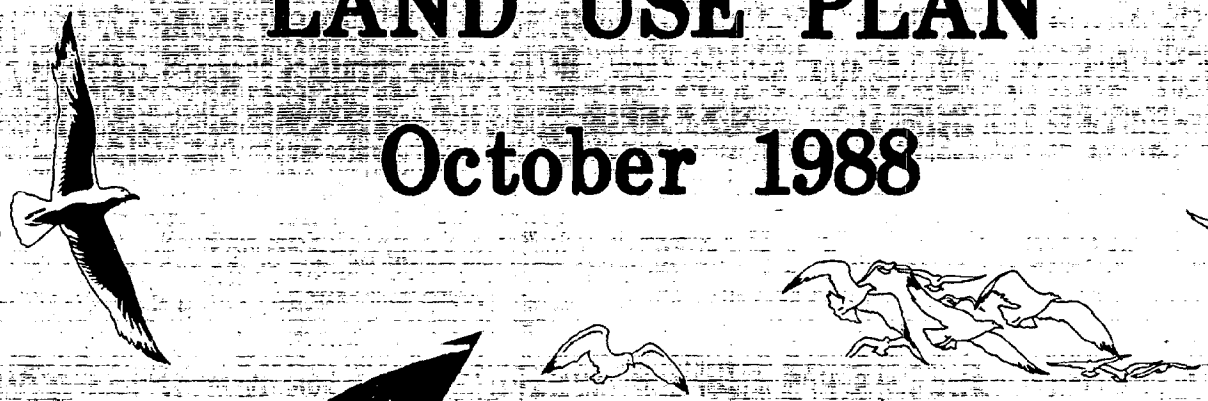
ORIENTAL

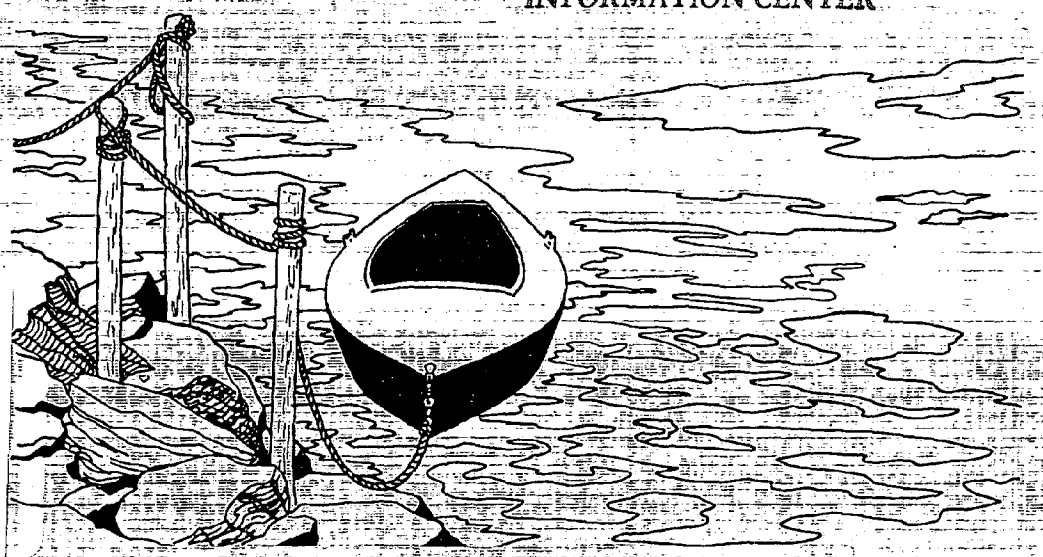
LAND USE PLAN

October 1988



ORIENTAL

COASTAL ZONE
INFORMATION CENTER



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1988

North Carolina. Coastal Zone Management Program

Developed in accordance with the Coastal Area Management Act of the State of North Carolina.

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North Carolina . Coastal Zone Management Program

TOWN OF ORIENTAL
LAND USE PLAN
1988

Adopted by:

Oriental Town Board

Harold Lloyd Stephenson
Mayor

Marvin Jennings
Town Administrator

Adoption Dates
Local: October 1988
C.R.C.: December 1988

Prepared by:

Dick Brockett, Senior Planner
Wanda Roberson, Typist
East Carolina University
Regional Development Institute
Willis Building
Greenville, N.C.

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ORIENTAL LAND USE PLAN
SYNOPSIS

The Oriental Land Use Plan provides insight in to the changes, opportunities, and problems of the Town of Oriental. Through a designed planning process, a set of strategies and policies were devised to guide the town and her local officials. This process allowed for the identification of past concerns, present citizen attitudes, and future concerns. It also allowed for an examination of those issues that are unique to the coastal environment of North Carolina. The plan is designed to be the basis for local government initiatives as well as a basis for decision-making over the next five years. The next paragraphs offer a brief overview of the plan's findings and its recommendations.

The Town of Oriental is continuing to gain population, both full-time residents and seasonal residents. These increases are beginning to impact the capabilities of available municipal services. In addition to the population growth, the spin-off demand for increased commercial services is intensifying the potential for further changes in the town's land use pattern. Such changes will compound the problems of Oriental's limited tax base and additional service demands. Both of these circumstances have prompted past attempts to establish a local planning board and/or some level of local, regulatory authority. Up to this point, past efforts have not been well-received for varying reasons. Thus, local planning has been approached in a laissez-faire manner.

The accompanying land use plan establishes some initial steps that will address the increasing demands on existing municipal services. Recommendations include refining the utility extension ordinance, investigating the feasibility of a development impact fee system, and identifying reasonable alternatives for the upgrading of the town's present wastewater treatment system.

Local development trends and citizen attitudes indicate a need for local planning, but the approach that would be acceptable to the local citizenry is much less clear. The plan calls for the initiation of local efforts to formalize planning and management capabilities. This includes further investigation of a development ordinance that would primarily manage development densities and heights but would not dictate allowable uses such as traditional zoning. The lack of planning jurisdiction in the peninsula areas that surround the Town of Oriental also is viewed as a significant problem that could be better addressed by establishing an organized planning effort. The continuing development of outlying areas already within the town's jurisdiction is seen as a basis for such an effort.

From an environmental perspective, the plan recognizes the sensitive nature of the area that surrounds the town but basically leaves the county and state as the most active participants in efforts to maintain a suitable development, environment equilibrium. The town classified local areas of conservation as those areas of environmental concern that are statutorily designated by the Coastal Area Management Legislation. The plan recognizes the need to work more closely with local marinas and fishing interests in an effort to minimize the potential, adverse environmental impacts of boat owners within congested harbor areas. Special efforts by the town to identify solutions to local drainage problems constitute the most significant environmental-related action contained in the plan.

Overall, the Oriental Land Use Plan provides the town with some realistic, tangible steps that will provide some foundation for resolving existing or potential local problems. In addition, it provides evidence of support for many of the responsibilities of enforcement and management that are beyond the realistic capabilities of a small municipal government. Conversely, the plan also indicates that many of the steps and policies offered in previous land use plans have not been implemented. Only through serious application of this planning work can progress be made to ensure proper land management and acceptable municipal growth for the Town of Oriental in the years to come.

CHAPTER ONE: BACKGROUND, SETTING, AND CONDITIONS

1. BACKGROUND

This section provides the reader with a descriptive picture of this document, the Town of Oriental, and her citizens. Through the next subsections, one can learn about the town's past, look at her present situation, and envision a future picture. Through the combination of this planning effort, citizen support and informed decision-making, the Town can meet the challenges that lie ahead. The first section provides a good resource base for further land use planning work associated with the town and the surrounding area.

1.1 Land Use Planning

The Coastal Area Management Act of North Carolina provides guidelines for the legislated land use planning efforts by counties and municipalities (15 NCAC 7B) within the designated coastal area of North Carolina. These guidelines provide a rational set of principles that address the basic planning needs of the localities as well as their special planning needs. The guidelines, though emphasizing environmental protection, allow the locality to address and plan for its overall economic and community development. Locally-developed policies are directed toward certain local and regional issues in such a way that local governments can maintain their direction in resolving the concerns and needs of their citizens.

The plan itself uses a combination of information and data from the local elected officials, the public at large, and previous land use planning efforts to identify the local issues and prescribe certain actions that can help address their resolution. Through public meetings, sessions with the local board of town commissioners, and an extensive citizen survey, the foundation for the development of this land use plan was established.

The plan is designed for continuous review and improvement as situations change and local issues evolve. The plan is to be updated at least once every five years at which time the local government can assess its progress toward establishing the type of community that is desired. The primary components of the land use plan are as follows:

1. A review of local information and previous land use planning efforts. This review includes those policies, standards, and regulations that needed action(s) at the local level between planning periods.

2. Map information that exhibits local conditions and circumstances. These include existing land uses, designated planning jurisdiction, environmentally-sensitive areas, and general soil types.

3. A land classification system that includes map and narrative providing a visual message of the direction and intent of the future development pattern based upon adopted policies.

4. Policy discussion of important local, county, and regional concerns. These are inclusive of subject areas mandated for review by the Coastal Area Management Act itself.

The combination of the four basic areas above constitute the Oriental Land Use Plan. Only through the serious application of the above four parts through local government decision-making can the real benefit of this exercise be realized.

1.2 Location

The Town of Oriental is located in Pamlico County on the coastal shelf of North Carolina. It is situated on the southeastern coast of the county near the mouth of the Neuse River. The town is located amidst six creeks: Smith Creek, Camp Creek, Raccoon Creek, Green Creek, Whitaker Creek, and Pierce Creek. This mix of land and water causes the existence of several peninsulas in close proximity to each other. The town is served by NC Highway 55. The town is 10 miles southeast of the county seat of Bayboro and approximately 25 miles due east of the city of New Bern. The town lies on the northern banks of the Neuse River directly across from Carteret County. The Core Banks, part of the "Outer Banks" land formation along North Carolina's coast, lies approximately 35 miles due east.

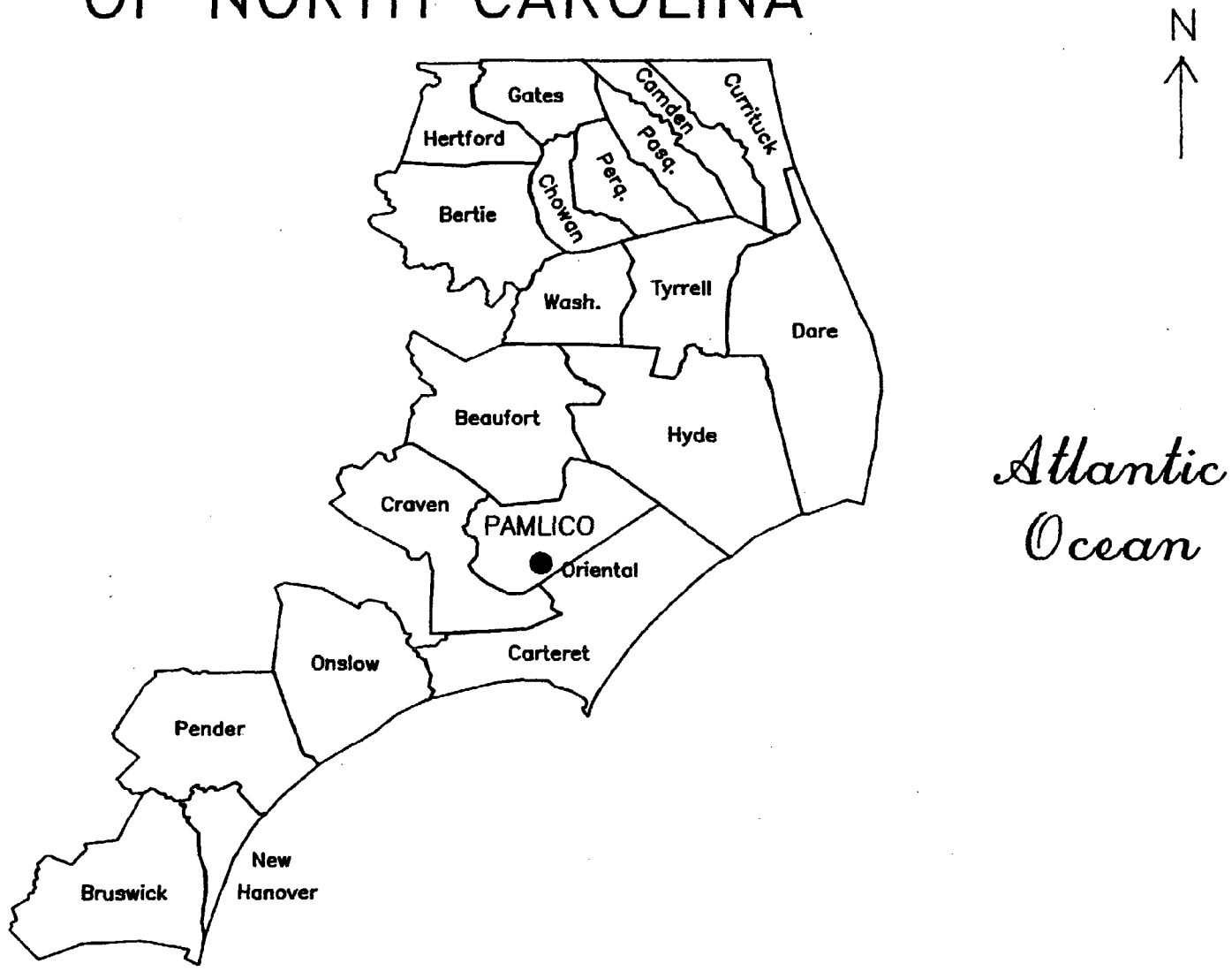
1.3 Historical Setting

Mr. Louis B. Midgette is said to be the founder of Oriental as he took shelter from a storm on his return to Stumpy Point from New Bern in 1870. As Mr. Midgette sold properties for potential residents, the town began to establish itself. Historians estimate 25 people resided in the community by 1890.

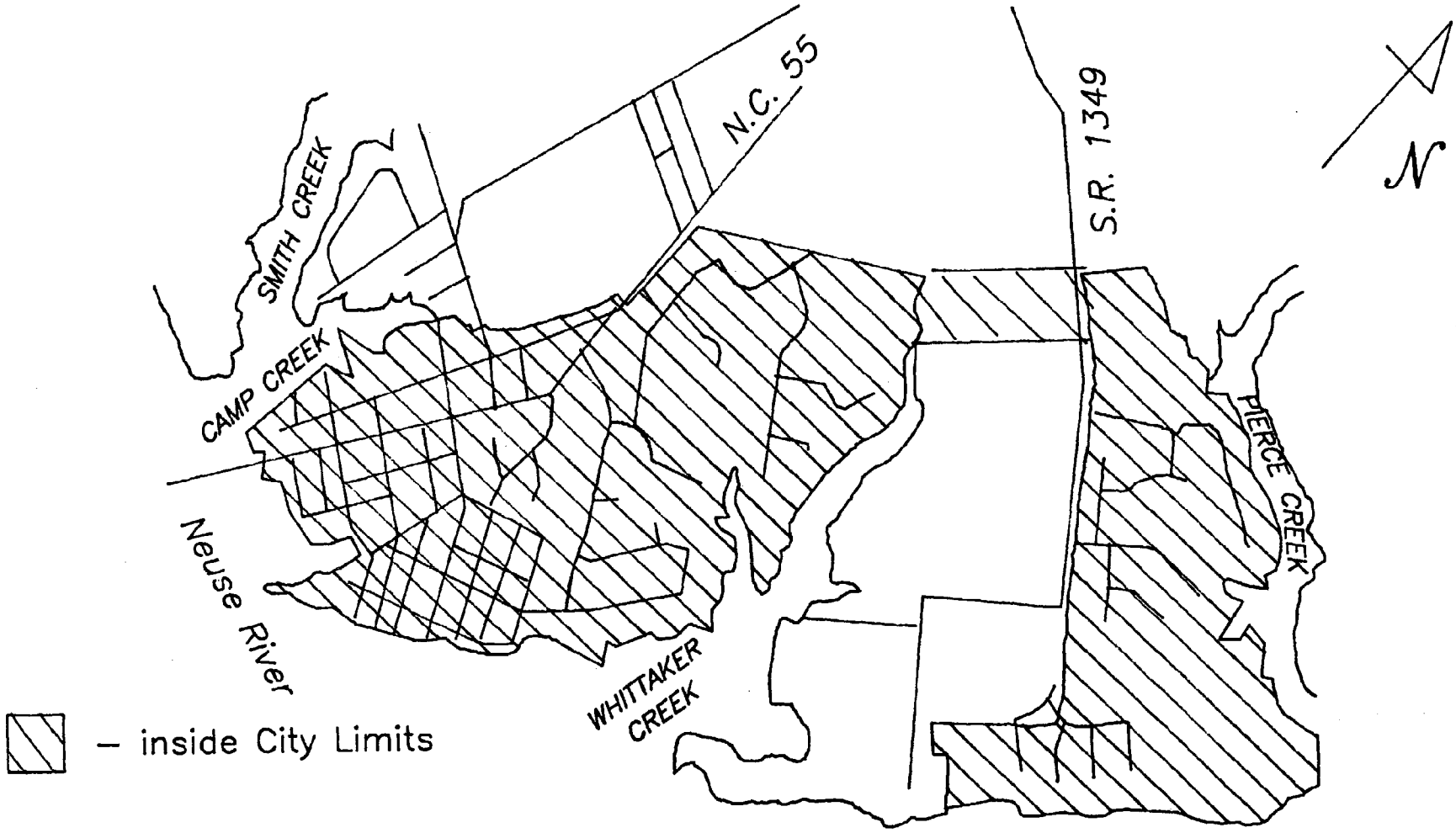
The town acquired the name of "Oriental" in the intervening years before the turn of the century. One story relates that Mrs. Midgette suggested the name based upon a name plate she had recovered from a boat years earlier. The state accepted the name of Oriental and its location for a post office in 1896 and the town was incorporated in 1899.

