | Battalina Creek         |
| Town of Belhaven (WTP #2)                   | Pantego Creek           |
| Town of Aurora (WWTP)                       | South Creek             |
| Sea Safari LTD                              | Pantego Creek           |
| PCS Phosphate Co., Inc.                     | Pamlico River           |
| Pantego Rest Home                           | Pantego Creek           |
| National Spinning Company (Washington Mill) | Tar River               |
| Dowry Creek Community Association           | Pungo River             |
| City of Washington (WWTP)                   | Tar River               |
| City of Washington (WTP)                    | Pamlico River           |
| Carolina Seafood                            | Muddy Creek             |
| Beaufort County Water District VI           | Pamlico River           |
| Beaufort County Water (Richland WTP)        | South Creek             |
| Aurora Packing Company, Inc.                | South Creek             |
| Hyde County Water System (Ponzer WTP)       | Pungo Lake Canal        |

Currently, 338 acres of the Tar River are impaired because the Chlorophyll A criterion was exceeded in 17% of the samples collected at a site during the assessment. Research completed at ECU also indicated high levels of Chlorophyll A in the Pamlico River near Washington. DWQ will continue to monitor nutrient loading into this portion of the Tar-Pamlico estuary to assess the success of implementation of the Tar Pamlico Basin NSW strategy. Algal monitoring in and around the Pamlico River will also continue during the next five years.

Table 4. Area, Population, and Land Cover of Subbasin 03-03-07

|   |                    |
|---|--------------------|
| <u>Land and Water Area (square miles)</u> |                    |
| Total Area:                               | 1,190.0            |
| Land Area:                                | 997.4              |
| Water Area                                | 192.6              |
| <u>Population Statistics</u>              |                    |
| 2000 Est. Population:                     | 44,232 persons     |
| Population Density:                       | 44 persons/sq. mi. |
| <u>Land Cover (%)</u>                     |                    |
| Forest Wetland:                           | 55.5%              |
| Surface Water:                            | 17.5%              |
| Urban:                                    | 0.5%               |
| Cultivated Crop:                          | 25.5%              |
| Pasture/Managed Herbaceous:               | 1.0%               |

*E. Registered Animal Operations in the Tar/Pamlico River Basin*

Agriculture is an extremely important component of the economy in the Tar-Pamlico River Basin. As evidenced by the land cover data presented previously in this section, almost one-quarter of the entire area of the Tar-Pamlico basin is comprised of cultivated cropland. Within the entire state, Pitt County is ranked as number one in tobacco production and number two in wheat production, and Beaufort County is ranked as the top producer of corn, wheat, and sorghum (NC Department of Agriculture, 1998).

Animal agriculture is also prominent in the Tar-Pamlico River Basin. In the last several years, much attention has been given to this sector of agriculture due to concerns for environmental impacts associated with these operations. In 1992, the Environmental Management Commission adopted a rule modification (15A NCAC 2H.0217) establishing procedures for managing and reusing animal wastes from intensive livestock operations. The rule applies to new, expanding or existing feedlots with animal waste management systems designed to serve animal populations of at least the following size: 100 head of cattle, 75 horses, 250 swine, 1,000 sheep or 30,000 birds (chickens and turkeys) with a liquid waste system. These facilities are also required to obtain an approved waste management plan certification. In 1996, Senate Bill 1217 required any operator of a dry

litter animal waste management system involving 30,000 or more birds to develop an animal waste management plan by January 1998. The plan must consist of three specific items: 1) periodic testing of soils where waste is applied; 2) development of waste utilization plans; and 3) completion and maintenance of records on-site for three years.

Table 5 below provides salient statistics on registered animal operations in the subbasins of the Tar/Pamlico River Basin in which the City is located.

Table 5. Registered Animal Operations in Subbasins 03-03-05, 03-03-06, and 03-03-07 of the Tar/Pamlico River Basin, 1998

| Subbasin | Swine             |                |
|----------|-------------------|----------------|
|          | No. of Facilities | No. of Animals |
| 03-03-05 | 16                | 93,554         |
| 03-03-06 | 4                 | 13,920         |
| 03-03-07 | 18                | 79,988         |

Source: BWP, page 27.

*F. Tar-Pamlico Buffer Rules and Nutrient Sensitive Waters*

The Tar-Pamlico River Basin was designated as Nutrient Sensitive Waters (NSW) by the Environmental Management Commission as a result of finding nutrient levels in excess within the basin. The NSW designation required the development of a strategy that would decrease the nutrient levels. The strategy consisted of three phases. Phase I initially targeted point source pollutants but evolved into a collective nutrient trading program between point source and nonpoint source pollutants. Phase I was effective from 1990-1994. Phase I successfully reduced overall nitrogen and phosphorus loads by about 20% and an association of dischargers was formed that consisted of 14 dischargers. Phase II covered the period from 1995-2004 and the major goal was to establish nutrient reduction goals for nonpoint sources and point sources and to implement a plan for the nonpoint source reductions. The goals were to reduce nutrients by 30% and to have no increase in phosphorus loads. Phase III covers the period through December 2014 and involves continued nutrient control for point source dischargers, reaffirms loading goals set in Phase II, and proposes time frames for restoration of nutrient related estuarine use support. The nutrient rules for the Tar-Pamlico River follow:

- *Buffer Rules.* Existing vegetated riparian buffers in the basin must be protected and maintained on both sides of intermittent and perennial streams, lakes, ponds, and estuarine waters. Fifty feet on each side of water bodies. (Zone 1 - within the first 30 feet is to remain undisturbed with some exceptions. Zone 2 - the outer 20 feet must be vegetated with certain uses allowed.)

- *Nutrient Management Rule.* Requires people that apply fertilizer (other than residential homeowners applying fertilizer to their own land) to take either a state-sponsored nutrient management training course or have a nutrient management plan in place for the land on which they apply fertilizer.
- *Stormwater Rule.* Requires stormwater programs to be implemented within six municipalities and five counties within the basin. The entities were selected based on their possible nutrient contribution.
- *Agricultural Rule.* Requires farmers to implement land management practices that achieve certain nutrient reduction goals - reduction in nutrient loading and control of phosphorus levels.

#### G. *Population and Growth Trends*

There are 16 counties that are entirely or partially located within the Tar-Pamlico River Basin. The total 2000 population of those counties is 735,316. That number reflects an increase of 89,000 persons, or a 13.9% increase. The fastest growing counties are Franklin, Granville and Nash in the upper part of the basin, and Pitt in the lower part of the basin. The population within the basin is expected to grow by 170,000 by 2020.

### VIII. ANALYSIS OF LAND USE AND DEVELOPMENT

#### A. *Introduction*

This section will serve to take a closer look at how land use in the City relates to water quality. This section has been compiled, in part, with information provided by the North Carolina Division of Water Quality (DWQ). Under the Basinwide Management Program, the DWQ completes Basinwide Water Quality Plans (BWP). The BWP for the Tar-Pamlico River Basin was updated in March 2004. Also referenced in this analysis will be the Basinwide Assessment Report (BAR) for the Tar-Pamlico Watershed completed by DWQ in April 2003.

Basinwide water quality planning is a non-regulatory, watershed-based approach to restoring and protecting the quality of North Carolina's surface waters. Preparation of a basinwide water quality plan is a five-year process. While these plans are prepared by the DWQ, their implementation and the protection of water quality entails the coordinated efforts of many agencies, local governments, and stakeholder groups in the state. The first cycle of plans was completed in 1998, but each plan is updated at five-year intervals.

It should be noted that the results of the monitoring efforts are not intended to provide precise conclusions about pollutant budgets for specific watersheds. Since the assessment methodology is geared toward general conclusions, it is important not to manipulate the data to support policy decisions beyond the accuracy of the data.

Two primary methods of water quality testing were performed in the City of Washington. The details of this methodology are described below so that the information on the results of this testing can be better understood. The methods utilized were Benthic Macroinvertebrate Monitoring and the Ambient Monitoring System. DWQ also observes water bodies for the existence of algal blooms, which are an indication of poor water quality.

Benthic macroinvertebrates are organisms, primarily aquatic insect larvae, which live in and on the bottoms of rivers and streams. The use of macroinvertebrate data has proven to be a reliable water quality monitoring tool because most macroinvertebrates are immobile and sensitive to subtle changes in water quality. Benthic communities also respond to, and show the effects of, a wide array of potential pollutant mixtures.

The Ambient Monitoring System (AMS) is a network of stream, lake, and estuarine (saltwater) water quality monitoring stations (about 420 statewide) strategically located for the collection of physical and chemical water quality data (or parameters). Water quality parameters are arranged by freshwater or saltwater water body classification and corresponding water quality standards. Under this arrangement, Class C waters are assigned minimum monthly parameters with additional parameters assigned to waters with classifications such as trout waters and water supplies.

Prolific growths of phytoplankton, often due to high concentrations of nutrients, sometimes result in “blooms” in which one or more species of alga may discolor the water or form visible mats on the water’s surface. Blooms may be unsightly and deleterious to water quality causing fish kills, anoxia, and taste and odor problems.

*B. Existing Land Use in the City of Washington*

Based on a windshield survey conducted by Holland Consulting Planners, Inc., between October 2004, and February 2005, each parcel of land in the City was classified in a land use category established in the City’s 1999 Comprehensive Plan as described in Section II of the City’s 2006 Comprehensive Plan Update.

Table 6. Existing Land Use in the City of Washington, March 2005 (in acres)

| Existing Land Use            | City Limits  | %             | ETJ           | %             | TOTAL         | %             |
|------------------------------|--------------|---------------|---------------|---------------|---------------|---------------|
| Commercial/Mixed Use         | 507          | 11.8%         | 384           | 2.9%          | 891           | 5.0%          |
| High Density Residential     | 162          | 3.8%          | 66            | 0.5%          | 228           | 1.3%          |
| Industrial (HI, LI, Airport) | 826          | 19.2%         | 78            | 0.6%          | 904           | 5.1%          |
| Low Density Residential      | 10           | 0.2%          | 1,427         | 10.6%         | 1,437         | 8.1%          |
| Medium Density Residential   | 1,244        | 28.8%         | 924           | 6.9%          | 2,168         | 12.2%         |
| Public/Institutional (O&I)   | 517          | 12.0%         | 76            | 0.6%          | 593           | 3.3%          |
| Park/Open Space              | 58           | 1.3%          | 0             | 0.0%          | 58            | 0.3%          |
| Vacant                       | 989          | 22.9%         | 10,496        | 78.0%         | 11,485        | 64.7%         |
| <b>TOTAL</b>                 | <b>4,313</b> | <b>100.0%</b> | <b>13,451</b> | <b>100.0%</b> | <b>17,764</b> | <b>100.0%</b> |

Source: Holland Consulting Planners, Inc. (Acreages are rounded to nearest whole number, excludes rights-of-way and water bodies).

As Table 6 reflects, the majority of land in the City’s planning jurisdiction (64.3%) is vacant and subject to new development. Within the City limits, however, over 75% of the land is currently developed, suggesting that redevelopment (i.e., demolition of current use and replacement) may become cost effective for uses near the City’s historic downtown.

*C. Land Use as Related to Water Quality by Subbasin*

Table 7 below provides a depiction of land uses within the City of Washington by subbasin.

Table 7. Land Use by Subbasin, City of Washington and ETJ, 2005

|                            | SB 03-03-06 |        |              | SB 03-03-07 |          |              | SB 03-03-05 |       |              |
|----------------------------|-------------|--------|--------------|-------------|----------|--------------|-------------|-------|--------------|
|                            | Parcels     | Acres  | % from Total | Parcels     | Acres    | % from Total | Parcels     | Acres | % from Total |
| Commercial                 | 113         | 436.00 | 6.5%         | 662         | 454.46   | 4.4%         | 1           | 0.008 | 0.002%       |
| High Density Residential   | 33          | 51.54  | 0.8%         | 152         | 176.62   | 1.7%         | 0           | 0.000 | 0.00%        |
| Industrial                 | 25          | 706.54 | 10.5%        | 35          | 194.29   | 1.9%         | 1           | 3.548 | 1.06%        |
| Low Density Residential    | 127         | 264.93 | 3.9%         | 270         | 1,165.53 | 11.3%        | 11          | 6.862 | 2.05%        |
| Medium Density Residential | 685         | 539.90 | 8.0%         | 4,281       | 1,418.19 | 13.7%        | 5           | 1.499 | 0.45%        |
| Public/Institutional       | 25          | 208.16 | 3.1%         | 202         | 381.96   | 3.7%         | 2           | 2.116 | 0.63%        |
| Park/Open Space            | 1           | 0.23   | 0.003%       | 37          | 58.05    | 0.6%         | 0           | 0.000 | 0.00%        |
| <b>City of Washington</b>  |             |        |              | <b>18</b>   |          |              |             |       |              |

|                 |              |                 |               |              |                  |               |           |                |               |
|-----------------|--------------|-----------------|---------------|--------------|------------------|---------------|-----------|----------------|---------------|
| Vacant          | 748          | 4,518.03        | 67.2%         | 1,653        | 6,360.12         | 61.5%         | 16        | 320.62         | 95.81%        |
| Washington Park | 0            | 0.00            | 0.0%          | 353          | 128.33           | 1.2%          | 0         | 0.000          | 0.00%         |
| <b>TOTAL</b>    | <b>1,757</b> | <b>6,725.33</b> | <b>100.0%</b> | <b>7,645</b> | <b>10,337.55</b> | <b>100.0%</b> | <b>36</b> | <b>334.653</b> | <b>100.0%</b> |

Source: Holland Consulting Planners, Inc.

1. Subbasin 03-03-05

This subbasin contains the City of Greenville and its neighboring Pitt County communities of Grimesland and Winterville. Only a very small portion (approximately 334 acres) of the western edge of the City of Washington’s ETJ is within this subbasin (see Table 7 above). The land that is under the City’s control in this subbasin is primarily vacant or low/medium density residential.

The Cities of Greenville and Winterville are required to develop NPDES Phase II-compliant stormwater management programs, which should help improve water quality in the basin, as stormwater runoff and permitted wastewater treatment plant discharges from these areas appear to be a significant contributor to downstream water quality problems in the subbasin.

Data from four ambient monitoring sites, five benthic macroinvertebrate community samples, and four fish community samples were collected as part of the development of the 2004 BWP. All of these monitoring sites were upstream of the City’s jurisdiction. During the most recent BWP update, it was determined that 13.1 miles of the Tar River were impaired in the fish consumption category. Almost 7% of waters monitored for aquatic life were impaired under the fish consumption category within basins south and east of I-85.

The City’s ability to affect the water quality in this subbasin, however, is very limited, due to the fact that only a very small portion of its current and projected jurisdiction is in this area. The area that is in the subbasin is not thought to be subject to significant development pressures during the 20-year planning period of this Plan.

2. Subbasin 03-03-06

The northern portion of the City and all of its ETJ area north of the City limits are within subbasin 03-03-06, commonly known as the Tranter’s Creek subbasin. The majority of the City’s industrial land uses are found in this subbasin, but the vast majority of the land under the City’s zoning control (4,518 acres or 67% of the total within this subbasin) is currently vacant. Despite the relatively dispersed land uses in this area, however, the

current and future development under the City of Washington's zoning control reflects the largest concentration of urban development in this subbasin for the foreseeable future, as the low growth communities of Gold Point, Everetts, and Robersonville are the only other incorporated areas within this subbasin.

Because of the modest urbanization in this subbasin and the relatively small number of animal operations (4), all waters in this subbasin were rated as "supporting" by DWQ in the 2004 BMP for all uses except for fish consumption because of a regional advisory regarding mercury concentrations. It should be noted, however, that five baseline benthic macroinvertebrate samples were taken in 2002, ambient water quality was monitored at a station located at SR1403 in Tranter's Creek in the City's ETJ, and the waterway was determined to be "moderately stressed" due to elevated phosphorous levels and a "depressed biological community" (Source: BWP). The BWP indicates that it is unclear whether or not these conditions are circumstantial based on a combination of drought conditions and hurricane impacts, due to discharges from the Robersonville WWTP, from land use activities, or some combination of these three. In any case, DWQ will monitor this situation, but land development and stormwater management "best management practices" are encouraged to avoid further degradation of this and downstream water bodies.