The main economic activity around the turn of the century was agriculture, fishing and lumber mills. The reliance on the lumber mills continued until the depression era, when commercial fishing took the predominant role that it maintains today.

COASTAL MANAGEMENT AREA OF NORTH CAROLINA



TOWN OF ORIENTAL



1.4 Population

The historical population trends of the Town of Oriental have been erratic since its founding. The town's population dipped consistently from the early 1900's until 1940, when a short-lived resurgence occurred. After that, the population continued to decline until 1970 when it hit the lowest point of 445 persons. The town's growth resurgence has continued into this decade after a 20 percent increase from 1970 to 1980. Exhibit 1 depicts the past with projections based upon current growth rates (Line A) and historical averages since 1900 (Line B). (NOTE: Projections past 1980 are based upon N.C. Office of Management and Budget estimates).

The diverging estimates of Oriental's future population are difficult to interpret but two contrasting assumptions may be drawn. Due to the increasing amount of retirement-age people nationwide and Oriental's attractiveness for that purpose, a repeat of the population downturn can not be anticipated in the future. Due to some basic physical limitations (i.e. soils, water table) to development in this area and the town's secluded location, one would not expect the present growth pattern to accelerate dramatically over the next decades. One must then draw the conclusion that the growth of population will fall between the historical rate and current growth rate. This subject will be further examined in other sections of this document.

1.5 Economic

The town's seafood processing plants are the major employers within the community but many citizens of the town that are employed commute elsewhere to work. Commercial fishing, lumber companies, military installations, (see following page) and agriculture provide the foundation of the town's overall employment picture outside of the corporate limits.

Over the past decade, increasing demands for tourist-related and service-related businesses have produced increased local employment opportunities in these sectors. The main employment generators have been the local marinas as well as commercial enterprises.

Overall labor estimates for the Town of Oriental are not available but the following county picture over the period 1980-85 provides a guide to the local economic/employment level.

Comparatively, the unemployment figures show a somewhat higher rate than for other counties in North Carolina during the same time period (See Exhibit 2).

Retail sales for the county have increased since the previous land use plan was developed. Though the figures for the Town of Oriental cannot be isolated from the remainder of the

EXHIBIT 1

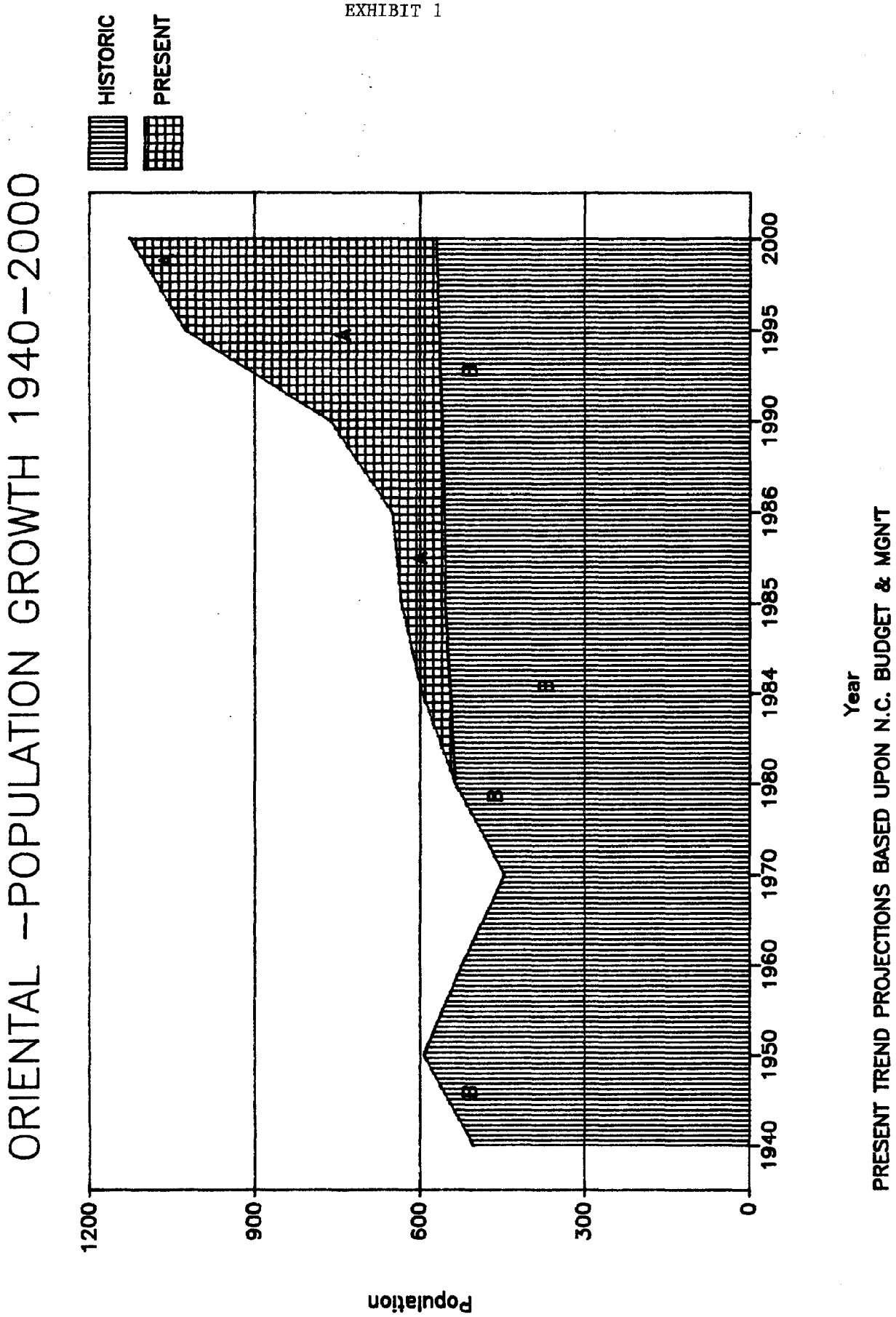

ORIENTAL -POPULATION GROWTH 1940-2000
HISTORIC
PRESENT
Population
1200
900
600
300
0
1940
1950
1960
1970
1980
1984
1985
1986
1990
1995
2000
Year
PRESENT TREND PROJECTIONS BASED UPON N.C. BUDGET & MGN'T

EXHIBIT 2

LABOR PICTURE

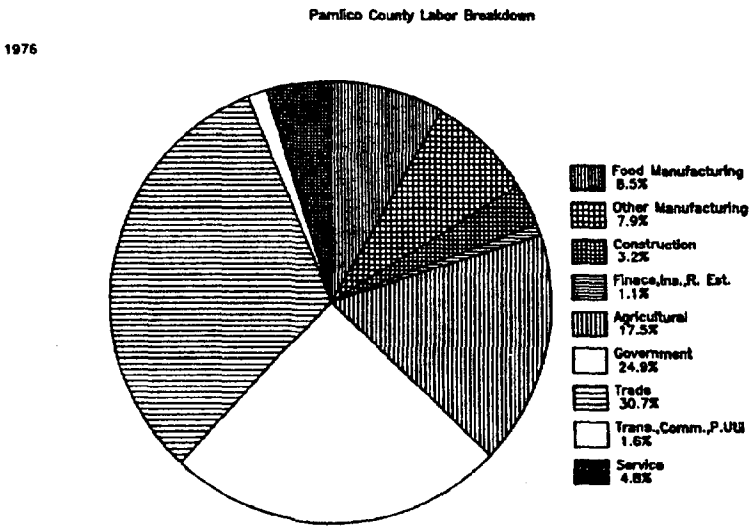
NO. OF TOTAL PERSONNEL	CIVILIAN PERSONNEL	TOWN
11 Active Military	12	Alliance
219 Civilian	44	Arapahoe
139 Retired Military (est.)	58	Bayboro
	42	Grantsboro
369 TOTAL	3	Hobucken
	4	Lowland
	15	Merritt
	32	Oriental
	4	Stonewall
	5	Vandemere
	219 TOTAL	

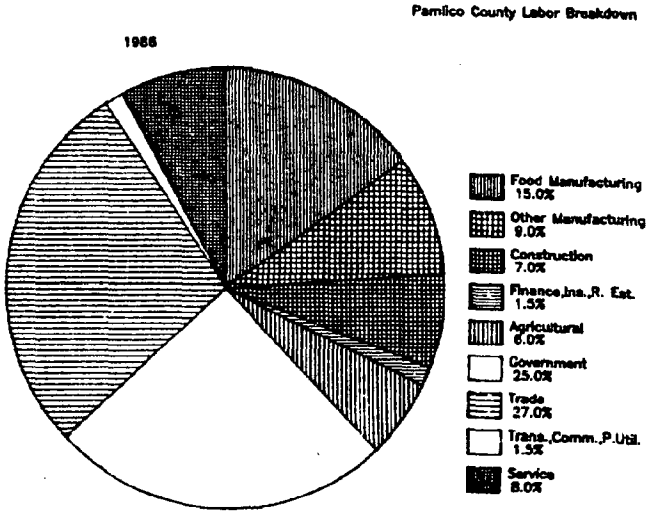
Source: Cherry Point Economic Impact Analysis, 1987
Cherry Point Marine Air Station

TOTAL COUNTY LABOR FORCE

LABOR FORCE AVG.	AVG. EMPLOYED	AVG. UNEMPLOYED	AVG. UNEMPLOYMENT
4512	4206	306	6.7(%)

Source: North Carolina Department of Labor, April, 1987.





Data Provided by N.C. Employment Security Commission

county, the additional retail establishments and tourist-oriented establishments that have been started during this time portend that additional retail sales were experienced.

2. GEOGRAPHY AND LAND USE

This section provides the reader with a cursory description of the natural characteristics of the town and its vicinity. Some of the specific elements will be examined in closer detail in other portions of this document.

2.1 Elevation and Slope

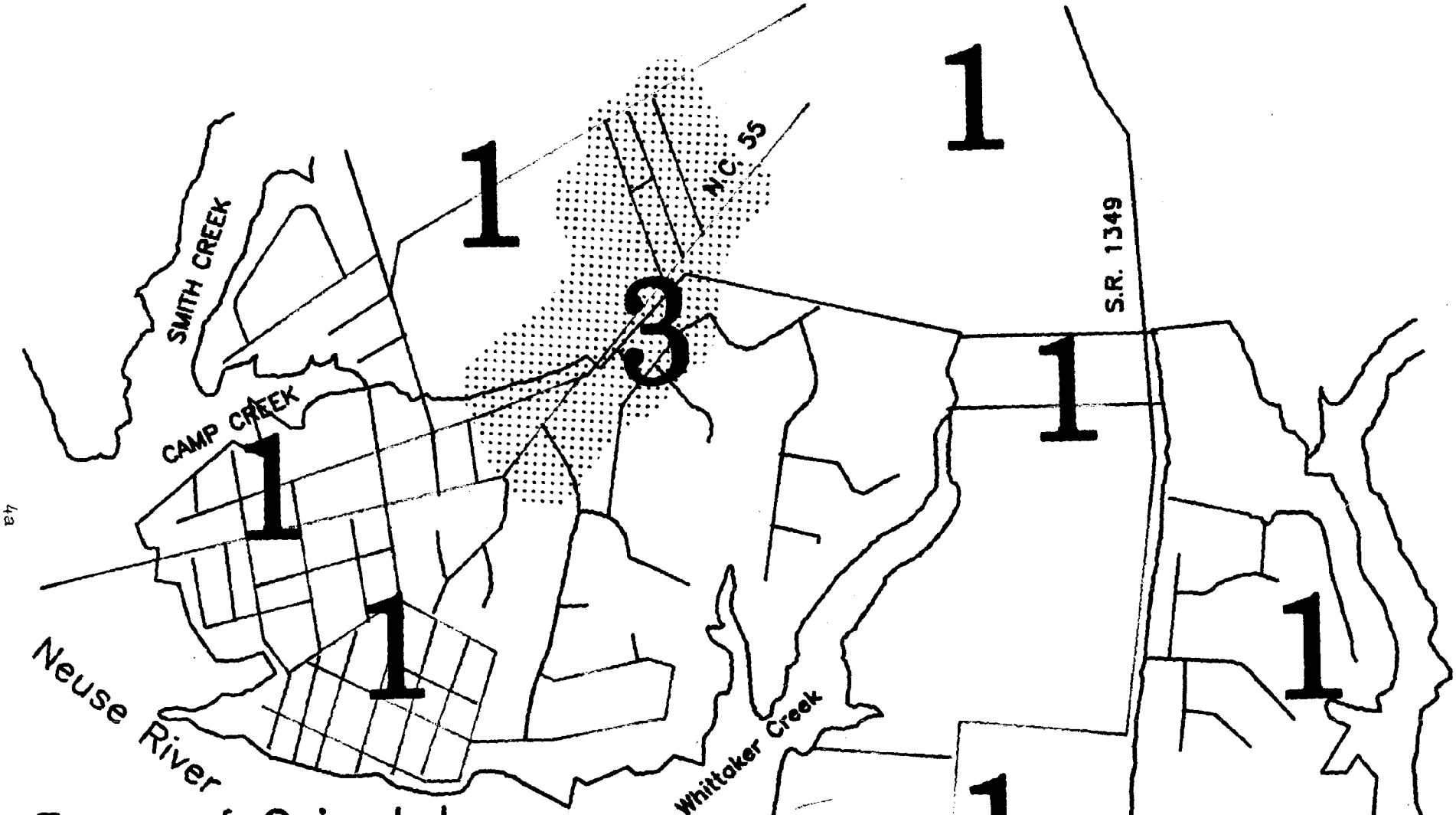
The general level of elevation of the Town of Oriental is approximately nine feet above sea level. There is little variation that facilitates drainage throughout the town except as one approaches water bodies. Only slight slopes of approximately 2 percent exist except in cases of soil erosion. Most of the town is considered susceptible to flooding. (See Map, page 4a).

2.2 Soil

The town has four major soil types with several less prevalent types (See Map, page 4b). The four major types are altavista loamy sand, dogue find sandy loam, fork loamy fine sand, yonges fine sandy loam. These four types have development limitations based upon the existence of a high water table, slow percolation rate, severe wetness, and proneness to flooding. Such characteristics limit excavation depths and suspect foundation support. Favorable characteristics of these soil types include the brevity of flooding, low shrink-swell capacity, and reasonable depth to bedrock. With proper elevation, the soil types also experience favorable drainage characteristics. Soil restrictions and development problems are especially prevalent near the existing creeks.

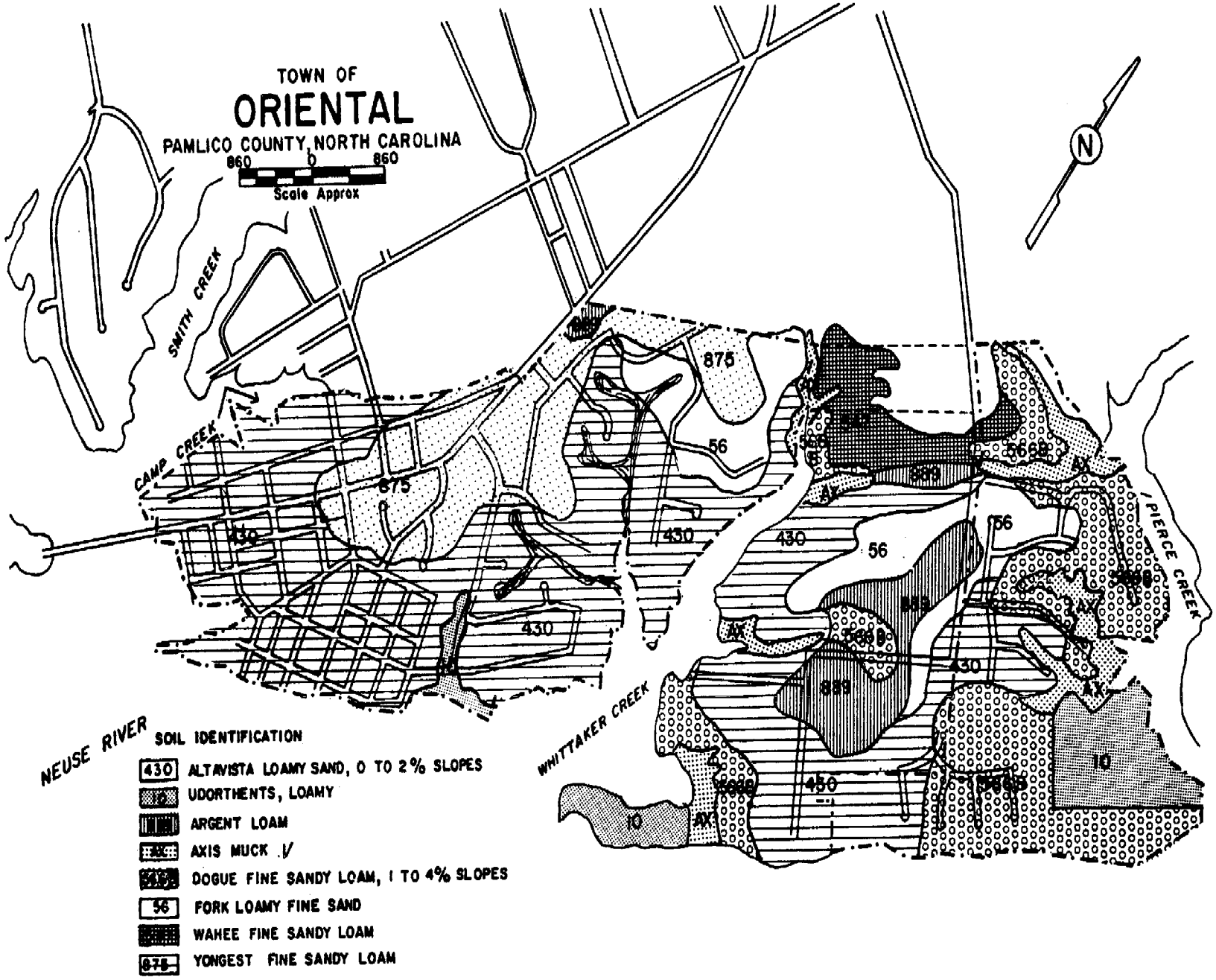
2.3 Water Supply

The source of water supply for the Town of Oriental is derived from groundwater supplies. The main source of this supply is the Castle Hayne aquifer. This water source serves the eastern side of Pamlico County and is considered adequate for the foreseeable future. The distribution method of water varies from personal, individual wells to a central water distribution system.