### 3. Subbasin 03-03-07

Over 10,337 acres under the City's zoning control (i.e., City and ETJ), including the majority of the City and all ETJ areas south of the Tar/Pamlico River, are located within this subbasin. Most significantly, the City's WWTP discharges up to 3.2 million gallons of treated effluent into this subbasin each day. An ambient water monitoring station can be found at the US 17 bridge over the Tar/Pamlico River, and two benthic macroinvertebrate samples and two fish community samples were taken downstream of the City during the development of the 2004 BWP.

Between 1998 and 2004, water quality in the waters of the Pamlico River adjacent to and immediately downstream of the City of Washington declined. DWQ downgraded the use support rating of this stretch of the Pamlico River from "Supporting" aquatic life and related uses to "Impaired". This move was made primarily due to the presence of high levels of nutrients and chlorophyll *a* (a compound that contributes to algal growth) in the Pamlico River near Washington and increasing algal blooms that block out sunlight from the river and kills fish and other aquatic life. It should be noted that stormwater runoff and sewage discharges by the City of Washington are by no means solely responsible for these conditions. DWQ does, however, believe that they have contributed to them. For this reason, DWQ enacted the Tar-Pamlico stormwater rule.

## SECTION IX. LAND USE/DEVELOPMENT GOALS AND IMPLEMENTING ACTIONS

### A. *Introduction*

The purposes of the CRC management topics are to ensure that CAMA Land Use Plans support the goals of CAMA, to define the CRC's expectations for the land use planning process, and to give the CRC a substantive basis for review and certification of CAMA Land Use Plans. Each of the following management topics (Public Access, Land Use Compatibility, Infrastructure Carrying Capacity, Natural Hazard Areas, Water Quality, and Local Areas of Concern) include three components: a management goal, a statement of the CRC's planning objective, and requirements for the CAMA Land Use Plans.

The policies and implementing actions frequently utilize the following words: should, continue, encourage, enhance, identify, implement, maintain, prevent, promote, protect, provide, strengthen, support, work. The intent of these words is defined below.

#### *Policy/Implementing Action - Definitions of Common Terms*

1. Should: An officially adopted course or method of action intended to be followed to implement the community goals. Though not mandatory as "shall," it is still an obligatory course of action unless clear reasons can be identified that an exception is warranted. City staff and Planning Board involved at all levels from planning to implementation.
2. Continue: Follow past and present procedures to maintain desired goal, usually with City staff involved at all levels from planning to implementation.
3. Encourage: Foster the desired goal through City policies. Could involve City financial assistance.
4. Enhance: Improve current goal to a desired state through the use of policies and City staff at all levels of planning. This could include financial support.
5. Identify: Catalog and confirm resource or desired item(s) through the use of City staff and actions.
6. Implement: Actions to guide the accomplishment of the Plan recommendations.
7. Maintain: Keep in good condition the desired state of affairs through the use of City policies and staff. Financial assistance should be provided if needed.

8. Prevent: Stop described event through the use of appropriate City policies, staff actions, Planning Board actions, and City finances, if needed.
9. Promote: Advance the desired state through the use of City policies and Planning Board's and staff activity at all levels of planning. This may include financial support.
10. Protect: Guard against a deterioration of the desired state through the use of City policies, staff, and, if needed, financial assistance.
11. Provide: Take the lead role in supplying the needed financial and staff support to achieve the desired goal. The City is typically involved in all aspects from planning to implementation to maintenance.
12. Strengthen: Improve and reinforce the desired goal through the use of City policies, staff, and, if necessary, financial assistance.
13. Support: Supply the needed staff support, policies, and financial assistance at all levels to achieve the desired goal.
14. Work: Cooperate and act in a manner through the use of City staff, actions, and policies to create the desired goal.

*B. Impact of CAMA Land Use Plan Policies on Management Topics*

The management topics rely heavily on the land suitability analysis. The policies apply to the entire City of Washington planning jurisdiction. The local concerns which should be addressed in this plan are identified on pages 5-6. These concerns and issues were utilized to develop the goals and objectives which are included in this plan. Most of the policies and implementing actions are continuing activities. In most situations, specific timelines are not applicable.

Please note: Policies and Implementing Actions are numbered consecutively throughout this document with the letter "P" denoting a policy and the letter "I" denoting an implementing action.

No negative impacts are anticipated by the implementation of the goals, objectives, and policies which are included in this plan.

C. *Public Access*

1. Management Goal

The City of Washington's primary public access management goal is to provide pedestrian access. If, however, the preponderance of a proposal is pedestrian oriented, boating and fishing facilities may be included provided pedestrian access is the primary objective.

2. Planning Objective

The city will pursue implementation of a shoreline access plan which supports 15A NCAC 7M.0300.

3. Land Use Plan Requirements

The following are the City of Washington's policies/implementing actions for waterfront access. Schedules for all policies are continuing activities.

**Policies:**

P.1 The City of Washington will support the access concepts included in its March, 1998 Shoreline Access Plan.

P.2 The City will consider the following guidance in determining public access. The recommended frequency is as follows:

- *Local Access Sites* - one per block. Local access sites are defined to include those public access points which offer minimal or no facilities. They are primarily used by pedestrians who reside within a few hundred yards of the site. Generally, these accessways are a minimum of ten feet in width and provide only a dune crossover or pier, if needed, litter receptacles, and public access signs. Vehicle parking is generally not available at these access sites. However, bicycle racks may be provided.
- *Neighborhood Access Sites* - one per 50 dwelling units. Neighborhood access sites are defined as those public access areas offering parking, usually for five to 25 vehicles, a dune crossover or pier, litter receptacles, and public access signs. Such accessways are typically 40-60 feet in width and are primarily used by

individuals within the immediate subdivision or vicinity of the site. Restroom facilities may be installed.

- *Regional Access Sites* - one per local government jurisdiction. Regional access sites are of such size and offer such facilities that they serve the public from throughout an island or community including day visitors. These sites normally provide parking for 25-80 vehicles, restrooms, a dune crossover, pier, foot showers, litter receptacles, and public access signs. Where possible, one-half acre of open space in addition to all required setback areas should be provided for buffering, day use, nature study, or similar purposes.
- *Multi-Regional Access Sites* - one per coastal county. Parking facilities for these projects shall be based on seasonal population estimates. Multi-regional access sites are generally larger than regional accessways but smaller than state parks. Such facilities may be undertaken and constructed with the involvement and support of state and local government agencies. Multi-regional accessways provide parking for a minimum of 80 and a maximum of 200 cars, restrooms with indoor showers and changing rooms, and concession stands. Where possible, two acres of open space in addition to all required setback areas should be provided for buffering, day use, nature study, or similar purposes. A multi-regional access site may be developed in cooperation with Beaufort County.

P.3 The City of Washington supports providing shoreline access for persons with disabilities. This policy supports the City of Washington 1996 Analysis of Municipal Facilities which was prepared to comply with the Americans with Disabilities Act, Title II, and the 1998 City of Washington Shoreline Access Plan.

P.4 The City of Washington will give priority to the protection of the following shoreline assets.

- Pamlico/Tar River
- The hardwood swamps on the south side of the Pamlico/Tar River and the Tar River National Heritage Priority Area.
- US 17 bridge and causeway.
- Stewart Parkway and recreation area.
- Washington Civic Center.

- North Carolina Estuarium.
- Pamlico River Islands (Castle Island).
- Havens Gardens.
- City of Washington Historic District.
- Tranters Creek NC wildlife boat ramp.
- Washington Central Business District.
- City of Washington greenway system.
- Carolina Winds Yacht Club.
- City of Washington Stewart Parkway Bulkhead Boat Dock.

P.5 The City of Washington supports state/federal funding of piers for crabbing and fishing.