Town of Oriental
Storm-Surge/Flood-Proneness

Category 1 – Most Flood Prone
Category 3 – Additional Surge Area


TOWN OF
ORIENTAL
PAMLICO COUNTY, NORTH CAROLINA
860 0 860
Scale Approx
N
SMITH CREEK
CAMP CREEK
NEUSE RIVER
WHITTAKER CREEK
PIERCE CREEK
875
56
430
AX
10
SOIL IDENTIFICATION
430 ALTAVISTA LOAMY SAND, 0 TO 2% SLOPES
UDORTHENTS, LOAMY
ARGENT LOAM
AXIS MUCK
DOGUE FINE SANDY LOAM, 1 TO 4% SLOPES
56 FORK LOAMY FINE SAND
WAHEE FINE SANDY LOAM
875 YONGEST FINE SANDY LOAM

3. EXISTING LAND USE

The Town of Oriental's existing land use pattern has two distinguishing characteristics. The town has an older "core" that hugs the harbor area and gives the town a "fishing village" atmosphere surrounding a "town dock." This area is a combination of water and tourist-related commercial activities that gradually blend in to single family residential areas as one leaves the harborside core. (See Map, page 5a).

The other distinguishing element is the trend toward mixed-use along N.C. Highway 55. This area is gradually adapting its former single family residences to commercial enterprises and then blend in to the newer, commercial uses that have been constructed as you enter the town from the north.

As you leave the downtown core and the commercial corridor along Highway 55, the Town is predominantly single family residences with a number of duplexes being added over the past three years (see page 39). This pattern is maintained except for an occasional institutional or commercial use that blends in to the single family setting. The main exception is the presence of Whitaker Creek Marina and two marina repair facilities that are located along Whitaker Creek.

3.1 Satellite Area Land Use

The "older" downtown portion of the Town adjoins new subdivisions along Pierce Creek through an area called the Kenworthy property. This arm attaches to State Road 1349 and extends from the narrower reaches of Whitaker Creek. State Road 1349 forms the eastern boundary of the satellite subdivision areas referred to as "White Horse Farm" until one approaches the Neuse River. This entire area is subdivided for single-family development purposes except for the Sea Harbor Marina that borders Pierce Creek. Recent road construction has added potential single-family lots at the point that is bordered by the Neuse River and Pierce Creek.

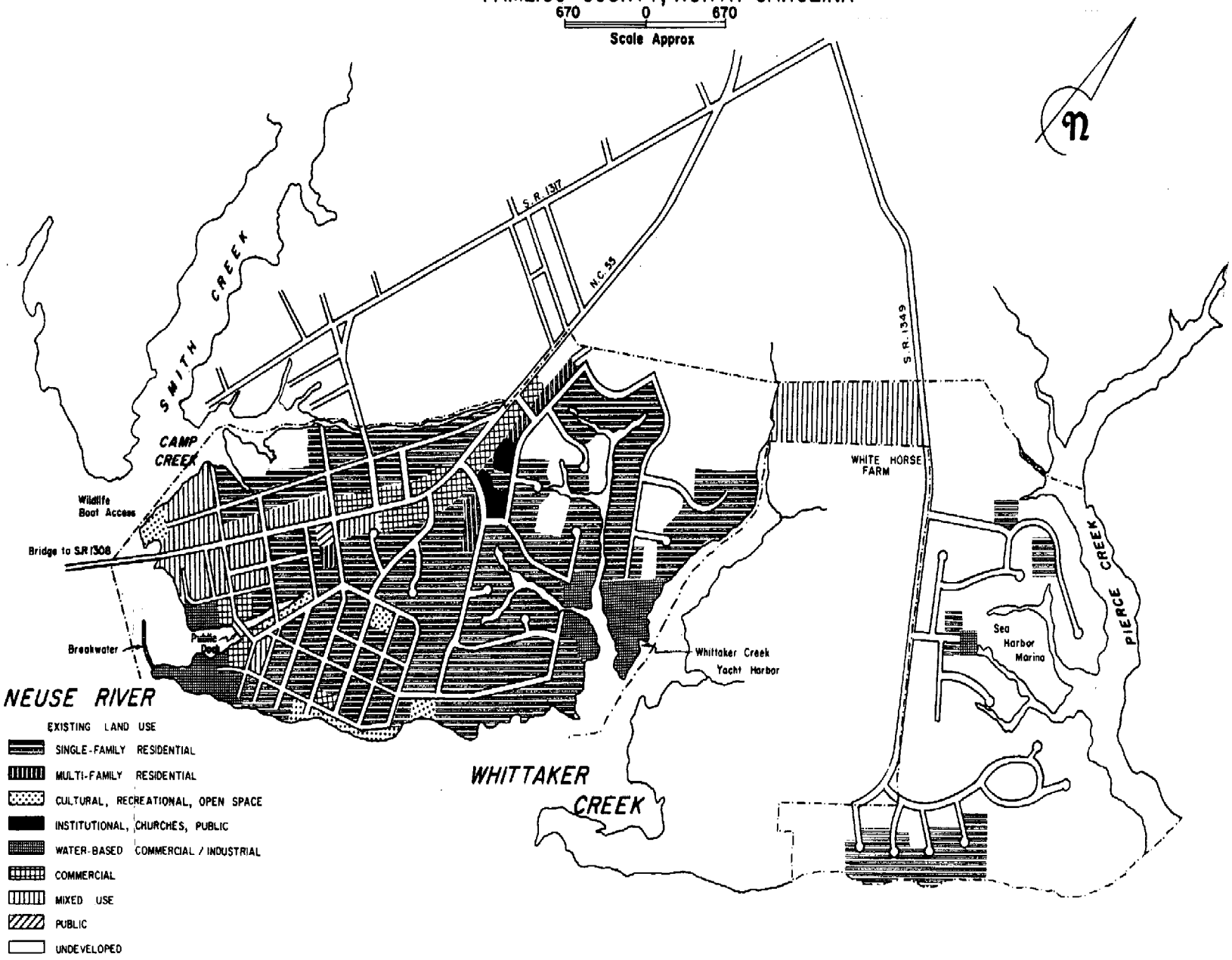
3.2 Adjoining Land Use

Existing land use surrounding the Town of Oriental is mainly agricultural until one nears the tributaries of the Neuse River, there single family developments appear. These developments vary widely in terms of size, age, and amount of development that has taken place. The peninsula area bordered by Smith Creek and Greens Creek is the most developed. This area has both single family and multi-family residences. The residential developments along S.R. 1308 (South of N.C. 55 Bridge) are more recent and less developed. The types of single-family residences in this entire area are a mixture of permanent and seasonal homes.

TOWN OF

ORIENTAL

PAMLICO COUNTY, NORTH CAROLINA



4. SERVICES AND FACILITIES

This section provides the reader with information concerning the public services and facilities provided by the Town of Oriental. The information is offered so one can relate to it later in the document as limitations, capacities, and local capabilities are examined.

4.1 Water System

The town's water system has two wells which each have a capacity to pump 200 gallons per minute or 144,000 gallons per day. This amounts to 288,000 gallons per day for the system. The town has one elevated tank that provides a reserve capacity of 75,000 gallons.

The annual daily demand averages over 72,000 gallons per day or 25 percent of capacity. The average demand rises to nearly 100,000 gallons per day (35 percent) during the height of the summer season and occasionally approaches its permitted 150,000 gallons per day. Monthly averages are approximately 2.5 million gallons.

The system was installed in 1975 and remains in good condition. The system serves the entire community.

4.2 Wastewater Collection/Treatment System

A municipal wastewater collection/treatment system has been completed since the previous land use plan (1981). The system has six lift stations that carry the wastewater to a three-lagoon system for treatment. The town has a forty acre site just north of the White Horse Farm area that provides aeration treatment. The design flow was established at 100,000 gallons per day at the point of re-entry which was placed at Smith Creek adjacent to the Wildlife boat access, just north of the NC 55 bridge. The system was designed to last twenty years initially to accommodate 1,110 peak seasonal residents. The town required taps by each resident but did not force immediate connection. Presently, over 80 percent of the homes in the older portion of town are estimated to be on the system. It is also estimated that a total of 350 residential lots could be served before capacity is reached.

The newest subdivision, "Dolphin Point", is located in the satellite area bordered by Pierce Creek. This area will be utilizing a pressure sewer system that feeds into the town's lagoon system. The developer of the subdivision paid for the cost of the lines and has since deeded both the water and sewer lines to the town.

Based upon the consultant engineers, the system should have a "dedicated reserve capacity" of approximately 68,250 gpd based upon existing water usage data and the number of customers who

have sewer taps, whether they actually use them or not. The extension of public sewer services (water, sewer) has been limited in the satellite area. Some extension outside of the municipality has taken place in certain cases that federal CDBG funds were being used to upgrade housing conditions. The town has devised an extension policy limiting future extensions of their facilities in to unserved areas.

4.3 Other Municipal Services

The Town of Oriental also provides street lighting, law enforcement and regular trash/garbage pick-up. The town also maintains all city streets and culverts not under the State's Highway System. The town has a municipal building that provides administrative space as well as public meeting space. The town employs a town administrator and clerk.

Fire protection service is provided by the Oriental Volunteer Fire Department which receives calls through a central dispatcher for the County. Recreational services are provided by the County with some upkeep and maintenance assistance provided by the Town. Utility services are provided by Tideland EMC and Carolina Power and Light.

4.4 Beach Access

The Town presently has private docking facilities in the downtown area while the State maintains a Wildlife Boat Ramp on the western side of the N.C. 55 Bridge. One public dock exists within the Town limits but no public beach access. Several of the city's streets end at the water's edge but the shoreline does not afford a legitimate "beach" opportunity.

4.5 Tax Structure

As with many smaller municipalities, the town has limited financial resources to deal with its short and long-term needs. Its primary sources of revenue is property tax with sales tax the only other major tax source.

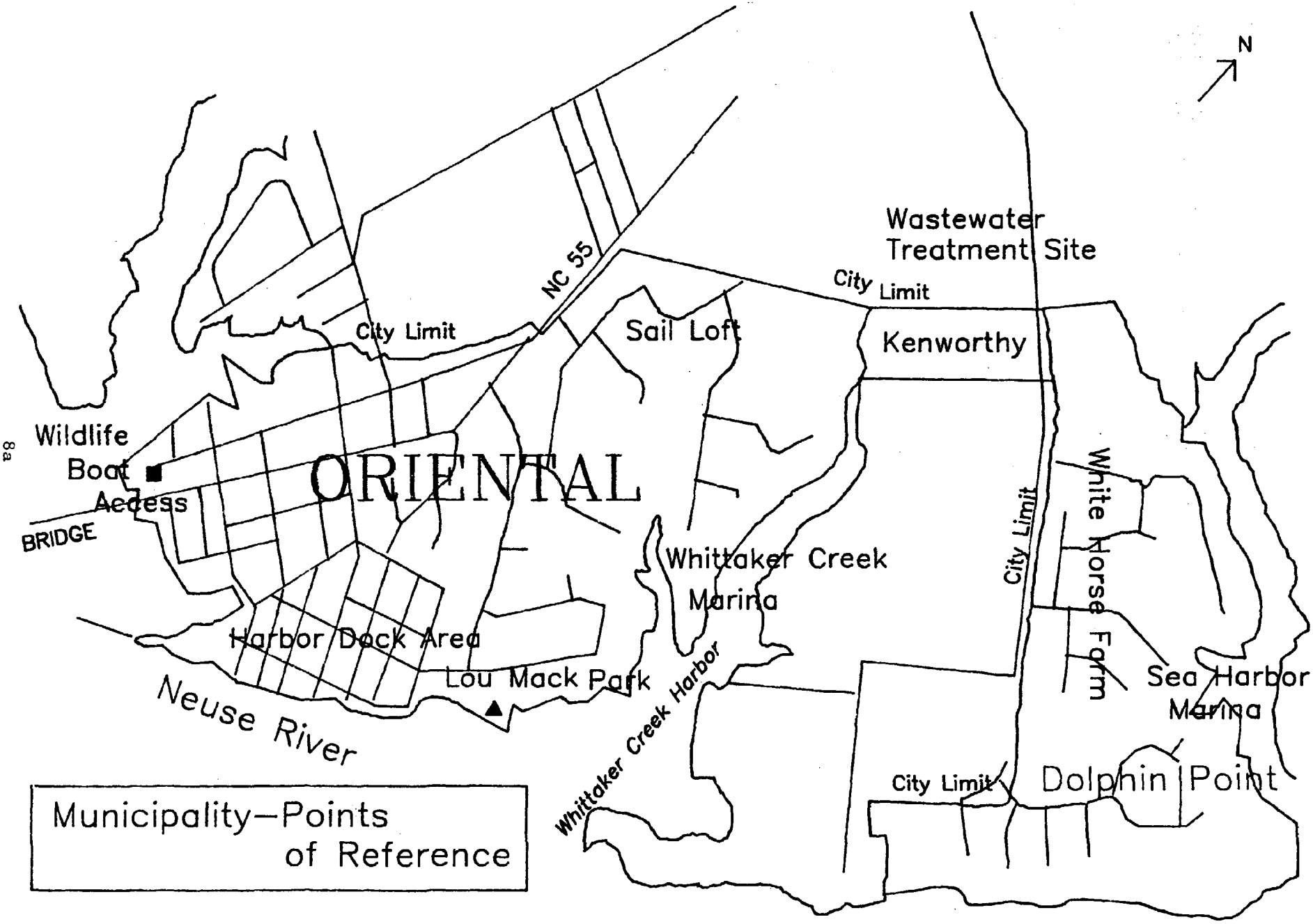
The town's tax rate is .18 assessed against current property valuations. The county rate is presently .575 assessed against current property valuations. Total of all tax rates for Oriental citizens is .755. Reevaluation took place during the past year, going into effect July 1, 1988.

5. PLANNING AREA

The planning area for the purposes of this document is solely the incorporated municipality of Oriental and its satellite, annexed area. (See Map, page 8A). The area extends northwest of NC 55 and south along the Neuse River and up along Whitaker Creek. The annexed area that connects the Dolphin Point subdivision area with the older, "downtown" portion of Oriental is called Kenworthy property. The newer, residential areas border along Pierce Creek and the Neuse River, just off of N.C. State Road 1349.

The planning area does not include any extraterritorial areas because no planning jurisdiction has been established for these areas by the municipality in accordance with State law (G.S. 160A-360). Under this provision, the town could exercise planning powers within a defined area extending not more than one mile beyond its corporate limits.

It must be recognized that the development of the adjoining peninsula areas is of primary concern to the future planning efforts of the Town of Oriental. Every effort should be made to work cooperatively with local developers, Pamlico County, and the State of North Carolina in seeing that these areas develop in a manner that will not further aggravate any of the local concerns cited throughout this document.


N
Wastewater
Treatment Site
City Limit
NC 55
City Limit
Sail Loft
Kenworthy
Wildlife
Boat
Access
BRIDGE
ORIENTAL
Whittaker Creek
Marina
City Limit
White Horse Farm
Harbor Dock Area
Lou Mack Park
Neuse River
Whittaker Creek Harbor
Sea Harbor
Marina
City Limit
Dolphin Point
Municipality—Points
of Reference

CHAPTER TWO: PUBLIC INFORMATION PROCESS

1. CITIZEN SURVEY

A citizen survey was chosen as the main way through which public opinions and citizen attitudes would be collected. The views of all residents are seen as an essential element in an effective planning process.

1.1 Purpose

The purpose of the Citizen Survey of the Town of Oriental was to allow the general citizenry the opportunity to express their views on a variety of subjects and issues in accordance with the guidelines set up by the Town of Oriental under their "Public Participation Plan." The survey was developed to give local officials a view of the magnitude and diversity of thoughts and opinions that existed within their community.

The survey constitutes the main basis for citizen input into the Oriental Land Use Plan Update. The survey, along with public sessions throughout the land use planning exercise, provided a unique opportunity for the community to take a look at their surroundings and help determine the steps that need to be taken to ensure the best standard of living possible.

The survey was not a means by itself, however. Only through the development of relevant policies, applicable action steps, and community desire can the following information be translated into a workable plan that resolves problems and builds upon the attributes that the locality already possesses.

Town meetings addressing local planning needs and issues occurred on November 12, 1986; January 16, 1987; April 2, 1987; and April 23, 1987. Several of these sessions were well attended and public notice was given prior to each meeting.

1.2 Process and Response

Surveys were mailed to 522 households that appeared on the tax records of Pamlico County. These constituted real or personal property owners within the Town of Oriental.

The deadline for returned surveys was kept open until mid-April at which time 185 surveys had been returned. The return rate (35.4%) constituted a high level of return for a mail-out survey. This return rate supports the credibility of the overall findings and the strength of local resident feelings.

The following pages represent a synopsis and a depiction of these findings with an accompanying analysis. Cross-tabulations based upon the respondents' residence status were done as well as

the percentage breakdowns of total responses. These breakdowns can be seen in the accompanying appendix. The returns were studied in-depth and reviewed by local persons and the Town Board. In so doing, an awareness and recognition of trends in local thinking and attitudes was accomplished. Each set of answers was placed in context with the prevailing local issues and past experiences. One must recognize that the general conclusions drawn from such work is merely one step of the planning process.

It is a compliment to the residents and non-resident property owners of Oriental that they exhibited such a high level of caring in their responses and number of replies.

1.3 Profile

The average respondent for the survey was male over 55 years of age. These individuals came from 2 person households and had a 50/50 probability of having lived in Oriental between 3 and 10 years or over 10 years. The typical respondent was retired, but if they worked their place of employment was outside of Pamlico County.

Nearly twice as many year-round residents of Oriental responded to the survey. The 115 year-round residents that responded constituted nearly 20% of the Town's projected 1985 population of 634. Based upon the household size and response rate, this return could have represented about 44% of the present population of the Town of Oriental.

The prevailing response of non-resident property owners was that they were unsure about their future intentions on permanently residing in Oriental. A sizeable portion (42.2%) of that contacted group did plan to move there in the next one to five year time span.

The most surprising result of the respondent profile constituted the small amount of young adults (18 to 34 years of age) that were represented in the sampling.

1.4 Attitudes and Findings

The issues and questions revolved around four themes: public policy, environment, future direction, and public services. Some of the themes interrelate and some of this accompanying analysis will try to relate where possible without reading too much into the answers provided by the survey.

With regard to public policy, existing or non-existing, the survey respondents saw a need for some type of land development controls being initiated (See #3). Nearly 93% of the residents that had an opinion felt this way while 95% of the non-resident property owners concurred. Only 16% of the survey respondents

had No Opinion. Also, this question had comparatively the lowest actual number of people (11) agreeing that further land development controls were not necessary. This sentiment was reinforced when residents were questioned about the course of future land development in Oriental (See #2). The ability of a zoning policy to meet the development need was less enthusiastically endorsed, but still had 63% agreement.

Local policies concerning water and sewer extensions were not well known by the responding group as over one-third (34.7%) did not respond (See #4). Of the residents who did have an opinion, over 60 percent did not feel the present policy is fair. The concept of a locally enforced policy concerning persons residing full-time on their boats was endorsed by 77.8% of those residents responding and 81.3% of the non-residents responding.

Environmental issues appeared to have a consistent concern throughout the survey. Despite questions being phrased in "positive" terms (i.e. water in Neuse River is satisfactory,. . averaged over 60% figuring "no opinions" in and out of the response rate. The range was from 82.2% of year-round residents disagreeing with question #1 (excluding no opinions) to a low of 20% of non-residents disagreeing that State/Federal regulations are working (including no opinions).

Local wetland protection action (#7) and surface water drainage improvements (#8) were both overwhelmingly endorsed by year-round residents and non-residents alike. Over 80% of the respondents agreed with each question including "no opinion" in the total responses.

Attitudes concerning the direction of future development in the Town of Oriental showed the most devisiveness of opinions. Generally, the residents responded that Oriental should not be marketed for increased tourism but should be marketed for attracting retirees (See #9 and #10).

Mobile home development was not desired by the respondents by a 4:1 ratio with both year-round residents and non-residents having similar sentiments (See #13). Multi-family development (townhouse, condominiums) was not desired by year-round residents by a slim majority but was condoned by non-residents by an equally slim margin. Overall, multi-family development was not desired by 53.9% of the persons responding. The amount of commercial development within the town was seen as adequate (See #5) by both survey sets (64.5% of residents, 66.6% of non-residents).

The adequacy of public services ranged from a high satisfaction with Garbage/Trash Disposal Fire/Police Protection to a low satisfaction with the availability of Nursing Home/Day Care facilities and the adequacy of Land Use Planning efforts.

Primarily, the other public services and amenities were seen as "good", or "adequate" by a majority of the survey's

respondents. A wide range of "no opinion" numbers in these categories can be attributed to the fact that some residents are just not exposed to certain services in their daily lives.

Some notable points in this section included the level of satisfaction with water and sewer service and the general satisfaction with town's appearance. Both of these categories showed high levels of public satisfaction when compared to similar responses in the 1981 survey of the townspeople.

Existing housing and retirement conditions were enthusiastically endorsed by approximately 80% of the respondents in each category. Recreation conditions fared somewhat poorer while employment conditions were seen as inadequate by both full-time residents and non-resident property owners.

The tables in the appendix depict the levels of opinion concerning public services and facilities as well as community conditions.

1.5 Citizen Priorities

One section of the survey was devoted to allow priority-setting by the respondents. The categories provided on the survey depicted general subjects of concern which, had been gleaned from previous planning efforts and citizen comments. Because of the fact that the subjects were previous areas of concern, the findings were expected to show, a general trend toward "High Priority" responses. This expection was borne out to be true in five out of six categories. The Commercial Development Needs of the town was rated as a low priority by nearly half of the respondents. Two other areas that revealed relatively weak concerns were Population Growth and Waterfront and Marina Development.

The highest level of concern dealt with the Protection of Natural Resources in the area. In addition, only a small percentage did not perceive this protection as a problem. Some of the concern expressed may be a direct relationship with the views expressed regarding shoreline erosion.

Erosion was perceived as a high priority problem by almost 70% of the respondents with only 14% not regarding it as a problem at all.

Even though nearly 60% viewed Services and Utilities as a high priority problem, the highest percentage (27.2%) also did not view these as a problem. This subject along with Waterfront and Marina Development were the most tangible issues noted in this section while Population Growth constituted the most abstract issue for the respondents to deal with.

The priorities written in by the citizens will be dealt with in the following section concerning "Comments."

1.6 Comments

One place was allowed on the survey for citizens to express their feelings and attitudes in an unrestricted manner. This section provided space directly under the Priority Section for respondents to itemize and prioritize concerns which did not appear on the prepared list. In addition, a section below this allowed other comments and perceptions related to the Town of Oriental. Approximately, one-third of the surveys received had additional comments written in these spaces.

The comments and suggestions centered around four major groups - Services, Facilities, Coordination/Public Information, and Environmental.

The quality of road conditions predominated the Comments section. Many individuals felt quicker and more efficient responses to local road conditions were needed. Specific problem locations were often noted. Though the survey revealed general satisfaction with water and sewer service, the residents did express concern about the growth of the town in relation to its water and sewer capacity. In addition, the quality of the town's drinking water was mentioned frequently as a growing problem. Most respondents just used the taste of the drinking water as their basis for complaints. Questions concerning an understanding of tap-on policies was also a frequent point raised. Public sewer pump-out stations were the most consistently mentioned new facility needed by the Town. Other services and facilities brought up by citizens included recreation and medical services. Based upon the response rates in the survey itself, these are not critical concerns but are on the mind of some residents. The need for additional public boat ramps was listed in many of the comment sections.

Some citizens had strong feelings about the spirit of cooperation by local officials with the public. Most of these comments appeared to be related to specific cases and not an overall feeling. Some comments suggested that certain individual concerns outweighed what they saw as overall concerns of the community.

The environmental issues also showed a prevailing interest in the "comments" section. Drainage problems and the quality of water in Pamlico Sound were the most predominant concerns raised. Respondents phrased their comments in many ways concerning environmental issues ranging from specific erosion problems to general statements.

A sentiment which was expressed by many of the people involved the apprehension that certain uncontrolled actions may take place which would undermind the attributes and qualities that the Town of Oriental now possesses. The respondents felt if their concerns were not addressed properly that certain aesthetic and economic advantages would become future liabilities. Many of these comments related to concerns already depicted in the survey

findings.

Comments were offered by both residents and non-resident property owners with neither group appearing more or less likely to express additional viewpoints.

2. INTERGOVERNMENTAL COOPERATION

Within the development of any planning document discussions with other levels of government and their officials must take place in order to have a composite picture of the area in question. In the case of this plan, that effort is no exception.

2.1 County

Several county offices were conferred with on subjects related to the Town of Oriental. The local Soil Conservation Office, Tax Office, Planning Office, Emergency Management Office, and Building Inspector Office were each contacted concerning related topics. Discussion about their role and the course of the community enabled many of the pieces of this effort to fall into place and responsibilities delegated.

2.2 Other Plans and Documents

In addition, a number of documents were reviewed in order to determine potential policy alternatives and courses of action. The documents included:

Pamlico County Subdivision Ordinance
Pamlico County Land Use Plan, 1980
Pamlico County Land Use Plan (Draft), 1986
Mining Policy, Amendment to the Pamlico County Land Use Plan
Large-scale Residential Development Study and Policy Recommendations for Pamlico County
Pamlico County Zoning Ordinance
Pamlico County Emergency Plan

NOTE: No other relevant plans or documents were available or had not been published.

2.3 State

Several state offices and officials were contacted to discuss Oriental and its surrounding area. Officials of the following state offices were contacted for information purposes:

Division of Water Quality, NRCD
Division of Coastal Management, NRCD
Archeology and Historic Preservation, DCR
Division of Marine Fisheries, NRCD
Office of State Management and Budget

2.4 Citizens/Others

Each meeting concerning the development of the Oriental Land Use Plan was open to the public with public notice provided through the local newspaper as well as at the town hall. On most occasions, citizens attended the meetings and provided input into the course of the plan. Consultants for the wastewater collection and treatment system for the Town of Oriental were also met with for informational purposes.

3. Planning Schedule and Information Gathering

Due to a variety of reasons, the initiation of this work was delayed until mid-October. This delay limited the amount of time that was available to initiate public information-gathering other than the extensive survey effort that was undertaken. One related newspaper article was published but no workshops or information sessions on specific problems were conducted during the process.

The following outlines the breakdown and timing of the local planning schedule.

PLANNING SCHEDULE

October 1-December 31

a. Identify planning staff, develop work plan.
b. Prepare public education, participation element.
c. Assemble demographic and socio-economic data base.
d. Review and identify previous issues and actions.
e. Identify new/changing/emerging issues and concerns.
f. Prepare updated land use map.

Products: Staff, public participation element data base, preliminary issue statements

January 1-March 31

a. Execute and evaluate citizen attitudes/priorities in accordance with public participation element.
b. Initiate the identification of land demands and capabilities.
c. Inventory and evaluate community facility demands and needs.

d. Identify and evaluate natural hazards/constraints.
e. Maintain public involvement.
f. Examine hurricane policy development with respect to b, c, & d.
g. Develop preliminary land classifications.
h. Draft preliminary policy statements based upon above activities.

Products: Documentation of citizen concerns and priorities.
Preliminary mapping of land and water information.
Assessment of land and water demands.
Land classification sketch.

April 1-June 30

a. Finalize overall policy statements.
b. Finalize land classification maps/issues.
c. Finalize mapping of natural hazards/constraints.
d. Develop preliminary plan update to be submitted for CRC review.
e. Final Land Use Plan Update completed and submitted for CRC review.

Products: Preliminary LUP Update and final plan update.

CHAPTER THREE

The following section provides for a synopsis of the 1981 Plan prepared for the Town of Oriental. It expresses the issues and goals that were the most important at the time and offers the actions which were adopted to implement the plan. Lastly, the section provides a brief explanation of the results and progress which has occurred since the previous plan was adopted.

For easy reference purposes, the primary location for specific information regarding the issue(s) is listed.

TOWN OF ORIENTAL
1981 Policy Review

Issues/Goals	Adopted Action/Policies	Notes/Results
Reduce Pollution of the Neuse River, p. 14	Consider tougher restrictions on boats in the harbor-tougher restrictions on dumping human waste into the waters.	No specific action taken
Consider installation of a conventional gravity flow collection system treatment system, p. 15	Monitor the enforcement of Environmental Management Commissions Regulations 2-79 for SA Waters. Consider appropriate wastewater treatment system.	Approved water system installed to standards
Evaluate Development considerations in areas with unsuitable soils, p. 16	Designate areas of soil limitations outside town limits.	Mapping has been done for Pamlico County
" ", p. 17	Adopt local ordinance to require an acceptable to overcome soil limitations.	System installed
	Require submission of new subdivision plans to Pamlico County Soil & Water Conservation District.	County has taken responsibility 2 developments have gone through process
Inadequate Wastewater Treatment, p. 18	Construct a municipal wastewater collection and treatment system.	System installed

To protect areas prone to severe flooding from improper development, p. 20	Request that the Federal Insurance Administration contract for a detailed Flood Hazard Study.	Has been requested
	Adopt a flood plain development ordinance.	County Ordinance is now being followed
Protection of local nursery areas, p. 23	Endorse and support the enforcement of the policies of the Division of Marine Fisheries regarding the protection of nursery areas.	No adverse action
Protection of "productive farmland", p. 25	Adopt a land classification map to set aside such land as rural-agricultural.	Not accomplished
	Discourage extension of public services into productive farmland	No extensions allowed into productive farmlands
Protection of cultural and historical and archaeological assets, p.27.	Make available benefits known to private owners of historic properties.	No organized effort developed
	Determine state, local, and federal protection mechanisms.	State agencies
	Promote commercial adaptation of historical properties in "transition" and "developed" areas.	No specific actions
	Upon selection of properties for adaptation or preservation, evaluate the areas' surroundings for archaeological findings.	No action/ case-by-case basis
	Improve coordination between the NC Division of Archives and History and the Town.	Contacts have been initiated

	Enhance the powers of the Town Board for consideration of unknown archaeological resources (especially if demolition occurs).	No action
	Contact the Department of Cultural Resources for information pertaining to State and Federal mechanisms that provide protection for archaeological sites.	Information is availa- upon request
To get rid of local man-made hazards (i.e. old cars and abandoned junk), p. 28	Initiate a voluntary program of demolition and hazard removal.	Initia- ted. 2 years of Commu- nity Develop- ment Program Work
	Establish a town or county ordinance which would equip the town to put a lien on the property for demolition purposes.	Provided under Community Develop- ment action
	Work with Corps of Engi- neers, the Pamlico County Health Department, and other appropriate agencies to develop policies/ordinances concerning man-made hazards.	No action taken
	Develop an Abandoned Vehicle Ordinance.	No action taken. Work accom- plished through CDBG funds
Limit the amount of soil erosion in the immediate area, p. 29	Apply for feasibility study or an assessment of available erosion prevention measures to be incorporated into future town ordinances.	No action taken
	Contact the NC Department of Natural Resources and Commu- nity Development Land Quality personnel for erosion control techniques.	Case-by-case basis

	Work with the Pamlico County Health Department and the District Soil Conservation Service to institute consideration of erosion rates near septic tank drain fields.	Cooperative arrangement exists
Protection and support of commercial fishing resources through land use planning, pp. 31, 32	Work with the Department of Commerce and the Division of Marine Fisheries to help improve the community as a commercial fishing port.	Channel dredging main action
	Support all federal and state state programs dealing with management and production of commercial fisheries.	No adverse action
	Develop local land use management tools which are supportive of appropriate operation of productive commercial fishing concerns.	No management tools accepted
Develop a recreational community geared to weekend activities around a village-like atmosphere attractive to retirement-age citizens, p. 33	Develop performance standards for resort/recreational development within the Town.	No standard developed
	Establish procedure that would make above standards prerequisite for building permit approval.	No action taken
Maintain the current level of significance of agricultural resources in the planning area, pp. 34, 35	Consider the use of restrictive covenants and deed restrictions.	No specific action taken
	Encourage continued farming of the land in whatever manner possible.	No action
	Develop a town utility extension policy based upon distance from town, percentage of the cost of the extension, or targeted cost/benefit ratio to discourage leap frog development and to guide development away from productive agricultural land.	Sewer Ordinance adopted with charges for extension