P.6 The City of Washington supports the following site selection criteria for the development of shoreline access sites:

- Selection of site(s) which is/are supportive of protection of AEC system.
- Selection of site(s) which may be available through voluntary/negotiated acquisition.
- Selection of site(s) which will be supportive of economic development.
- Selection of site(s) which are generally at least one acre in size (two acres regional site) or larger.
- Selection of site(s) which support 15A NCAC 7M.0300.
- Selection of site(s) which support development of the city's comprehensive recreation system.
- Selection of site(s) which support continued central business district waterfront development.
- Selection of site(s) which have both local and regional transportation accessibility.
- Selection of site(s) which provide multiple shoreline access opportunities.
- Site(s) may be located within the City of Washington and/or its extraterritorial jurisdiction area.

P.7 The City of Washington will consider the development of shoreline access sites as supportive of the city's economic development efforts.

### Implementing Actions:

I.1 In concert with the city's adopted Shoreline Access Plan, the city will place priority on developing/improving the following shoreline access sites (refer to page 17 of the City of Washington Shoreline Access Plan, March 1998):

- Development of the Moss Planing Mill property.
- Causeway property, south end of US 17 bridge on west side of Highway US 17.
- Castle Island.
- Greenway System.
- Canoe Trail Access Point at Tranters Creek/US 264 West and Runyons Creek/US 264 West.

***Schedule: Contingent upon the availability of local and non-local funds. Therefore, implementation is identified as a continuing activity. Funding will be pursued each fiscal year.***

I.2 The City of Washington will update its Shoreline Access Plan. This update will include an assessment of public beach access, such as Whichards Beach. ***Schedule: Fiscal Year 2008-2009.***

I.3 The City of Washington will pursue funding under the North Carolina CAMA Shoreline Access Funding Program (15A NCAC 7M, Section .0300, Shoreline Access Policies). ***Schedule: Continuing Activity in each Fiscal Year.***

I.4 The City of Washington will pursue private sources of funding for the development of shoreline access facilities, including the donation of land. ***Schedule: Continuing Activity in each Fiscal Year.***

I.5 The City will develop a tourism brochure which will emphasize the availability and quality of the City's shoreline access sites. This effort should emphasize eco-tourism. ***Schedule: Fiscal Year 2008-2009.***

#### **D. Land Use Compatibility**

##### **1. Management Goal**

The City of Washington's goal is to minimize incompatibilities in land use to include emphasis on the principals of smart growth, minimizing adverse environmental impacts, protecting investments in infrastructure, and consideration of the City's land suitability analysis map.

2. Planning Objectives

- (i) The City of Washington will adopt policies which balance growth demands with protection of the environment including consideration of the land suitability map.
- (ii) The City of Washington policies should be utilized to assist in making decisions for consistency findings, zoning and subdivision changes, and approval of public and private projects.

3. Land Use Plan Requirements

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

Policies - Residential:

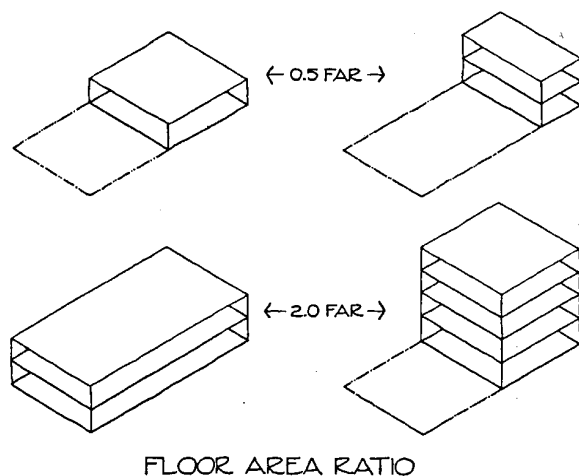
- P.8 The City of Washington supports maintaining an inventory of standard housing.
- P.9 The City of Washington supports state and federal programs which assist with housing rehabilitation.
- P.10 The City of Washington supports the protection of existing residentially used and zoned areas from infringement by incompatible land uses.
- P.11 The City of Washington supports wooded buffers in residential areas along thoroughfares.
- P.12 The City of Washington supports enforcement of its minimum housing code to ensure compliance with the minimum standards.
- P.13 The City of Washington supports revisions to the North Carolina State Statutes which would allow the local imposition of impact fees or special legislation to allow them in Washington's planning jurisdiction. Impact fees would be levied against land developers to establish a revenue source to support the additional demand for services generated by the people occupying the proposed developments such as roads, schools, water and sewer infrastructure, water quality protection, and recreational facilities.

- P.14 The City of Washington supports the enforcement of existing regulations of the District Health Department regarding sanitary conditions.
- P.15 The City of Washington supports utilizing Office/Institutional/Multi-family development as a buffer between light industrial and commercial development and adjacent residential land uses.
- P.16 The City of Washington supports regulating residential growth to coincide with the provision of public facilities and services.
- P.17 The City should discourage development in areas designated for light-density residential use with the exception of low-density residential/agriculture land uses. Because of its current land use patterns, rezoning and amendments to the future land use map should be carefully balanced with a demonstrated need for such proposed development that will be the overall best management policy for Washington's future land development.
- P.18 The City of Washington supports quality development reflecting the spectrum of housing needs, from low-end (affordable) residences to high-end (luxury) residences.
- P.19 The City of Washington supports planning efforts to minimize the impact of the construction of the US 17 Bypass on adjacent residentially used and zoned areas.

**Implementing Actions - Residential:**

- I.6 The City of Washington will revise its zoning and subdivision ordinances to incorporate smart growth principals as well as floor area ratio requirements.

*Comment.* The following defines floor area ratio - floor area ratio is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.



The floor area ratio (FAR) was developed as a more refined and adaptable measure of intensity than building coverage. It expresses in one measure, instead of several, the mathematical relation between volume of building and unit of land. However, FAR cannot replace more traditional bulk controls entirely. Often, it is not a sufficient height control nor does it regulate the placement of the building on the site. ***Schedule: Fiscal Year 2007-2008.***

- I.7 The City will consider revisions to the zoning ordinance for non-residential sites to ensure adequate buffering and landscaping to separate residential and incompatible non-residential uses, and adequate regulation of off-site lighting, hours of operation, and vehicular driveway locations. ***Schedule: Fiscal Year 2007-2008.***
- I.8 The City of Washington will revise its subdivision ordinance to require an interior road system that will provide vehicular access to abutting thoroughfares and reduce the number of driveway entrances. ***Schedule: Fiscal Year 2007-2008.***
- I.9 The City of Washington will update its minimum housing code to ensure that structures are fit for human habitation. ***Schedule: Fiscal Year 2008-2009.***
- I.10 The City of Washington will pursue Community Development, North Carolina Housing Finance Agency, and United States Department of Agriculture funds from state and federal sources for rehabilitation or redevelopment of substandard housing. ***Schedule: Continuing Activity in each Fiscal Year.***
- I.11 The City of Washington will discourage strip development through enforcement of its zoning ordinance. ***Schedule: Continuing Activity in each Fiscal Year.***
- I.12 The City of Washington will revise its subdivision ordinance to require the interconnectivity of residential subdivisions. ***Schedule: Fiscal Year 2007-2008.***
- I.13 All residential rezoning and subdivision approvals will consider the land use suitability map and the future land use map. ***Schedule: Continuing Activity in each Fiscal Year.***

- I.14 Through enforcement of its zoning ordinance and implementation of housing improvement programs, the City should stabilize and improve neighborhoods adjacent to its historic district. ***Schedule: Continuing Activity in each Fiscal Year.***

**Policies - Commercial/Industrial:**

- P.20 Industrial development which can comply with the use standards specified by 15A NCAC 7H, the City of Washington zoning ordinance, and state/federal regulations may be located within conservation classified areas.
- P.21 The City of Washington will aggressively encourage the development of industry.
- P.22 The City of Washington, in cooperation with Beaufort County, will continue to support an active industrial recruitment program giving preference to low pollution, light manufacturing industries and those which do not require large commitments of water and/or sewer.
- P.23 The City of Washington opposes the establishment of private solid waste landfill sites within its planning jurisdiction.
- P.24 The City of Washington supports industrial development which will be located adjacent to and/or with direct access to major thoroughfares.
- P.25 The City of Washington supports the development of industrial sites that are accessible to City or County water and sewer services.
- P.26 Industries which are noxious by reason of the emission of smoke, dust, glare, noise, odor, and vibrations, and those which deal primarily in hazardous products such as explosives, should not be located in Washington's planning jurisdiction.
- P.27 The City supports commercial development at the intersections of major roads (i.e., in a nodal fashion) and in the Central Business District consistent with the City's future land use map.
- P.28 The City of Washington deems industrial and commercial development within fragile areas and areas with low land suitability acceptable only if the following conditions are met:

If consistent with 15A NCAC 7H -

- CAMA minor or major permits can be obtained.
- Applicable zoning and subdivision provisions are met in zoned areas.
- Applicable stormwater control regulations are complied with.
- Within coastal wetlands, estuarine waters, and public trust waters, no industrial or commercial use will be permitted unless such use is water dependent.