Maintain the production of commercial forestland around Oriental, while minimizing its impact upon surrounding areas, p. 36	Support the existing state and federal programs for managing forestry resources.	No specific action
	Adopt land classification map with emphasis on containing commercial forestry outside areas of economic and community development.	No specific action
" ", p. 55	Create intensity classes and performance standards for chosen development patterns in rural areas.	No action
To protect the area from unacceptable conditions due to peat and phosphate mining including pollution from runoff water and lowering of water table, p. 38	Establish "rural" classification disallowing the land use of "mining."	Adopted "rural" area
	Support state efforts in controlling of peat and phosphate mining activities in areas outside the planning area.	No specific action initiated
Encourage certain types of development to ensure the type of town desired by citizenry, p. 40	Adopt actions to promote slight growth, providing a village-like atmosphere as a center for retirement and weekend water-based recreation.	Sewer ordinance adopted. No other specific action
	Promote low density, moderate scale commercial development, particularly around and related to the harbor with basic services.	No specific action
	Promote permanent and seasonal residential development through public/private recreational facilities and tourist facilities.	No action taken

	Develop the older, already incorporated area of town.	Public encouragement of development efforts
	Promote a sound strategy for guiding desired types of development in the areas across the neighboring creeks.	No action
	Discourage light industry, dispersed mobile homes and commercial beach establishments. Encourage industry elsewhere in the county for the employment of local people.	No specific action
Adopt development management tools, p. 48	Develop modified version of performance zoning.	Performance zoning developed but not adopted
	Participate in state and federal block grant programs.	Housing rehab. program demolition activities and the provision of adequate water/sewer facilities provided
	Develop a mobile home ordinance.	No ordinance adopted
Promote certain types of commercial development, p. 49	Encourage more concentrated commercial development around the existing business and in the harbor area.	No public action

	Promote mixed commercial/ residential uses in the older sections of Town.	Private commercialization of buildings has occurred
	Create zoning districts for waterbase commercial uses.	No zoning action taken
	Establish building codes, performance standards, and permitted uses through a zoning ordinance.	No zoning action taken
Promote the location of light industry outside the planning area of the Town, p. 51	Seek state assistance to help recruit industry to the county.	On-going efforts continuing
	Participate in the State Department of Commerce Community of Excellence Program.	County designated Excellence
	Work closely with the existing seafood industries to help encourage the expansion and to maintain their existing sites in a way to be compatible with pertinent environmental regulations.	On-going cooperative efforts
	Work with County officials to develop performance standards for future industries.	On-going action
Prevent energy facilities within Oriental's Planning Area, p. 52	Establish management tools which would require special use permit to construct a energy facility.	No action taken
Encourage the existing pattern, a dispersed pattern of cultural, recreational, and institutional land uses, p. 53	Create performance oriented standards for these uses and create by ordinance the the districts where they are accommodated.	Performance zoning are not adopted
	Create bufferyard standards.	No action taken

	Create parking standards for each use.	No action taken
The Town is concerned with the possibility of agricultural/forest land becoming urbanized in the future, p. 55	Develop intensity classes and performance standards to encourage low density development and large open-space areas.	Performance zoning not adopted
Revitalize the "older section of town" and also other sections of the town limits that have dilapidated structures, p. 56	Conduct a house survey of the existing conditions.	No action taken
	Investigate the adoption of a housing code.	No action taken
	Acquire technical assistance for a revitalization strategy of downtown.	No public action taken
Maintain a good working relationship with state and federal agencies and support state and federal programs that are consistent with townpolicies to increase local services to the citizens (i.e (i.e. heavy limb pick-up, municipal wastewater collection and treatment system, and sited planning) pp. 58, 59	Increase involvement with state and federal grant programs.	On-going
	Apply, where applicable, for technical assistance from state and federal programs.	On-going
	Adopt policies that would determine decisions regarding extending services to areas beyond town limits.	Sewer Ordinance adopted
	Adopt both zoning and subdivision ordinances to help regulate future development.	Neither adopted
To achieve proper levels of channel maintenance and water safety, p. 60	Work with the Coast Guard and other public/private organizations to procure funds for dredging.	Some dredging work accomplished
To encourage citizen participation and education in land use and related planning matters, pp. 61, 62	Develop and adopt a zoning ordinance.	Not adopted
	Provide notice in zoning deliberations to the owner and adjacent owners of land which is being considered for re-zoning.	Not applicable

Adopt a policy which requires all meetings and agenda items of the Planning Board be advertised in the local newspaper.	Adopted by Town Board for its sessions
Conduct a survey of the citizens for their input.	Accomplished
Have a semi-annual meeting of both Planning Board and the Town Board.	No Planning Board appointed
Develop public information/ educational programs to inform the public on the CAMA land use program.	Adopted
Prepare news and educational news releases for the newspaper.	On-going
To encourage local groups to sponsor joint meetings of local governments in Pamlico County.	On-going communication

*Page Reference: Town of Oriental Land Use Plan.

CHAPTER FOUR: POLICY BACKGROUND AND DEVELOPMENT

The following represents the existing characteristics, issues and problems of the community of Oriental and her citizens. The subjects cover all aspects of the economic, social, and environmental well-being of the town. The section provides the background of the issues in a concise manner with an expression of the alternatives that were considered. The section recognizes that any community issue is a complex integration of community profiles, needs, philosophies, and interests. The information and discussion are the basis for the policies and their actions stated after each section. The chapter represents an effort to identify those actions that will help to address the concerns and needs of the Town of Oriental.

The statements, as presented and adopted, will help shape decision-making on the local, state, and federal levels over the next five years. Though the chapter concentrates on the rational and coordinated management of natural coastal resources, it also provides a blueprint for the local government to address the future before it arrives. The information is couched in terms that are easily understood by the local citizenry and provide steps that can assist the town's governing board to meet their obligation of leadership.

Based upon the information gleaned from the local planning process plus information and alternatives outlined in the preceeding chapters, the Town Board of Oriental has accepted certain policies related to their community's future.

The chapter identifies those steps that will assist the community in addressing certain situations through established means whether on the local, county, state or federal levels. The policies also begin to build a future foundation for the community to accept more planning responsibilities and public awareness of needs that should be addressed for the protection of its economic and environmental health as well as public safety and health.

The adopted policies should be used in a proactive manner to guide local decision-making as well as to generate local actions. Through the identification of local concerns and needs through policy statements, the municipality stands in a better position to take measures which will accommodate their direction of growth as well as deal with long-range regional, state, and federal concerns.

1. RESOURCE PROTECTION

This section deals with those natural resources that are common and/or unique to Oriental and coastal North Carolina, inclusive of those areas designated as "areas of environmental

concern." The text deals with the fragile nature of many natural resources as well as their compatibility with the direction of current development trends within the locale.

AREAS OF ENVIRONMENTAL CONCERN

The designated areas of environmental concern constitute those areas of the coastal area that are the most valuable from a biological perspective. The Coastal Area Management Act of 1974 provided that because of their unique and productive characteristics their future should be carefully planned for and protected whenever possible. The Act underlines this approach with the following:

"Unless those pressures are controlled by coordinated management, the very features of the coast which make it economically, aesthetically, and ecologically rich will be destroyed."

1.1 Coastal Wetlands

The coastal wetlands consist of those low wetlands and/or marshlands which are regularly or occasionally flooded by tidal action (whether or not the ride waters reach the marshland areas through natural or artificial watercourses). Certain marsh grasses are indicative of these areas, providing a link in the natural food chain through the entrapment of nutrients and essential food-chain particles for estuarine-feeding species of fish, shellfish, and waterfowl. The State Wetland Jurisdiction extends landward to such point that is deemed necessary to carry out the protection of the wetland area.

These areas are protected because of the cumulative impact that unrestrained development can have on the wetlands' productive capabilities. The degradation of one small area of wetlands might be of only minor consequence when viewed singularly. However, considered with similar losses in many other areas, the loss would be compounded and thus significant.

Mapping of these wetland areas is currently taking place based upon the application of a new classification system by the U.S. Fish and Wildlife Service. Because of the dynamic nature of these areas, identification of wetland areas are accomplished by a site inspection by state authorities for permit decisions.

1.11 Discussion

The importance of protecting the wetlands in and around the Town of Oriental is exemplified in several ways. Two of the basic economic activities of the area are tied to the proper management and maintenance of the estuarine system of which the coastal wetlands are an integral part. These economic activities are tourism and commercial fishing. The importance of both is

documented throughout this planning document. In terms of employment, revenue, and citizen concerns, the value of the components of the estuarine system is undeniable. The amount of protected coastal wetland under the jurisdiction of the Town of Oriental is mainly confined to the residential fringes of the town's limits but the collective "water quality" of the system reaches far beyond the immediate boundaries of the town.

The protection of the marshes and wetlands is presently achieved through the process of monitoring bulk-heading activities and other land-disturbing activities. This is accomplished through the CAMA permit enforcement effort of the Pamlico County CAMA Permit Officer for minor permits and State CAMA Permit Officers for major permits.

Several alternatives for protection of these areas were considered. Local adoption of development controls governing structure size, setbacks, and lot density, thus lessening the impact in and around wetland areas was an alternative. Limiting allowable activities in or nearby wetland areas was another course of action, while conscientious monitoring of proposed development activities was a third action that was assessed. Promotion of judicious land development practices in and around such areas was seen as an essential practice to support any of the stated actions.

1.2 Public Trust Waters

Public trust waters are the second type of AEC area applicable to the Town of Oriental. These constitute the navigable waters surrounding the Town extending from the mean high water mark to the seaward limit of the state's jurisdiction. Such waters include the Neuse River, Smith Creek, Whitaker Creek, and Pierce Creek. These waters and the surrounding waters are utilized for navigation, recreation, and commerce. The combination of their economic, recreational, and aesthetic values are interwoven with the maintenance of their environmental characteristics. These factors place themselves in strategic but sometime conflicting positions for the future development of the entire community.

1.21 Discussion

The Neuse River basin of which these public trust waters are a part is an important water-supply, and a valuable recreational and ecological resource for the entire state of North Carolina. The river system basin drains about 12 percent of the land area of North Carolina and provides a home for over 15 percent of the state's population (increasing nearly 20 percent since 1960). These waters are feeling the growing pressures of these increases. No figures are provided but the waters are also the playground of a substantial number of recreational boaters, as

well as recreational and commercial fishermen. Each of these users must play a part in the maintenance of these waters and a lead role for the local government must be identified. Alternatives examined included working with the main user groups to minimize their contributions to the cumulative problem as well as minimizing the impact of commercial piers and marinas through the enactment of acceptable development controls.

1.3 Estuarine Waters

The third type of AEC area impacting the Town of Oriental is estuarine waters. This category is nearly synonomous with public trust waters. The estuarine waters are those bodies of water where fresh inland waters and salty coastal waters intermingle. This includes all waters seaward of the dividing line between coastal fishing waters and inland fishing waters. Due to Oriental's geographic location, it sits at the edge of a large and economically important estuary.

The estuarine waters are the primary, integrative element in the total coastal environmental picture. They are considered one of the most productive natural environments with several species dependent upon their capabilities.

Such dependent species must spend all or some of their life cycle within the estuarine waters in order to mature and reproduce. The vast majority of fish species caught out of the commercial nets of Oriental are dependent upon the estuarine water system.

The high productivity of the estuarine system is due to its unique circulation pattern caused by tidal energy, fresh water flow, and shallow depth. Its ability to provide nutrients, cleansing action, and protection for many essential organisms are also essential aspects of their importance. There are various components of the estuarine water system which must be recognized inclusive of mud and sand flats, eel grass beds, salt marshes, submerged flats of vegetation, clam and oyster beds, and various important nursery areas.

Estuarine waters which are found immediately adjacent to the Town are listed below. It must be recognized that the location of the estuarine waters cannot be explicitly mapped because of the dynamic nature of the overall system. Those nearby waters include:

- Neuse River
- Smith Creek, below a point one mile above the mouth of the tributary
- Whitaker Creek, entire area
- Pierce Creek

1.31 Discussion

Estuarine waters, just like the public trust waters, have many functions that can act in cross-purposes. The recreation attractiveness as well as the aesthetic value lure more and more permanent and seasonal residents to Oriental. This places more and more development demands upon the area. This coupled with problems such as sewerage discharge from boats, and stormwater run-off, impacts the environmental quality of the system that local commercial fishermen derive their livelihoods and many citizens derive recreational pleasure. One can see that various segments of the population look upon the waters with different expectations, needs, and concerns.

The estuarine waters around the Town of Oriental have been showing various signs of eutrophication over the earlier years of this decade. Cases of algal blooms prompted by increases in nutrient levels have repeatedly developed during the summer months of the year. Accumulation of excessive organic material on fishing nets, decaying matter along the shorelines, as well as the tangible facts of average declines in fishing successes (see Exhibit 3) contribute to a growing concern for the estuarine waters' quality.

The protection of the water quality of the estuarine waters through more restrictive control of discharge from boats moored in local marinas, cooperation with Coast Guard efforts to police discharges, and continuing upgrading of public services were each discussed as potential local actions.

1.4 Estuarine Shoreline

The final area of local environmental concern - estuarine shoreline is conjunctive with the estuarine waters. Estuarine shorelines consist of non-ocean shorelines that extend from the mean high water level of normal water level of the estuarine waters 75 feet landward. The subsequent impact of certain wind and water erosion is the primary reason for the preservation and management of these areas. The quality of these areas have a direct bearing on the conditions of the adjacent coastal waters and their productivity. The Town of Oriental has approximately 8,320 feet of estuarine shoreline extending from the northwest of the Highway 55 bridge to the annexed section of the Town. In the past, certain portions of Oriental's shoreline have been maintained by retaining walls and a rubble mound breakwater extending 800 feet in to the Oriental Harbor.

1.41 Discussion

The dry land that constitutes the shoreline of the estuarine waters is significant in that it is so closely associated with the adjacent estuarine waters. The development or destruction

that may occur along these shorelines can have a definite impact upon the quality of the estuarine waters. Such impact may take the form of the destruction of the shoreline due to erosion or the removal of wooded areas that decrease pollution and help recharge the groundwater. In addition, runoff from these shoreline areas are often the non-point source of water pollutants.

Alternatives surrounding the management of these areas include limiting or excluding development activities through local land management ordinances or strictly enforcing the limitations already in force through the CAMA permit system and the Federal Flood Insurance Program. Also, more financial support for efforts to decrease the impact of shoreline erosion in the immediate area (i.e. Lou Mac Park, basin breakwater) and vicinity was considered.

1.42 POLICIES

POLICY: Protect the vital interests of the Town of Oriental that are derived from the maintenance of local wetlands, public trust waters, estuarine waters, and their shoreline.

POLICY: Review all development actions requiring CAMA permits and their consistency with those uses permitted by Section .0205 of 15 NCAC 7H for conservation purposes.

POLICY: Review all building permits within areas designated as "conservation" in the Town of Oriental so as to ensure that no development actions will take place that may degradate certain natural resources.

2. RESOURCE PRODUCTION AND MANAGEMENT

This section discusses the locale's most important land matters revolving around the importance of agriculture, commercial forestry, mining, fisheries, and recreational resources. The resources are identified as they relate to the Town of Oriental for their value and productiveness. Actions were identified with the intent to identify these resources as well as protect their potential.

2.1 Commercial Fishing

One of the primary economic resources of the general area surrounding Oriental is commercial fishing. The town serves as a primary port with five seafood processing companies located within the town. Landings in Pamlico County totalled 4,957,945 pounds of fish and 5,776,618 pounds of shellfish in 1986. This represents a 40%+ decline in total poundage over the past four years' average. In total value, a decrease from the average was

not experienced. The county has averaged over 400 commercial fishermen during this period. Oriental is viewed as the primary commercial fishing port of Pamlico County.

EXHIBIT 3

YEAR		POUNDS	VALUE
1982	Finfish	6,287,165	$3,023,437
	Shellfish	7,733,032	$4,664,499
TOTAL		14,020,197	$7,687,936
1983	Finfish	5,465,009	$2,594,399
	Shellfish	8,557,224	$4,540,254
TOTAL		14,022,233	$7,134,653
1984	Finfish	9,061,653	$4,090,599
	Shellfish	8,502,606	$3,021,475
TOTAL		17,564,259	$7,112,074
1985	Finfish	5,676,968	$3,419,522
	Shellfish	9,624,519	$7,663,164
TOTAL		15,301,487	$11,082,686
1986	Finfish	4,957,945	$3,383,645
	Shellfish	5,776,618	$5,474,561
TOTAL		10,776,618	$8,858,296

2.2 Recreational Fishing

As with commercial fishing interest, the community of Oriental has an attraction for recreational fishing. Though data is scarce on this subject, its impact upon the overall economy must be assumed to be substantial. Whether as a primary or secondary activity of visitors or permanent residents, the waters surrounding the Town of Oriental provide the basis for the activities.