This policy applies to both new industrial and commercial development and to expansion of existing facilities.

**Implementing Actions - Commercial/Industrial:**

- I.15 The City of Washington will utilize its zoning and subdivision ordinances, the CAMA permitting program, and state/local stormwater control regulations to regulate new industrial and commercial development and the expansion of commercial and industrial development. ***Schedule: Continuing Activity in each Fiscal Year.***
- I.16 The City of Washington will review all local land use regulatory ordinances to ensure compliance with policies P.20 through P.28. ***Schedule: Continuing Activity.***
- I.17 The City of Washington will review and update its comprehensive plan every five years to ensure conformity with the CAMA Land Use Plan and responsiveness to current conditions. Emphasis will be placed on strategic planning. ***Schedule: Fiscal Year 2010-2011.***
- I.18 The City of Washington will support the Downtown Redevelopment program. This is discussed further in the Downtown Revitalization policies and implementing actions (see P.92 through P.95 and I.62 through I.64). ***Schedule: Continuing Activity in each Fiscal Year.***
- I.19 The City of Washington will support the pursuit of industrial and commercial development in concert with the following actions:
- Encourage the placement of new heavy industrial development to have minimum adverse effect on the city's ecosystem.
  - Support protection of the Central Business District in the consideration of all zoning requests.

- Re-zone additional parcels for industrial and commercial use along existing growth corridors with adequate infrastructure existing or planned and, when the need is demonstrated, provide a consistent growth policy with amendments to the future land development map when revision is needed. **Schedule: Continuing Activities.**

**Policies - Conservation:**

- P.29 Except for policy P.74 and implementing actions I.24 and I.25, residential, commercial, and industrial development which meets 15A NCAC 7H use standards will be allowed in estuarine shoreline, estuarine water, and public trust areas. Policy P.74 and implementing actions I.24 and I.25 are more restrictive than 15A NCAC 7H because the city desires greater control/protection.
- P.30 The City of Washington supports larger lots, decreased impervious surface areas, and cluster development in conservation classified areas and areas with low land suitability (see future land use map) through enforcement of the city's subdivision and zoning ordinances.
- P.31 The hardwood swamps along the Tar/Pamlico River should be preserved.
- P.32 The City of Washington supports continuing preservation/protection of its flood hazard areas.
- P.33 The City of Washington shall support the preservation of prime agricultural lands within its planning jurisdiction. (Note: There are no prime commercial forest lands within Washington's planning jurisdiction.)
- P.34 As stated elsewhere in this plan, with the exception of policy P.74 and implementing actions I.24 and I.25, the City of Washington supports the enforcement of 15A NCAC 7H in areas of environmental concern.
- P.35 Washington will support management of off-road vehicles in conservation areas.

**Implementing Actions - Conservation:**

- I.20 The City of Washington will revise its zoning and subdivision ordinances to require the designation of conservation areas on all preliminary and final plats, including sound and estuarine islands. The city will prohibit

construction on sound and estuarine islands that is not recreation/conservation related. **Schedule: Fiscal Year 2007-2008.**

- I.21 The City of Washington will revise its subdivision ordinance to incorporate acknowledgment of best agriculture practices. **Schedule: Fiscal Year 2007-2008.**
- I.22 Washington will support larger lots with controls/limitations for impervious surfaced areas and cluster development as mitigative action in conservation classified areas (see future land use map) and areas with low land suitability through enforcement of its zoning ordinance. **Schedule: Continuing Activity in each Fiscal Year.**
- I.23 The City of Washington will update the cluster development provisions of its zoning and subdivision ordinances to improve preservation of conservation areas. **Schedule: Fiscal Year 2007-2008.**
- I.24 The City of Washington will revise its zoning ordinance to prohibit the construction of signs, except regulatory signs, in public trust waters as defined by 15A NCAC 7H. **Schedule: Fiscal Year 2007-2008.**
- I.25 The City of Washington will adopt an ordinance to regulate off-road vehicle usage in conservation areas. **Schedule: Fiscal Year 2007-2008.**

**Policies - Stormwater Control:**

- P.36 The City of Washington will continue to support its stormwater control ordinance which includes enforcement of a stormwater utility ordinance.
- P.37 The City of Washington supports reducing soil erosion, runoff, and sedimentation to minimize the adverse effects on surface and subsurface water quality.
- P.38 The City of Washington supports agricultural best management practices (see implementation action I.21).
- P.39 The City of Washington will encourage the use of constructed wetlands to receive stormwater runoff.
- P.40 The City of Washington will continue to support the state's stormwater disposal policy 15A NCAC 2H.001-.003.

**Implementing Actions - Stormwater Control:**

I.26 The City of Washington will revise its zoning, subdivision, and stormwater control ordinances to reduce the areas covered during development by impervious surfaces. This will reduce stormwater runoff. Changes may include, but not necessarily be limited to:

- Stabilized but not paved parking lots.
- Paving with “grass stones” (paving blocks which have open areas to allow passage of water).
- Strip paving of streets.
- Reducing impervious surface areas.
- Encouraging the use of constructed wetlands to receive stormwater runoff.

***Schedule: Fiscal Year 2008-2009.***

I.27 The City of Washington will consider adopting a landscaping ordinance to require that a buffer of trees/vegetation be left between rights-of-way and any clear cut areas to be consistent with applicable state and federal regulations. ***Schedule: Fiscal Year 2008-2009.***

I.28 The City of Washington will cooperate with the NCDOT, the North Carolina Division of Water Quality, and other state agencies in mitigating the impact of stormwater runoff on all conservation classified areas. The city will support the Division of Water Quality stormwater runoff retention permitting process through its zoning permit system by verifying compliance prior to issuance of a zoning permit. ***Schedule: Continuing Activity.***

I.29 The City of Washington will attempt to apply for grant funds, and utilize Powell Bill funds, to improve stormwater drainage systems associated with existing rights-of-way. ***Schedule: Continuing Activity.***

I.30 The City of Washington will support existing state regulations relating to stormwater runoff resulting from development (Stormwater Disposal Policy 15A NCAC 2H.001-.1003) through enforcement of the city’s subdivision ordinance. ***Schedule: Continuing Activity.***

E. *Infrastructure Carrying Capacity*

1. Management Goal

The City of Washington provides public infrastructure systems which are located and managed to provide adequate service and protect AECs and conservation areas. To achieve this, some utility lines may have to extend through some environmentally sensitive areas, especially wetlands.

2. Planning Objective

The City of Washington will establish level of service policies and criteria for infrastructure consistent with the projections of future land use needs (15A NCAC 7B (c)(3)(D)).

3. Land Use Plan Requirements

All infrastructure policies/implementing actions are intended to be supportive of and consistent with the existing and future service areas. The following are Washington's policies for infrastructure carrying capacity.

Policies:

- P.41 The City of Washington supports strict regulation of wastewater treatment package plants.
- P.42 The City of Washington supports the development of central sewer and water service throughout its incorporated area and its extraterritorial jurisdiction.
- P.43 The City of Washington will support the discharge of effluent into constructed wetland areas.
- P.44 The City of Washington will support all efforts to secure available state and federal funding for the construction and/or expansion of public and private sewer systems and water systems. The City does not intend to expend local funds on infrastructure expansion throughout the planning period.
- P.45 Washington supports directing more intensive land uses to areas of its planning jurisdiction which have existing infrastructure.

- P.46 The City of Washington supports the developer-financed extension of water and sewer services from the existing systems and encourages the use of central systems for new development whether residential, commercial, industrial, or public facilities in use.
- P.47 Based on the future demands sections for the water and sewer systems, City of Washington financed expansion of water and sewer service lines is not expected during the 20-year planning period.
- P.48 The City will amend its regulations as necessary to encourage or require the provision of privately funded central water and sewer service to lots or parcels proposed in new developments.
- P.49 The City of Washington supports providing water and sewer service to industrial areas when resources (in the form of grant funding and/or private revenue sources) are sufficient in order to encourage industrial development.
- P.50 Within the city's planning jurisdiction, central sewer system service will be encouraged and use of package treatment plants discouraged.

**Implementing Actions:**

- I.31 The City of Washington will amend the future land use map, when needed, to reflect the city's water and sewer extension projects as they occur. ***Schedule: Continuing Activity in each Fiscal Year.***
- I.32 The City of Washington will revise water and sewer extension policies as necessary to ensure that public/private cooperation in the provision of infrastructure to serve new development is encouraged. ***Schedule: Continuing Activity in each Fiscal Year.***
- I.33 The City of Washington does not support the use of private package sewage treatment plants within the City limits. However, in the ETJ, in special cases where the use of private systems is the only available option, the City of Washington may permit the use of private systems only if the associated development meets the following criteria:
- The said development is consistent with the City of Washington's policies and ordinances.

- The system meets or exceeds the state and federal permitting requirements.
- The project will have no adverse impacts beyond its boundaries.
- The perpetual operation and maintenance of the system is guaranteed without obligation to the City of Washington in any way.
- A specific contingency plan is required 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.

The City will rely on the North Carolina Division of Water Quality for enforcement/regulation. ***Schedule: Continuing Activity in each Fiscal Year.***

- I.34 Any request for the approval of a private package treatment facility should be accompanied by environmental assessments or, if required, environmental impact statements and documentation of assurances that all applicable state and federal health requirements will be satisfied. Prior to the preparation of an Environmental Impact Statement (EIS), a report will be prepared which examines the possibilities for wastewater disposal alternatives. This report will follow the prescribed format outlined in the Division of Water Quality’s Guidance for Evaluation of Wastewater Disposal Alternatives: Proposed Discharge. When an EIS is determined necessary, it should be prepared in accordance with 15 NCAC 1D.0201.

This action will be monitored by the City through the subdivision review process and closely coordinated with the NC Division of Water Quality. ***Schedule: Continuing Activity in each Fiscal Year.***

- I.35 The City of Washington will consider water and sewer extension plans identified on pages 165 to 168 of the City’s Land Use Plan in the consideration of all rezoning and subdivision approval requests. ***Schedule: Continuing Activity in each Fiscal Year.***

- I.36 The City will continue to implement/support its Wellhead Protection Plan and annual monitoring of potential contaminant sources. ***Schedule: Continuing Activity.***

F. *Transportation*

1. Management Goal

The City of Washington supports development of a safe, efficient, environmentally sound, and economically feasible land and water based transportation system which will support Washington's economic and cultural development.

2. Planning Objective

The City of Washington will improve the transportation system including service to vehicular, pedestrian, and boating traffic.

3. Land Use Plan Requirements

The following are the City of Washington's policies/implementing actions for transportation.

**Policies:**

P.51 The City of Washington supports implementation of the 2007-2013 North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (see Appendix IV for identification of improvements).

P.52 The City of Washington supports subdivision development which utilizes the NCDOT Traditional Neighborhood Development (TND) Street Design Guidelines which promote walkable communities with moderate to high residential densities and a mixed use core.

P.53 The City of Washington supports state and federal funding for maintenance/dredging of existing federally-maintained channels.

P.54 The City of Washington supports limited access from development along all roads to support safe ingress and egress.

P.55 The City of Washington supports interconnected street systems for residential and non-residential development.

- P.56 The City of Washington supports vehicular, pedestrian, and boating transportation improvements which will improve access to the city's Central Business District.
- P.57 The City of Washington supports beautification/landscaping projects along all transportation corridors.
- P.58 The City of Washington supports September, 2000 Thoroughfare Plan for the City of Washington.
- P.59 The City of Washington supports detailed and continuous planning for construction of the US 17 bypass.
- P.60 The City of Washington supports improvements to Warren Field to enhance the City's regional and national accessibility.
- P.61 The City of Washington supports the adoption of local land use control ordinances to mitigate the impact of the construction of the US 17 Bypass.

**Implementing Actions:**

- I.37 The City of Washington will focus on the land use impacts of the construction of the US 17 bypass in the preparation of the 2006 Comprehensive Plan. This will include specific recommendations to mitigate any negative impacts and maximize the efficiency of the bypass. ***Schedule: Fiscal Year 2006-2007.***
- I.38 The City of Washington will work with the NCDOT to accomplish implementation of the City's 2000 Thoroughfare Plan. ***Schedule: Continuing Activity.***
- I.39 In addition to the five-year TIP improvements (see Appendix IV), the City of Washington supports and places priority on the following improvements:
- The widening of Highland Drive to five lanes from East 12<sup>th</sup> Street to Slatestone Road.
  - Relocation of Spring Road to the north.
  - Widening of Brick Kiln Road to four lanes.
  - Construction of a feeder road from US 264 to the Old Bath Highway.
  - Widening of River Road to four lanes from Christian Service Camp Road to Broad Creek Road.

- Construction of a new rest area at the intersection of US 264 and US 17 bypass.
- Improve US 264 and US 17 to enhance the City of Washington's regional accessibility.
- Coordination with NCDOT to ensure adequate maintenance of streets.
- Development of a pedestrian friendly environment within the Central Business District.

These improvements will be accomplished through implementation of the City's subdivision ordinance and coordination with NCDOT. ***Schedule: Continuing Activity in each Fiscal Year.***

I.40 The City of Washington will revise its subdivision/zoning ordinances to require/accomplish the following (must be done to mitigate the impact of the US 17 Bypass):

- Require the utilization of frontage roads in non-residential development along federal and state highways.
- Prohibit double frontage lots in residential subdivisions.
- Require the construction of acceleration/deceleration lanes for the entrances to major commercial and residential developments.
- Require traffic impact studies for developments generating more than 500 trips per day.
- Encourage the development of joint or shared driveways in newly approved subdivisions.
- Require the interconnectivity of subdivisions and developments.
- Improve landscaping along major thoroughfares.
- Improve building appearance.

***Schedule: Fiscal Year 2007-2008.***

#### G. *Natural Hazard Areas*

##### 1. Management Goal

The City of Washington will conserve/protect its AECs, floodplains, natural resources, fragile areas, and land with low suitability for use in order to support public health and safety.

2. Planning Objective

The City of Washington will minimize threats to life and property that are located in or adjacent to hazard areas, especially erosion, high winds, storm surge, flooding, and/or sea level rise.

3. Land Use Plan Requirements

The following are the City of Washington's policies/implementing actions for Natural Hazard Areas.

Policies:

- P.62 The City of Washington will monitor sea level rise and respond to threats to property and important natural areas as threats are identified.
- P.63 The City of Washington supports hazard mitigation planning. Refer to the Hazard Mitigation Plan section of the CAMA Land Use Plan.
- P.64 The City supports the enforcement of local controls and the efforts of state and federal agencies with regulatory authority to require development to be above the base flood elevation and comply with the NC State Building Code.
- P.65 The City of Washington supports the relocation of structures endangered by erosion or flooding if the relocated structure will be in compliance with all applicable policies and regulations.
- P.66 The City of Washington supports the land use densities within natural hazard areas which are identified on page 220 of the City's Land Use Plan.
- P.67 The City of Washington will allow development in conservation and natural hazard areas which is consistent with local zoning and meets applicable state and federal regulations.
- P.68 The City of Washington supports the US Army Corp of Engineers' regulations, the applicable guidelines of the Coastal Area Management Act, and the use of local land use ordinances to regulate development in freshwater swamps, marshes, 404 wetlands, and AECs (15A NCAC 7H).