2.11/2.21 Discussion

In addition to the boats used for commercial or recreation fishing, the Town of Oriental has two marinas and a Yacht Club that can accommodate nearly 450 boats. This does not include the score of transient boats that utilize these facilities during the peak boating season. The concerns related to the conservation and maintenance of the area's water quality are most directly

tied to the quality and quantity of the commercial and recreational fishing market. The Town of Oriental, as stated, is the home for a sizeable portion of the fishing fleet of Pamlico County. The concerns and needs related to the previously discussed environmental areas and primary nursery area speak to the need to preserve the highest level of water quality possible. In their discussions, the town board examined several issues that they felt were pertinent to the water quality issues. The problems surrounding waste-dumping by boaters and trawlers within the harbor constituted issues that the board felt may be beyond their capacity to deal with effectively. The lack of jurisdiction and policing powers were seen as deterrents to the alternative of any locally adopted ordinances to limit such practices. The board did feel they could work toward encouraging marina facilities (pump-out stations) to limit such practices. In addition, an ordinance limiting live-in boat residents was viewed as a practical future step.

The board also reviewed their own contribution to the water quality issue. Opposing views felt present classification of nearby "SA" waters was either "not well justified" or constituted State incentive to upgrade their wastewater treatment system. The board determined to pursue efforts to upgrade their system through the available means of potential impact fees or user fees beyond the present tap-on fee structure. This determination will be based upon recommendations by the town's consulting engineer. The town board also wished to work further on local site-specific drainage problems and continue to enforce the County's Subdivision Ordinance.

2.12 POLICIES

POLICY: Work with the Pamlico County Health Department and local marina owners to provide certain facilities (i.e. pump station and oil recovery) for the expressed purpose of preventing waste dumping in local waters and degradation of primary nursery areas.

POLICY: Limit development activities in estuarine waters to certain water-dependent activities. Examples include: access channels, structures to prevent erosion, navigation channels, boat docks, marinas, piers, wharfs, mooring pilings, and navigational aids.

POLICY: Continue to endorse and support the enforcement of the policies of the Division of Marine Fisheries regarding the protection of nursery areas.

POLICY: Cooperate with Pamlico County and the North Carolina Extension Service in maintaining productive farmland resources around the Town of Oriental and throughout the county.

POLICY: Continue to monitor the presence of "floating homes" and work with appropriate agencies concerning their impact

on local water resources.

2.3 Primary Nursery Areas

A vital component of the recreational and commercial fishing interest are the primary nursery areas. As defined by the regulations of the North Carolina Division of Marine Fisheries, these areas are defined as "those in which for reasons such as food, cover, bottom type, temperature, and other factors, young finfish and crustaceans spend the major portion of their initial growing season." These areas can be further defined as to primary and secondary depending upon what stage of marina life are found there.

Nursery areas are essential for the early growth and development of virtually all of North Carolina's seafood species.

Two primary nursery areas are contiguous with the Town of Oriental in the upper reaches of Pierce Creek as well as Whitaker Creek.

2.4 Agriculture

Pamlico County has a significant portion of its population dependent upon farming. The county has 136 farms with approximately one-quarter of the farms falling in the size range of 180 to 499 acres. None of these exist within the Town of Oriental itself. Approximately 90 percent of the farms deal in harvestable crops primarily corn, potatoes, wheat, oats, and sorghum.

2.41 Discussion

Only a small portion of the Town of Oriental is devoted to cropland, but the activity is still considered an important resource for the town and its home county of Pamlico. The soils and space within town are limited for the purposes of agricultural production. The town board felt that no action should be taken to increase the controls related to agricultural interests within the city limits. They felt that the support of county efforts to conserve properties for prime agricultural purposes would be beneficial.

2.42 POLICIES

POLICY: Cooperate with Pamlico County and North Carolina Extension Service in maintaining productive farmland resources around the Town of Oriental and throughout Pamlico County.

POLICY: Continue to discourage the extension of public services and facilities into productive farmland through

subdivision review and the town's extension policy.

2.5 Forestry

Forestry has had a prominent place in the history of the Town of Oriental. Four major commercial timber companies own land in Pamlico County, the nearest large holding is approximately two miles from the city limits of Oriental. Most of these large holdings are represented in the natural areas identified by "Peacock" and "Lynch" in their 1982 study of natural areas for the state's coastal energy impact program. None of these areas are within the jurisdiction of the Town of Oriental. These areas are primarily hardwood tracts and assorted pine stands.

2.51 Discussion

Though the forestry segment of the economy is returning to more prominence as tree farming increases, related pressures from residential and recreational development appear to be the most serious threat to proper management of the forest resources of the county. The board discussed the alternatives available to them but felt that the commercial cutting of trees or development threats to forested areas was not an issue that the municipality needs to address through any of its statutory powers. The town board did discuss the potential impact that random tree-cutting would have on the attractiveness of the town. The possible alternative to enact municipal development controls (i.e. zoning and/or subdivision regulations) to pursue this concern was discussed but not enacted.

2.52 POLICIES

POLICY: Promote limited tree-cutting in new developments through the county subdivision review.

2.6 Mining

The County of Pamlico contains two major peat bogs and a portion of another bog. These areas contain over 16 square miles of peat varying in thickness from one to twelve feet. The area situated in the light ground pocosin in located less than seven miles west-northwest of the Town of Oriental.

Phosphate deposits also exist in Pamlico County. These occur within a sedimentary rock formation called Pungo River. Phosphate companies own various large parcels within the county for speculative purposes. The closest parcel to the Town of Oriental is just northeast of the town limits. This parcel is just over 500 acres in size.

Both minerals have economic potential; peat as an alternative energy source and phosphate as a fertilizer component.

2.61 Discussion

The importance and impact of these minerals are basically seen in the mining operation that is located just north of the county in Aurora (Beaufort County). Market fluctuations have played havoc with this entire picture and future changes in its impact upon the economic and land development strategy of the surrounding area including Oriental is indefinite at this time. The board discussed the remedies that are available to them should mining of these deposits begin to take place and adversely impact the town. The board felt that the proper monitoring of potential impacts would best be done by the county and the state, recognizing that certain local precautions were limited for this purpose and the actual areas were outside their jurisdiction. The board did discuss possible impact on the town's water supply should any exceptional mining activities occur.

2.62 POLICIES

POLICY: Encourage the county to direct any and all mining activities in Pamlico County away from incorporated municipalities and established clusters of residential development through their land classification system.

POLICY: Discourage those peat and phosphate mining activities that may have a detrimental impact on the quality of the local water supply.

2.7 Off-Road Vehicles

The destruction of local resources due to the operation of off-the-road vehicles along dune and beach areas has been a problem throughout coastal North Carolina.

2.71 Discussion

The Town Board of Oriental felt that no local problems associated with the operation of off-the-road vehicles exist.

2.72 POLICIES

POLICY: No policy.

3. ECONOMIC AND COMMUNITY DEVELOPMENT

This section revolves around the issues that place the direction and quality of growth into perspective. There are many directions that a small town can go when development pressures are brought to bear upon them. Unfortunately, a small municipality such as Oriental is placed into a philosophical dilemna when history has dictated little in the way of local government control or intervention in individual property decisions. Any smaller town is subject to the impact of changing economic forces and the capability of limited municipal governance exacerbates the final outcome. This section offers the Town of Oriental the opportunity to place in print its vision of the future and the extent to which the town feels it should dictate the possible outcome.

3.1 Types of Desired Development

The town has witnessed a startling increase in the number of day visitors and weekend residents. Though seasonal visitor statistics are not available and water readings are misleading due to the number of boat residents; one can assume population readings between 1000 and 1500 on many peak vacation weekends. This is based upon nearly 500 boats that are moored in the harbors of Oriental and the available motel spaces. The services provided to day-visitors and weekend visitors are basically limited to groceries, gas, and restaurants. Supplemental services are increasing as the conversion of homes takes place along N.C. 55 and specialty shops carrying books, gifts, and artwork emerge.

3.11 Discussion

The town board realizes that three definite scenarios or combination of scenarios are possible for the Town of Oriental in the future. One is a continued increase in short-term visitors, second is a continuing in-migration of retired or second-home residents, and third is a more commercial orientation toward a family beach or destination point for long-term tourists. The town board agreed that policy actions adopted by them should encourage the types of desired development without implementing statutory development control options such as zoning.

The board feels that the nature of development will continue as it has because of the out-of-the-way nature of its location does not dictate high-density recreational development. It is felt that good private business practices will help to promote the village-like atmosphere that is currently available. This translates into low intensity, moderate scale development that complements the fishing village ambience that has evolved over the past decades.

The board also wishes to pursue those actions that will

increase the town's attraction as a permanent or seasonal home for interested residents. The town wishes to consider initiating this planning concept through a planning body that will promote the future vision of the community to the current residents as well as interested entrepreneurs and interested retirees. The board also wants to utilize its role to advocate certain priorities to Pamlico County that will support the role of certain economic activities such as forestry or agriculture in the unincorporated sections.

The town envisions itself as a residential and commercial magnet for the outlying areas and feels the land classification map and the following policies exemplify this continued direction.

3.12 POLICIES

POLICY: Work with the Pamlico County Planning Office to maintain a high degree of development responsibility in the neighboring peninsula areas through buffer requirements, sensitivity to natural areas, and responsible site design.

POLICY: Continue to support the adaptive reuse of older residential homes for commercial purposes appealing to the short-term, seasonal visitors.

POLICY: Identify and seek support for those development activities and services that can be provided to better attract retiree residents.

3.2 Land Use Pattern Desired

The Town of Oriental has a pattern of land use that is gradually changing. The attraction of more and more visitors has made attractive the conversion of homes along N.C. 55 into commercial or specialty shops. This has augmented the previous commercial nature of this main artery. The commercial development has been complemented by the residential development that is occurring in the subdivisions of Teaches Cove and the satellite area, New Sea Vista. The town has experienced increases in single-family residences and multi-family residences (See Exhibit 4), as a number of duplexes and multi-unit structures have been added since the previous land use plan. These units are not concentrated in any one particular section of town.

The other main pattern of development is the all-important harborside of the town. This area provides the focal point that the town has grown around through the years. The area is a combination of old residences, boat moorings, seafood processing plants, and commercial establishments that serve the needs of both the permanent and seasonal community. They provide the attractive charm that has served to bespeak the increase in

commercial traffic.

The town's recreational and institutional needs are served by a scattering of uses throughout the older section of the town. These include the town hall, wildlife boat access, Lou Mack Park, and one privately-owned recreation area (Lupton Park) that is used by the public. The recreation areas are limited to tennis courts, and an area for passive recreation (See Existing Land Use).

EXHIBIT 4
NEW CONSTRUCTION PERMITS 1982-1987

YEAR	TOTAL	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	BUSINESS
1987	30	23	5	2
1986	22	19	2	1
1985	30	20	6	4
1984	20	20	0	0
1983	7	7	0	0
1982	11	9	0	2

Source: Pamlico County Building Inspection Office

3.21 Discussion

The desired development and the desired land use pattern of a town are almost interchangeable. The town board has repeatedly endorsed a mixed land use pattern that will serve the community as a whole. They feel that this land use pattern should be compatible with the development preferences contained in Section 3.1. The town board feels that the land use will be dictated by history and economics with the Highway 55 area continuing to gradually grow commercially while the harborside area remains constant.

It is felt that this integration of land use has served the town well up until this point. The board also feels that existing covenants will preclude any adverse land use in the newer residential areas of the town.

Such other land uses as industrial and unconventional housing (mobile homes) were seen as controlled by other forces as well. The introduction of any industry other than light industry appears to be negated by an absence of available land in potential areas (i.e. N.C. 55). The existing land covenants are seen as controlling the placement of mobile homes, except in the oldest portion of town. In this area, several mobile homes already occupy space. A limited amount of vacant properties in this area exists.

The town board discussed the adoption of zoning restrictions that would dictate the type of land use and activities desired, but did not wish to pursue them. The board also discussed the alternative of land development controls that would govern such characteristics as building height, density, and setbacks but not dictate "appropriate uses." The board felt that the town has polarized on this subject but those in favor did not pursue the dictation of such land use characteristics at the local level. The town board did feel that the town was ready to begin to offer guidance to future development through a planning body. Such a public board or committee would be able to educate the general public on planning decisions and advise the governing board concerning applicable planning decisions. The board did not want this to be interpreted as a forerunner of the adoption of development controls but did see the need to have a advocacy body for planning purposes.

The board felt that the land classification stated their future intentions of a growing, established "commercial core" and a surrounding area of "transition" residential growth.

3.22 POLICIES

POLICY: Work toward those initiatives that will provide for a steady but desired level of development activities throughout the entire municipality.

POLICY: Discourage the location of any future industrial growth or energy facility developments that will negatively impact the traditional economic base - namely farming, forestry, fishing and recreation.

POLICY: Minimize the impact of future development (i.e. residential, commercial, and water-related activities) on the fragile physical characteristics of the town and its vicinity through application of County Subdivision Ordinance and existing environmental protection regulations.

POLICY: Support county efforts to secure employment opportunities which will be consistent with the standards of environmental quality and liveability desired.

POLICY: Continue to refine the utility extension ordinance so that orderly, responsible growth will take place.

POLICY: Encourage compatible commercial development interests in the older portion of the town surrounding the waterfront.

3.3 Management and Control Strategies

The Town of Oriental has approached the issue of local management controls on several occasions. The initial effort

resulted in a three volume ordinance by a planning and design associate. The ordinance included Volume 1: Main Text, Volume 2: Appendices, and Volume 3: Administrator's Guidebook. The volumes provided a method of zoning that regulated the use of land based upon the analysis of the carrying capacity of the area's natural system as well as the impact of the man-made environment. The standards placed upon properties included land use intensity measures, site variables, design variables, and the capacities of facilities. The approach allows for the design of each site instead of an all-encompassing set of regulations that are applied to every development effort.

The attempt to implement a performance zoning ordinance was met with resistance and apprehension by the town residents. The ordinance was seen as an over-extension of municipal regulatory power by a segment of the community. The ordinance was also viewed as a administrative problem for a town which had only recently appointed a part-time town administrator.

Through the public hearing process, the town studied the issues and heard the community air its views. Though many misconceptions of the ordinance's intent surfaced, the town board did not feel the town was ready for the implementation of performance zoning.

After this attempt did not succeed, the town and the representatives from the (NRCD) North Carolina Department of Natural Resources and Community Development met to discuss possible alternative strategies. The above concerns were noted and a course of zoning control that was less intricate to administer was pursued. At this same time, the question of appointing a planning board provided under the state's general statutes surfaced as a local question.

A more traditional zoning ordinance was developed for the town by NRCD in an effort to simplify the approach and its administration. The town again went through a public hearing process focusing on the appointment of a planning board and the adoption of a zoning ordinance. The resistance to regulation by the local government surfaced again as many "what if" questions prompted skepticism by many local residents. Because of the provisions of the general statutes that the appointment of a planning board precede the implementation of any municipal land regulations, the establishment and operation of a 5-member municipal planning board never occurred. The town board felt that residents were still not prepared to accept the concept of planning, and the presumed associated zoning enforcement powers.

As noted in a review of the 1981 policy statements, the town has relied on other levels of government and regulatory agencies to set the pattern of development management within its borders.

3.31 Discussion

Based upon the past experiences of the town and a disapproval of municipal land regulation (i.e. zoning, subdivision), the present planning process has attempted to speak to each concern and provide information that would assist in aiding the decision-making process. The problems associated with unregulated growth pressures have been examined by the board. In addition, the administrative requirements that would accompany such steps have been discussed.

To speak to these issues, an example of a streamlined development ordinance was introduced to the Town Board and a public audience. The ordinance was one considered and adopted by the community of Ocracoke to guide development concerns. A comparison was drawn between the two communities including past regulation resistance and growing development pressures. This ordinance provided for ensuring appropriate population densities, yard sizes, and height, size, and location of structures but did not dictate uses of property. The ease of administration and interpretation were also stressed. The board considered this alternative in the early drafts of policy statements but eventually felt that the step was still not feasible. The board felt that initially a planning board must be established that can assist in the education of the public and the promotion of rational planning steps. After this effort is in place, the board felt a proper course of local regulation in Oriental would be more effectively established, and a public consensus better formed to support that course.

The board felt that the present effort should be made to strengthen existing approaches for monitoring local development and guiding the course of the town's growth.

3.32 POLICIES

POLICY: Continue to require submission of all preliminary plans for new subdivisions to the Pamlico County Soil and Water Conservation District Office for technical assistance, with their input becoming part of the town's decision to extend public services.

POLICY: Continue to provide an administrative position to address local matters of concern and to initiate desired municipal actions.

POLICY: Move toward an acceptable level of planning and development management services for future decision-making.

POLICY: Investigate an equitable impact fee provision to assist in defraying future maintenance and expansion costs of needed system improvements.

3.4 Development Commitments

The town's commitment to development has centered around its effort to upgrade its infrastructure and pursue emphasis on the "fishing village" atmosphere that has evolved over time. With the improvements in water and sewer services, the town has sought to extend its capability to deal with residential and commercial growth problems created by small lot size and steadily increasing demands. The town has sought to work through existing programs and offices to upgrade housing, remove vacant and dilapidated structures, rehabilitate the older section of town, and protect environmental features of its landscape. The town has also maintained an administrative liaison person to work with the various development interests.

3.41 Discussion

The town has made past attempts to deal with the needs of development through the pursuit and acquisition of available wastewater collection and treatment funds. The town has also pursued funds to upgrade their town through Community Development Block Grant funds.

The town still desires to maintain its present character and a gradual development pattern. It seeks to do this through providing adequate facilities and services but not setting up regulatory control.

The alternatives chosen revolved around maintaining a pulse on the growth of the town through building permits, subdivision controls and CAMA permits. The town also wished to explore the implementation of impact or user fees for the wastewater system while upgrading services through the development of a land application system. The town also desired to seek assistance in the conceptual development of the "old town" section. This is another step that could be accomplished by an appointed planning board.

3.42 POLICIES

POLICY: Maintain existing level of public satisfaction with existing municipal services.

POLICY: Consider further the establishment of a municipal planning board to gather and refine public input and information in order to guide the local decision-making process.

3.5 Commitment to State and Federal Programs

As stated, the town has engaged in several state and federal programs through the past years. These have included Farmer's Home Administration, Environmental Protection Agency, Corps of

Engineers, and the Department of Natural Resources and Community Development. The following provides a list of the state and federal programs that impact the Town of Oriental:

Agency	Licenses and Permits
Department of Natural Resources and Community Development	Permits to discharge to surface waters or operate wastewatertreatment plants or oil discharge permits; NPDES Permits, (G.S. 143-215).
Division of Environmental Management	Permits for septic tanks with a capacity over 3,000 gallons/day (G.S. 143-215.3).
	Permits for withdrawal of surface or ground waters in capacity use areas (G.S. 143-215.15).
	Permits for air pollution abatement facilities and sources (G.S. 143-215.108).
	Permits for construction of complex sources; e.g. parking lots, subdivisions, stadiums, etc. (G.S. 143-215.109).
	Permits for construction of a well over 100,000 gallons/day (G.S. 87-88).
Department of Natural Resources and Community Development, Division of Coastal Management	Permits to dredge and/or fill in estuarine waters, tidelands, etc. (G.S. 113-229).
	Permits to undertake development in Areas of Environmental Concern (G.S. 113A-118). NOTE: Minor development permits are issued by the local government.
	Permits to alter or construct a dam (G.S. 143-215.66).

	Permits to mine (G.S. 74-51).
	Permits to drill an explanatory oil or gas well (G.S. 113-381).
	Permits to conduct geographical exploration (G.S. 113-391).
	Sedimentation erosion control plans for any land disturbing activity of over one contiguous acre (G.S. 113A-54).
Department of Natural Resources and Community Development Secretary of NRCD	Permits to construct an oil refinery.
Department of Administration	Easements to fill where lands are proposed to be raised above the normal high water mark of navigable waters by filling (G.S. 146.6 (c).
Department of Human Resources	Approval to operate a solid waste disposal site or facility (G.S. 130-166.16).
	Approval for construction of any public water supply facility that furnishes water to ten or more residences (G.S. 130-160.1).
Army Corps of Engineers (Department of Defense)	Permits required under Section 9 and 10 of the Rivers and Harbors of 1899; permits to construct in navigable waters.
	Permits required under Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972.
	Permits required under Section 404 of the Federal Water Pollution Control Act of 1972; permits to undertake dredging and/or filling activities.

Coast Guard (Department of Transportation)	Permits for bridges, causeways, pipelines over navigable waters; required under the General Bridge Act of 1946 and the Rivers and Harbors Act of 1899. Deep water port permits.
Geological Survey Bureau of Land Management (Department of Interior)	Permits required for offshore drilling. Approvals of OCS pipeline corridor rights-of-way.
Nuclear Regulatory Commission	Licenses for siting, construction and operation of nuclear power plants; required under the Atomic Energy Act of 1954 and Title II of the Energy Reorganization Act of 1974.
Federal Energy Regulatory Commission	Permits for construction, operation and maintenance of interstate pipelines facilities required under the Natural Gas Act of 1938. Orders of interconnection of electric transmission facilities under Section 202(b) of the Federal Power Act. Permission required for abandonment of natural gas pipeline and associated facilities under Section 7C (b) of the Natural Gas Act of 1938.

3.51 Discussion

The Town of Oriental wishes to continue its support and participation in programs that will augment their agenda. Such commitments include those to the Department of History and Archives in maintaining the historical attributes of the downtown harborside area. In addition, the town seeks adequate, efficient, and healthful services that will not undermind the character and environment of the town. The board discussed a number of instances that increased communication and cooperation might have helped to alleviate problems and miscommunication. These included better coordination with county officials such as the Health Department, Building Inspectors Office, County

Planning Office, and the CAMA Permit Office. The town wishes to establish a better foundation for local planning that will assist in the effort to upgrade information and reporting procedures.

3.52 POLICIES

POLICY: Continue to support all federal and state programs dealing with the management and production of commercial fishing.

POLICY: Work with the Division of Marine Fisheries to identify local actions which will enhance local commercial fishing interests and their facilities.

POLICY: Seek support from regional and state offices for a long-range downtown concept that will assist local development interests and spur local citizen interest.

POLICY: Work with state water quality officials in the upgrading of existing wastewater treatment facilities.

3.6 Local Commitment to Services

The town continues to seek to provide those services that will best serve the public. The law enforcement, trash-garbage, pick-up, utility service personnel, and the administrative staff are indicative of the town's effort to provide and/or upgrade services, regardless of a small town budget. Water and sewer services, the most significant services, are discussed in previous sections.

3.61 Discussion

As stated in the previous section, the town has explored and acquired funding assistance that would maximize their effort. The board discussed alternatives that would upgrade their services such as adding service personnel for the utility systems, hiring a permit officer, and seeking assistance from state offices whenever it is deemed appropriate. The town provide their services on an equitable basis with any new development providing support for the maintenance and upgrading of all municipal services. The town desires to make the services they provide consistent with the policies and actions that they take across-the-board. It is felt that this could best be done by eliminating the long-range planning responsibility from the town board and providing them with a publically-appointed board for this purpose.

3.62 POLICIES

POLICY: The Town does not feel that a suitable location or need exists for the pursuit of a public beach access point.

POLICY: Pursue the effective maintenance of acceptable water quality within the Neuse River and its nearby tributaries by continuing to upgrade the public wastewater treatment facility.

POLICY: Identify the status of all citizens with regard to present or anticipated sewage services.

POLICY: Do not pursue the acquisition of additional water (beach) access points within the town limits of Oriental.

POLICY: Address the identified municipal service needs of the citizenry within the financial limitations of the municipality (i.e. road improvements).

POLICY: Work with county, regional, and state offices in upgrading local nursing home and day care facility services.

3.7 Channel Maintenance and Beach Nourishment

The river channels that adjoin the Town of Oriental are essential elements of many facets of their economy and town character. The safety and maintenance of these channels are paramount in the town's present and future setting. The town realizes that such responsibility is shared with several entities and all local concerns must be communicated and placed properly.

3.71 Discussion

The town board wishes to maintain their working relationship with the Coast Guard and other public entities in maintaining the channels for the best advantage of the commercial fishing fleet and recreational boaters.

3.72 POLICIES

POLICY: Continue to address channel improvements needed in close proximity to the town.

4. DEVELOPMENT HAZARDS

This section is restricted to those matters which may cause problems with the general health and welfare of the community either on a long or short-term basis. Some of these problems overlap with the development constraints that exist within the community while others extend in to subjects not previously covered. The information provides a background on the issues with background discussion of the policies and actions that have been set by the town board.

4.1 Airspace

Due to the close proximity and growth of military air bases, the use of local airspace for military purposes/exercises has increased over and adjacent to the Town of Oriental. Modern warfare has resulted in the development of systems and equipment that will cause the increased use of local airspace in the future. An example of these developments is the need for electronic warfare training and associated by-products such as microwave towers, radar sites, and low-flying aircraft maneuvers. These actions and the accompanying conditions are seen as significant local concerns and hazards to local development.

4.11 Discussion

The physical setting of Oriental is considered a valuable asset of the community. The characteristic of tranquility and a relax-paced retirement environment are both vital ingredients in maintaining an attractive lifestyle and ensuring continued economic growth in the future. The maintenance of a clean, safe, and unoffensive airspace is a part of that total environment and lifestyle.

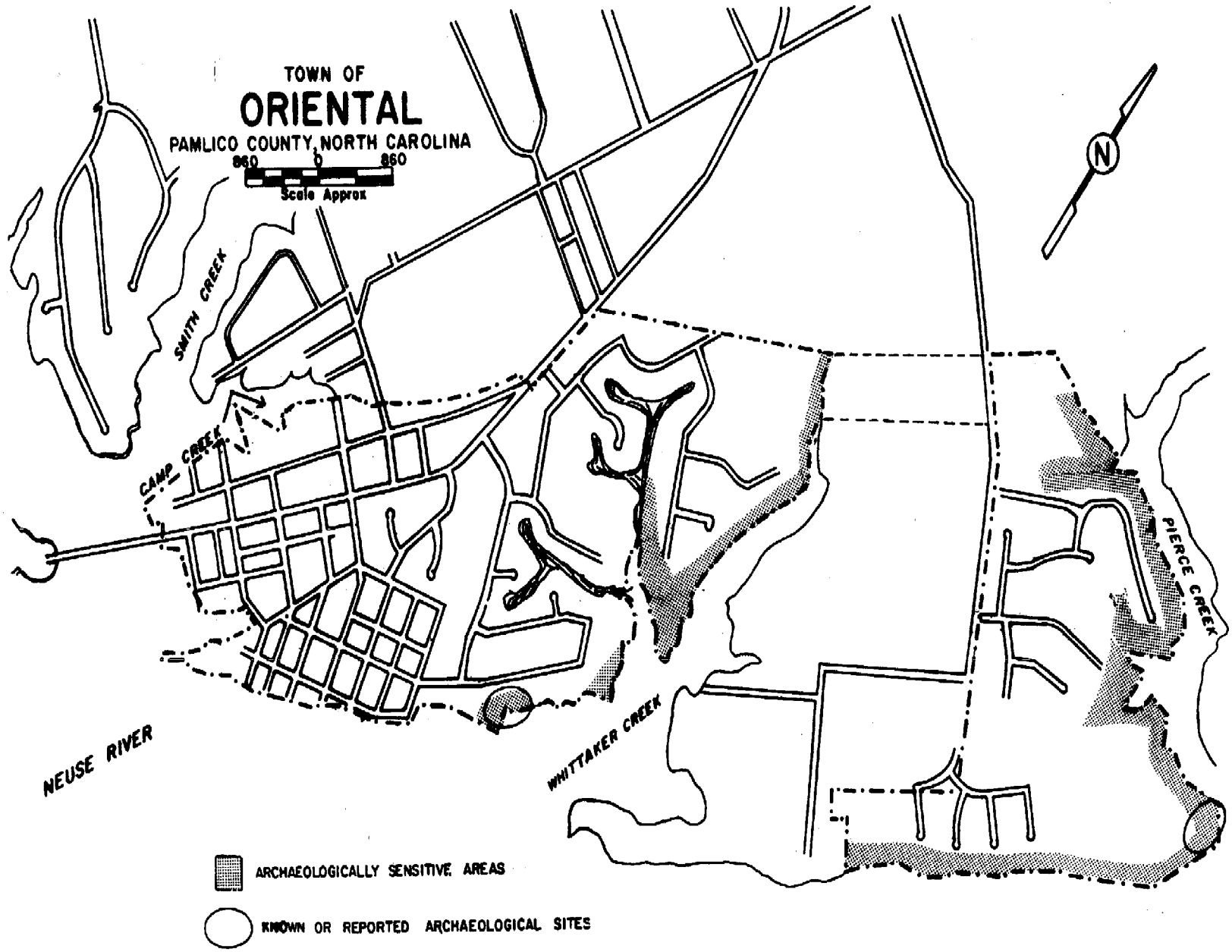
The increasing use of local airspace for military purposes and the additional detriments that such an increase represents are numerous. Such increased actions bring about the intrusion of certain pollutants that should be assessed for their potential impact on the citizens, plants, and wildlife of the area. Such impact includes noise pollution from increased aircraft activity, increased levels of electromagnatic radiation from associated equipment, possible chemical hazards (including unspent aircraft fuels) and visual intrusions such as microwave towers and radar platforms. These factors, combined with the safety hazards associated with low-flying aircraft, such as the possibility of dangerous levels of noise and possible air crashes, produce a situation that is disturbing to the aesthetics and well-being of the entire community.

The town, state and federal interests involved must evaluate the potential hazards that exist and assure that future impacts will be minimized to the town and the environment of the surrounding area.

4.12 POLICIES

POLICY: Protect the vital environmental and economic interests of the Town of Oriental that are derived from the immediate airspace and its rational utilization.

POLICY: Endorse the evaluation and assessment of the total impact related to increased use of the immediate airspace of Oriental for military purposes.


TOWN OF
ORIENTAL
PAMLICO COUNTY, NORTH CAROLINA
860 0 860
Scale Approx
N
SMITH CREEK
CAMP CREEK
NEUSE RIVER
WHITTAKER CREEK
PIERCE CREEK
ARCHAEOLOGICALLY SENSITIVE AREAS
KNOWN OR REPORTED ARCHAEOLOGICAL SITES

POLICY: Solicit county, state, and federal interests to pursue the development of an emergency plan directly related to potential military aircrashes and the ability of local services to deal with such possible emergency needs.

4.2 Older Structures/Buildings/Archaeological Areas

Oriental is an older municipality that has buildings and homes which have weathered the past. Many older structures have been renovated or maintained in the older section of the town. Those buildings which remain in good condition provide the backdrop for many of the luring characteristics of the town. The upkeep of these buildings is an ingredient of the town's overall effort to preserve its character and charm.

Undeveloped areas of the Town which may have archaeological significance are depicted on page 49a.

4.21 Discussion

The Town of Oriental previously felt that the poor structural condition of several buildings and a number of houses posed a threat to the overall safety and welfare of its residents. Several of these buildings had abandoned automobiles and junk associated with them. In the town's preceeding land use plan, the existence of these hazards as well as some poor housing conditions were documented. In the intervening time, the town has eliminated a majority of these problems through local volunteer efforts and financial assistance from the Department of Natural and Community Development.

The town board discussed the existing situation with regard to historic buildings and housing conditions and felt that most remaining structures should be maintained. The Board wanted to maintain the use of older, historic buildings within its jurisdiction for mix-use purposes. The board felt that additional policy statements related to this subject were not warranted except to continue these efforts.

The Board wanted to support the identification and maintenance of areas that may be archaeologically important.

4.22 POLICIES

POLICY: Consider all archaeological and historic resources identified by the N.C. Division of Archives and History in all CAMA-permitting, subdivision reviews, and building permit requests.

POLICY: Encourage the use and re-use of older buildings or historically significant buildings for the purpose of maintaining a "fishing village" atmosphere for citizens and visitors.

POLICY: Continue efforts to remove any buildings and objects that might endanger public safety and welfare.

4.3 Flooding and Drainage/Stormwater Runoff

The Town of Oriental is a participant in the National Flood Insurance Program. Nearly seventy-five percent of the land area of the Town of Oriental is susceptible to the hazards flooding, based upon the 100 year flood line or local SLOSH maps (See Map, page 4a). This is technically a 1 in 100 chance on the average of being inundated with water during any calendar year or inundated with water during a strong hurricane (Class 1 or 2). Due to the town's elevation, soil types, and limited ability to remove stormwater; drainage is a continuing problem that must be overcome. The problems associated with this pose not only a threat to development but also the general health and welfare of the populace.

4.31 Discussion

Much discussion and review of the flood situation of Oriental has taken place in the past but a comprehensive study of the area and possible remedial actions which could be taken have never materialized. The most precautions taken are those building specifications mandated under the National Flood Insurance Program as implemented by the county building inspector. This provides some protection of life and property that may not otherwise occur. The town board continues their support of this program and wishes to pursue funds to study the general area's drainage pattern in order that available steps could be taken. The board also wishes to pursue the development of a guide related to individual drainage practices and their impact on adjoining properties and adjoining ditches.

4.32 POLICIES

POLICY: Provide intergovernmental cooperation with the county building inspector in order to reduce the risk of damage in flood-prone areas.

POLICY: Support actions by the Pamlico Soil Conservation Service and the State of North Carolina in developing common strategies which will assist in the reduction of shoreline erosion rates and stormwater runoff.

POLICY: Continue to enforce the stipulations of the Pamlico County Flood Plain Ordinance in compliance with the National Flood Insurance Program.

POLICY: Work with appropriate offices and officials (NRCD, Agricultural Extension Service) in the drafting of local

regulations to deal with off-site drainage and drainage problems impacting adjoining property owners.

POLICY: Work with Corps of Engineers to repair and upgrade portions of existing timber bulkhead (i.e. Lou Mack Park).

4.4 Hurricane/Storm Mitigation

The coast of North Carolina is a target for hurricanes and nor'easters that pummel land masses during certain parts of the year. The Town of Oriental is likewise susceptible to the ravaging forces of wind and tides produced by these storms. Through its location close to mouth of the Neuse River, the impact can be felt whether a storm hits the coast directly or further inland. The destruction and damage caused by the aftermath of such storms requires serious action on the part of a local government.

4.41 Discussion

The Pamlico County Emergency Program consists of several parts. The following represents the 5 levels of conditions identified by the Pamlico County Emergency Management Office.