**Implementing Actions:**

- I.41 As necessary, the City of Washington will revise its zoning and flood hazard ordinances to respond to threats from sea level rise. ***Schedule: Continuing Activity as required.***
- I.42 The City of Washington will enforce density controls in its zoning ordinance in redevelopment areas to control growth density. ***Schedule: Continuing Activity as required.***
- I.43 The City of Washington will use the future land use map as a guide to control density and development in Natural Hazard Areas. ***Schedule: Continuing Activity.***
- I.44 The City of Washington will continue to enforce its Floodplain Ordinance and participate in the National Flood Insurance Program. It will rely on the Division of Coastal Management to monitor and regulate development in areas susceptible to sea level rise and wetland loss. ***Schedule: Continuing Activity.***
- I.45 The City will enforce its subdivision regulations requiring elevation monuments to be set so that floodplain elevations can be more easily determined. ***Schedule: Fiscal Year 2007-2008.***
- I.46 The City of Washington will monitor development proposals for compliance with Section 404 of the Clean Water Act and will continue to enforce local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands. ***Schedule: Continuing Activity.***
- I.47 The City of Washington permits redevelopment of previously developed areas, provided all applicable policies, regulations, and ordinances are complied with. The city will encourage redevelopment as a means for correcting housing problems, upgrading commercial structures, and historic preservation (through rehabilitation and adaptive reuse). Redevelopment, including infrastructure, should be designed to withstand natural hazards. ***Schedule: Continuing Activity.***

H. *Water Quality*

1. Management Goal

The City of Washington will strive to protect and improve water quality within its planning jurisdiction and cooperate with surrounding jurisdictions to improve regional water quality, especially in all AECs and natural 404 wetlands.

2. Planning Objective

The City of Washington will address the impacts of economic and demographic growth while protecting/restoring the quality of the city's and region's surface and ground waters.

3. Land Use Plan Requirements

The following provides the City of Washington's policies/implementing actions on water quality.

**Policies:**

P.69 The City of Washington supports the Tar-Pamlico River Basin Water Quality Management Plan and the Tar-Pamlico stormwater rule.

P.70 The City of Washington will support aquaculture activities which do not adversely affect surface or groundwater quality.

P.71 The City of Washington will support the enforcement of current state, federal, and/or local agencies to improve water quality.

P.72 The City of Washington supports regulation of inappropriate land uses near well fields.

P.73 The City of Washington supports preservation/protection of the natural heritage area hardwood swamps located along the Tar River.

P.74 The City of Washington will support the establishment of mooring fields and the preparation of a water use plan to govern mooring fields.

- P.75 The City of Washington supports the guidelines of the Coastal Area Management Act and the efforts and programs of the North Carolina Department of Environment and Natural Resources, Division of Coastal Management, and the Coastal Resources Commission to protect the coastal wetlands, estuarine waters, estuarine shorelines, and public trust waters in Washington's planning jurisdiction.
- P.76 The City of Washington supports commercial and recreational fishing in its waters and will cooperate with other local governments and state and federal agencies to control pollution of these waters to improve conditions so that commercial and recreational fishing will increase.
- P.77 The City of Washington opposes the disposal of any toxic wastes, as defined by the US Environmental Protection Agency's Listing of Hazardous Substances and Priority Pollutants (developed pursuant to the Clean Water Act of 1977), within its planning jurisdiction.
- P.78 The City of Washington will support the stormwater control policies included in this plan to protect surface water quality (see policies P.36 to P.40).
- P.79 The City of Washington supports the regulation of underground storage tanks to protect groundwater resources.
- P.80 The City of Washington supports management of problem pollutants, particularly biological oxygen demand and nutrients, in order to correct existing water quality problems and to ensure protection of those waters currently supporting their uses.
- P.81 The City of Washington opposes the location of floating homes within its jurisdiction.

**Implementing Actions:**

- I.48 Revise the zoning, subdivision, and stormwater control ordinances to more effectively control stormwater runoff (see Implementing action I.26).  
***Schedule: Fiscal Year 2008-2009.***
- I.49 The City of Washington will revise its zoning and subdivision ordinances as appropriate to address the following:

- Development of aquaculture.
- Land use development in the vicinity of wellfields.
- Water use plan to regulate the establishment of mooring fields.
- Reference/incorporate regulations of the North Carolina Department of Environment and Natural Resources, Division of Coastal Management, and the Coastal Resources Commission.
- Regulations addressing the disposal of toxic wastes (see policy P.77)
- Regulation of underground storage tanks.

**Schedule: Fiscal Year 2007-2008.**

I.50 The City of Washington will enforce its zoning and subdivision regulations to aid in protecting sensitive shoreline areas. It will rely on state and federal agencies to assist in protecting environmentally sensitive areas, as well as other nursery and habitat areas. **Schedule: Continuing Activity.**

I.51 The City of Washington will continuously enforce, through the development and zoning permit process, all current regulations of the NC State Building Code and North Carolina Division of Health Services relating to building construction and septic tank installation/replacement in areas with soils restrictions. **Schedule: Continuing Activity.**

I.52 Preservation of wetlands is important to the protection/improvement of water quality in the City of Washington planning jurisdiction. The following will be implemented:

- Consider preservation of large wetland areas (> one acre) in a natural state to protect their environmental value. **Schedule: Continuing Activity.**
- Coordinate all development review with the appropriate office of the US Army Corps of Engineers and the Soil Conservation Service. **Schedule: Continuing Activity.**
- Require that wetland areas be surveyed and delineated on all preliminary and final subdivision plats. **Schedule: Fiscal Year 2007-2008, revise zoning and subdivision ordinances.**
- Encourage cluster development in order to protect sensitive natural areas. **Schedule: Fiscal Year 2007-2008, revise zoning and subdivision ordinances.**

- Make wetlands acquisition a priority in future expansions of Washington's parks and recreation areas. **Schedule: Continuing Activity.**

I. Local Areas of Concern

1. Management Goal

The City of Washington will strive to integrate local concerns with the overall CAMA goals and objectives.

2. Planning Objective

Local concerns extend well beyond CAMA concerns and should reflect a broad range of land use related issues.

3. Land Use Plan Requirements

The City of Washington will support the following policies/ implementing actions that address areas of local concern.

**Policies - Cultural, Historic, and Scenic Areas**

- P.82 The City of Washington will preserve and protect its historic resources.
- P.83 The City of Washington will protect its waterfront/shoreline areas, historic district, and valuable scenic areas.
- P.84 The City of Washington will protect its cultural assets, especially educational facilities and those within the Central Business District.
- P.85 The City of Washington considers cultural, historical, and scenic areas as significant to the attraction of tourism.

**Implementing Actions - Cultural, Historic, and Scenic Areas**

- I.53 The City of Washington will establish a specific public facilities capital improvements plan for the improvement and expansion of cultural facilities. **Schedule: Fiscal Year 2008-2009.**

- I.54 The City of Washington shall coordinate all housing code enforcement/redevelopment and public works projects with the NC Division of Archives and History to ensure that significant architectural details or buildings are identified and preserved. ***Schedule: Continuing Activity in each Fiscal Year.***
- I.55 The City of Washington will seek funding to update its historical properties survey within its planning jurisdiction. ***Schedule: Fiscal Year 2008-2009.***
- I.56 The City of Washington will emphasize the protection of scenic areas in the update of its shoreline access plan (see implementing action I.2). ***Schedule: Fiscal Year 2007-2008.***

**Policies - Economic Development:**

- P.86 The City of Washington will consider the need for establishing energy facilities on a case-by-case basis, judging the need for development against all identified possible adverse impacts and overall economic benefit.
- P.87 The City of Washington supports tourism, including eco-tourism, as an important asset to overall economic development.
- P.88 The City of Washington will pursue annexation to enhance its economic opportunities.
- P.89 The City of Washington encourages the use of central water and sewer systems for effective economic development of residential, commercial, and industrial developments.
- P.90 The City of Washington encourages the location of new economic development in and around the existing urban area where public infrastructure exists or can be easily extended.
- P.91 The City of Washington supports the economic development efforts of the Washington-Beaufort County Chamber of Commerce.

**Implementing Actions - Economic Development:**

I.57 The City of Washington will support the following in the pursuit of industrial and commercial development:

- Encourage placement of new heavy industrial development to have minimum adverse effect on the city's ecosystem and by encouraging areas of concentrations of such uses be considered first when suitable infrastructure is available consistent with the growth policy of the future land development map. ***Schedule: Continuing Activity.***
- Encourage commercial development to locate in the Central Business District. ***Schedule: Continuing Activity.***
- Re-zone additional parcels for industrial and commercial use along existing growth corridors with adequate infrastructure existing or planned and, when the need is demonstrated, provide a consistent growth policy with amendments to the future land development map when revision is needed. This will accommodate the future demand for additional industrial and commercial development in suitable areas. ***Schedule: Continuing Activity.***
- Encourage industrial development in industrial parks by improving the provision of services such as water, sewer, and natural gas. ***Schedule: Continuing Activity.***

I.58 The City of Washington will pursue funding through state and federal programs that are considered supportive of local economic development efforts:

- The City of Washington is generally receptive to state and federal programs, particularly those which provide improvements to the city. The city will continue to fully support such programs, especially the NC Department of Transportation road and bridge improvement programs, which are very important to the city and its regional accessibility. ***Schedule: Continuing Activity.***
- Examples of other state and federal programs that are important and supported by Washington include: dredging and channel

maintenance by the US Army Corps of Engineers; federal and state projects that provide efficient and safe boat access for sport fishing; public beach and coastal waterfront access grant funds; and community development block grants, housing for the elderly, moderate income housing, housing rehabilitation, and North Carolina Housing Finance Agency housing improvement programs. **Schedule: Continuing Activity.**

- I.59 The City of Washington will continue to support the activities of the NC Division of Travel and Tourism; specifically, the monitoring of tourism-related industry, efforts to promote tourism-related commercial activity, and efforts to enhance and provide shoreline resources. **Schedule: Continuing Activity.**
- I.60 The City of Washington will prepare updated tourism brochures that focus on the Central Business District, cultural facilities, scenic areas, eco-tourism, and regional accessibility. **Schedule: Fiscal Year 2006-2007 and continuing as needed.**
- I.61 The City of Washington will implement its shoreline access plan as an important part of its overall economic development program. **Schedule: see I.1 to I.5, Shoreline Access Implementing Actions.**

**Policies - Downtown Revitalization:**

- P.92 The City of Washington supports implementation of the Downtown Washington Revitalization Strategy (see Appendix VI).
- P.93 The City of Washington supports the following as crucial to downtown redevelopment:
- No single asset is sufficiently strong to support Central Business District redevelopment.
  - The river is the City's single greatest asset.
  - A unified approach to marketing is required.
  - The riverfront area needs activity centers.
  - Linkages should be provided between the river and Main Street.
- P.94 Development in the Central Business District will be coordinated with the Historic District.

P.95 The City of Washington will support the CBD pedestrian-related improvements that are specified on page 161 of the City's Land Use Plan.

**Implementing Actions - Downtown Revitalization:**

I.62 The following summarizes restructuring action steps which must be implemented for revitalization of the Central Business District (note: not listed in priority order):

- Establish a strong linkage to the Greenville market.
- Promote more marina/boating space and supporting facilities/services.
- Create activity centers at strategic points along the Riverfront.
- Promote connectivity between the Riverfront Promenade and Main Street.
- Improve the appearance of Main Street buildings, especially the facades.
- Promote additional restaurant and lodging choices.
- Promote downtown housing, both in amount and style.
- Increase and manage parking spaces. Create two-way streets. Improve service vehicle access.
- Expand activity showcasing visual and performing arts, crafts, culture, and historic attractions.

***Schedule: Beginning in Fiscal Year 2006-2007 and continuing.***

I.63 Rezoning actions within the Central Business District will be consistent with the recommendations of the Downtown Revitalization Strategy. ***Schedule: Beginning in Fiscal Year 2006 and continuing.***

I.64 The City of Washington will market the Central Business District as "The Heart of the Inner Banks." ***Schedule: Beginning in Fiscal Year 2006 and continuing.***

**Policies - Marinas/Shoreline Development:**

P.96 The City of Washington considers marina development as essential to its Downtown Revitalization efforts.

P.97 The City of Washington will support marina development which does not detract from its scenic shoreline.

**Implementing Actions - Marinas/Shoreline Development:**

- I.65 The City of Washington will review its zoning ordinance to improve regulation of upland marinas, open water marinas, and dry stack storage facilities, consistent with 15A NCAC 7H. *Schedule: Fiscal Year 2007-2008, revise zoning ordinance.*
- I.66 The City of Washington will rely on the standards set forth in 15A NCAC 7H to regulate bulkhead construction. *Schedule: Continuing Activity in each Fiscal Year.*

**Policies - General Health and Human Services Needs:**

- P.98 The City of Washington opposes any low level military training flights that are not in compliance with the minimum safe altitudes for aircraft operations as described in the Federal Aviation Regulations, Part 71. (NOTE: This policy is not enforceable, but is an expression of concern/position.)
- P.99 The City of Washington supports a comprehensive recreational program to provide a broad range of recreation facilities for its citizens.
- P.100 The City of Washington supports the water and sewer policies contained in this plan for the general health of its citizens (see Policies P.41 to P.50).
- P.101 The City of Washington supports the Beaufort County Multi-Jurisdictional Hazard Mitigation Plan (see Section VIII).
- P.102 The City of Washington supports the provision of superior educational facilities.
- P.103 The City of Washington supports the provision of superior health care facilities.
- P.104 The City of Washington will support local, state, and federal efforts to minimize the adverse impact of man-made hazards within its jurisdiction.
- P.105 The City of Washington will support regional disposal of solid waste.

**Implementing Actions - General Health and Human Services Needs:**

- I.67 The City of Washington will support/assist Beaufort County in seeking grants to subsidize public education and continuing education at the College level. ***Schedule: Continuing Activity in each Fiscal Year.***
- I.68 Floodplain regulation is a concern in the City of Washington. To accomplish protection of public health and service needs, Washington will:
- Continue to enforce the flood hazard reduction provisions of the City of Washington Land Development Ordinances. ***Schedule: Continuing Activity.***
  - Revise the city's zoning ordinance to prohibit the installation of underground storage tanks in the 100-year floodplain. ***Schedule: Fiscal Year 2007-2008.***
  - Revise the city's zoning ordinance to require open space, recreational, agricultural, and other low-intensity uses within the floodplains. ***Schedule: Fiscal Year 2007-2008.***
  - Revise the city's zoning ordinance to prohibit the development of any industry within the 100-year floodplain that may pose a risk to public health and safety. Such industries may include but not be limited to: chemical refining and processing, petroleum refining and processing, hazardous material processing, or storage facilities. ***Schedule: Fiscal Year 2007-2008.***
- I.69 The City of Washington will continue to rely on the support of the Albemarle Solid Waste Authority for solid waste disposal. ***Schedule: Continuing Activity in each Fiscal Year.***
- I.70 The City of Washington will allow the siting of recycling centers, transfer stations, and solid waste collection sites within all land classifications (see Future Land Use Map) except for the Conservation classification. All siting shall be consistent with the city's zoning ordinance. ***Schedule: Continuing Activity in each Fiscal Year.***

- I.71 During the planning period, the City of Washington will develop a community services/facilities plan (as a stand-alone document, not as an expansion of this plan), which will define existing deficiencies in police protection, fire protection, local administrative buildings, public recreational facilities, public shoreline access, and public parks. This plan will not address school system needs. The plan will prioritize needs and make specific recommendations concerning financing and budgeting the high priority needs. This will be done in concert with the preparation of a Capital Improvements Plan. ***Schedule: Fiscal Year 2008-2009.***
- I.72 The City of Washington will revise its zoning ordinance to regulate the disposal of toxic wastes. ***Schedule: Fiscal Year 2007-2008.***