Condition 5 - Hurricane Season (June 1 thru December 30)
Condition 4 - Alert - Hurricane Advisory
Condition 3 - Hurricane Watch or approximately 48 hours to forecasted landfall
Condition 2 - Hurricane Warning or approximately 24 hours to forecasted landfall
Condition 1 - 12 hours or less to forecasted landfall
Re-Entry - Threat removed or damage assessment follows

Each locality is notified by the Emergency Management Coordinator that the Emergency Operating Center is being opened when Condition 4 exists. Support groups from each part of the County are expected to meet at that office at that time. Time schedules and scenarios for each potential occurrence prompted by the storm are developed. Such planning is based upon individual storm conditions (i.e. wind strength, direction, speed of movement). Based upon these determinations, local contact people are mobilized to alert citizens of the following:

1) when to evacuate
2) where to evacuate
3) how to evacuate
4) any other necessary safety information

Pamlico Technical College would serve as the County's emergency shelter. This site is the location that citizens of Oriental would be relocated. This facility will house approximately 650 people.

Subsequent to storm damage investigations, the evacuees would be allowed to return to their residences. This will be based upon the judgement of the County Emergency Management Coordinator. Through guidance and assistance of appointed enforcement officials, properties shall be the responsibility of those persons holding deed to the property in question.

The town recognizes the need to adequately respond to the needs of the citizenry following the impact of a major storm or hurricane. The town, due to its limited resources, will depend chiefly upon such individuals as:

1. Emergency Preparedness Coordinator
2. County Sheriff
3. County Building Inspector
4. Water Department Head
5. Director of Social Services
6. County Tax Supervisor
7. Pamlico County CAMA Permit Officer
8. N.C. Division of Coastal Management Permit Officers

Certain action priorities will be set depending upon the specific problems generated by the storm. These actions will be consistent with such policies adopted by this plan. All damage assessments, identification of problems, and dissemination of necessary information to property owners will be coordinated with this group. The town wishes to place its confidence in cooperation between local officials and individual property owners after storm damage occurs.

Due to the confusion and immediate hardships that a building moratorium can cause after a natural disaster, the enactment of a building moratorium is not foreseen. Damaged structures or structures on damaged properties will be permitted to be restored only after each situation is reviewed by Health officials and locally identified officials. Since the town is under the jurisdiction of the County Building Inspection Program, such a decision could be subject to County action.

The county's program has been developed in order to rapidly deal with emergency situations involving major evacuations of local residents. This plan, as described above, gives levels of precautions and suitable emergency shelters. The aftermath of such storms must be viewed as the most critical issue faced by the local government. The town board of Oriental reviewed the county's general plan but did not feel that additional actions were needed by them. With regard to the after-effects of such emergencies the board felt that additional responsibilities should be identified in order that the county enforcement officer and local officials would be supported at this time and the general welfare of the citizenry be served. The responsibilities would include damage estimations, clean-up requirements, and coordination with state, federal, and insurance representatives.

4.42 POLICIES

POLICY: Continue to work in an effort to fine-tune the county's hurricane and flood evacuation plan and anticipated public response time.

POLICY: Provide a set of town directives to deal with those local circumstances related to hurricane and/or coastal storm damages.

POLICY: Identify a review group consisting of the town administrator, county building inspector, and county emergency management director to implement reconstruction policies.

POLICY: Will be sensitive to the location of any public facilities and assess the relocation of any storm-impacted public facility based upon federal emergency management administration criteria.

5. CITIZEN PARTICIPATION

Only through the involvement of the residents of a community can a supportive, informed citizenry be assured. The efforts to educate and inform the general public is a never-ending process.

5.1 Meetings

The laws of North Carolina provide that public meetings be open to the general public for their input and participation.

5.11 Discussion

The Town of Oriental has had a history of resident involvement and participation in decision-making. The Board wishes to continue that level of public involvement.

5.2 Notice/Input

There are numerous ways to make the public aware of circumstances, actions, and findings. Through the local newspaper, Town Hall, Bulletin Board, and public discussion, residents may become aware of local issues and concerns.

5.21 Discussion

The Town Board feels extensive efforts have been made to notify citizens of local matters and to document their concerns. The Board feels that full efforts have been made to gather sources of information to relay to the public when matters are

brought up for public discussion. The Board feels that continuation of their present policies on "Citizen Participation" is justified.

5.22 POLICIES

POLICY: Continue the education and involvement of the general public in the town's decision-making process.

POLICY: Provide for town notices of public meetings and the specific items of concern or interest which will appear on the agenda.

POLICY: Continue to utilize the public survey information to guide future actions and maintain a high level of satisfaction with local public services.

POLICY: Provide for a survey process within a five-year period to gauge public opinion and address any appreciable changes.

CHAPTER FIVE: LAND CLASSIFICATION SYSTEM

In accordance with the Coastal Management Guidelines for land use planning (15 NCAC 7B, Section .0200) a standard of land classifications was established to guide local governments in their planning process. This system provides a framework to identify future uses of land and the services and facilities that will be needed to meet their needs. Different land classes connotate desired densities and growth directions for the planning jurisdiction. Much of the previous discussion bears out this conceptual planning scheme for the Town of Oriental.

1. LOCAL CLASSIFICATIONS

The system includes five classes with only three applicable to the Town of Oriental (See Map, page 55a). These include:

1.1 Developed

The "developed" class of land use provides for continued intensive development and redevelopment of existing cities or municipalities. Areas to be classified as "developed" include lands developed essentially for urban purposes or approaching a density of 500 dwellings per square mile which are provided with usual municipal services, inclusive of water and sewer service, police and fire protection.

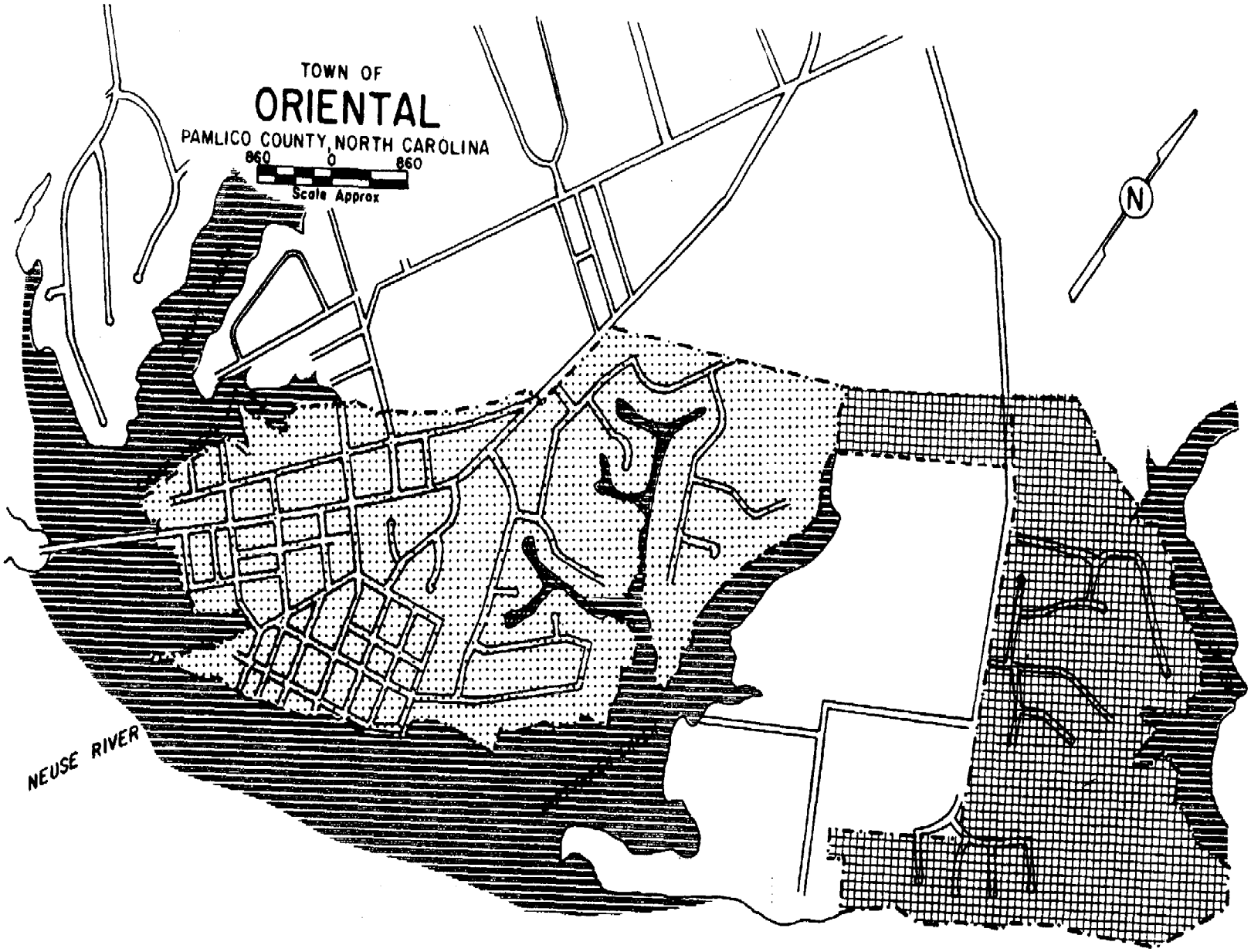
1.11 Discussion

This area constitutes the older, established section of the Town of Oriental that extends around the waterfront. This is the area that has been the focal point of the community for many years and is critical in the community's overall character and appeal.

Most of the planning decisions revolving around this area pertain to maintaining the services and type of land uses that presently serve the community so well. The town views this area as its "old core" and seeks to continue to support its appropriate development pattern or redevelopment pattern. This area has a limited amount of vacant properties.

1.2 Transition

The "transition" classification is the only class that anticipates a change in development over the planning period. "Transition" land is classified as those lands that will provide for future urban-type development over the ensuing ten years. Lands that are suitable and will accommodate necessary public utilities and services are necessary prerequisites of the



LAND CLASSIFICATION MAP

DEVELOPED

TRANSITION

CONSERVATION

"transition" designation. The class may also designate areas for additional growth when other lands in the developing class are not available or when they are severely limited for future development. Examples of lands classified as "transition" may include:

- lands currently having urban services, but lacking "developed" characteristics.

- lands necessary to accommodate the population and economic growth anticipated within the planning period.

- areas which are, or will be in, a "transition" state of development (i.e. going from a lower intensity development pattern to a higher* intensity development pattern, of which will eventually require urban services).

*exceeding three residential units per acre

1.21 Discussion

The newer residential areas along State Road 1349 constitute the transition areas of the Town of Oriental. These annexed areas are gradually "filling in" as residential development continues to occur.

The areas are served by water but sewer services have not been extended to all citizens in the area. The newest subdivision in the area, Dolphin Point, will be provided with a pressure sewer system that feeds into the town's lagoon system. All of this area will eventually be served by water and sewer services.

The two areas are close to 300 acres in size with approximately two-thirds of the area presently vacant property.

1.3 Conservation

The "conservation" land classification category, according to CAMA guidelines, provides for the effective long-term management of significant, limited, or irreplaceable natural resources. Also, certain other areas of cultural, recreational, productive, or scenic value, may also require similar "effective long-term management." All areas that are designated "Areas of Environmental Concern" through CAMA legislation are considered conservation. Due to the dynamic nature of these areas it is difficult to map them definitively (See Map, page 54a). All examples could include major wetlands (other than statutorily defined coastal wetlands); especially undeveloped shorelines that are unique, fragile, or hazardous for development; lands that provide necessary habitat conditions (especially for remnant species; pocosins, or publicly owned water supply watersheds and aquifers).

The designation "conservation" does not imply "non-use," but does imply a need for careful and cautious management of any permitted use. Within any lands designated "conservation," any proposal, or application for development actions should be reviewed on a case-by-case basis.

1.31 Discussion

The town Board of Oriental views areas along the shore and along the creeks as the most critical local areas to manage property and thus designates them as "conservation" as well as any statutorily defined "Area of Environmental Concern." The management of these "estuarine shoreline" areas are seen to be necessary not only to protect their environmental significance but also to retain the natural attractiveness of the community.

2. OTHER CLASSIFICATIONS

The remaining land classifications under the Coastal Management Act are reviewed in the following sections.

2.1 Community

The "community" classification provides for clustered land uses to meet housing, shopping, employment, and public service needs within rural areas. It is usually characterized by a small grouping of mixed land uses which are suitable and appropriate in clusters of rural development not requiring municipal sewer service. "Community" may have water service and certain other municipal services.

2.11 Discussion

No such classified areas exist within the jurisdiction of Oriental.

2.2 Rural

The "rural" class provides for agriculture and forest management, mineral extraction and other low intensity uses over a large area. Such lands are identified as appropriate locations for resource management and allied uses/ land with high potential for agriculture, forestry, or mineral extraction; lands with one or more limitations that would make development costly and hazardous, and, land containing irreplaceable, limited, or significant natural, recreational, or scenic resources not otherwise classified.

2.21 Discussion

No such classified areas exist within the jurisdiction of Oriental.

3. POLICIES RELATED TO LAND CLASSIFICATION

The following sections provide general statements related to specific policies that were in the previous chapter. The discussions provide an outlook on the manner in which the Town expects to grow over the planning period and the policy course that has been drawn to guide that growth.

3.1 Developed

The Town expects to maintain a primarily "developed" classification with prudent service extension or expansion to unserved, undeveloped portions of the town. No adopted policy is recognized as an attempt by the Town to pursue or promote intensive development that would transcend into a denser development pattern in the "developed" areas. Policies that would promote "mixed use" land development and support a downtown, maritime core were encouraged. Any significant increase in service needs will be addressed through the investigation of an impact fee system to accommodate the increased need.

3.2 Transition

The Town will see the gradual "transition" development of areas in its satellite fringe. Through adopted policies the Town will pursue the proper review of these development activities in this area. No policies have been adopted that would accelerate or expand development activities in this area past their service capabilities. Such policy positions will effectively moderate any intensive development pressure for the foreseeable future as gradual upgrading of services occur.

3.3 Conservation

All adopted policies maintain actions that would limit development pressures upon these areas.

3.4 Developed - not applicable.

3.5 Rural - not applicable within Town limits but surrounding areas designated "rural" by Pamlico County may be eventually impacted.

CHAPTER SIX: COUNTY/MUNICIPAL POLICY RELATIONSHIP

1. OVERVIEW

The Town of Oriental is one of seven small towns located in Pamlico County. The County is rural and bordered by water on every boundary. Oriental is one of four incorporated municipalities located along water; and one of two located along the major water body - the Neuse River.

Because of its location, the Town and its vicinity is one of several developing areas within the county's border. This development is in the form of both seasonal and permanent residents.

Limiting physical factors that prevail through the County also exist within the Town of Oriental. These factors include soil suitability, high water table, and drainage problems.

The County is the home of many primary nursing areas for young finfish and crustaceans. Two of these adjoin the Town of Oriental property and its satellite area (Whitaker Creek and Pierce Creek).

Many of the same economic activities of Agriculture, Mining, Forestry, and Fishing that impact the county, directly or indirectly, impact the Town of Oriental. Because of land area and normal jurisdictional responsibilities, many of the issues must be viewed as county-wide issues.

Several services must be viewed from the County perspective. Transportation needs related to highway improvements must be directed toward a safe and compatible network for permanent residents and seasonal visitors to such localities as Oriental. Public recreation is also a county-wide effort through which services and programs are offered to all residents.

Many of the similarities and common interests expressed in the previous section must be addressed by recognition of responsibility by each level of government. Upon review of the 1987 Pamlico County Land Use Plan no apparent conflict of intent was exhibited. Consistencies between the County and the Town of Oriental that will support and/or promote locally-accepted policies are included in the following subsection.

2. BREAKDOWN OF RELATED POLICIES

The following sections examine those subjects that have mutual County municipality interests.

2.1 Protection of Natural and Fragile Areas

1. The county will attempt to discourage development in areas where soils are particularly unsuited for septic tank use.

2. The county will continue to carefully restrict the extent of public and private wastewater disposal entering the public trust waters within and bordering the county.

3. The county will encourage development and site design in shoreline areas which minimize the extent of impervious surfaces and storm water runoff.

4. The county will review the adequacy of existing setback requirements for coastal wetlands and the estuarine shoreline and ensure that sufficient buffers exist to minimize the effects of pollution and runoff. The county will encourage development and site designs which maximize the distance from these sensitive areas and size of buffers around coastal wetlands.

5. The extension of future sewer and water lines, and other public investments, will be undertaken in such a way as to minimize future development pressures on the sensitive natural areas identified in this chapter.

6. The Subdivision Ordinance is being studied and a mobile home park ordinance is being prepared.

7. The use of non-self propelling floating homes or boats for permanent residences (for more than two continuous weeks) will be discouraged.

2.2 Economic and Industrial Development

1. The county will not welcome future energy facilities, industrial and economic growth which has substantial negative effects on the natural environment and the high quality of life which currently exists in the county. For instance, the county is not interested in attracting a large, polluting industry, even though such an industry might generate substantial employment and economic activity for the county.

2. The county does not wish to promote future industrial growth or energy facilities at the expense of its existing traditional economic base, namely farming, forestry and fishing. For instance, the county does not wish to encourage the location of an industry if it will substantially impede the future of the fishing, farming, forestry or recreation industries.

2.3 Agriculture, Forestry and Fishing

1. The county will, to the extent possible, direct future growth and development away from the most productive

agricultural and forest lands in rural areas. Future development will be encouraged to locate on less productive land in existing communities or transition areas.

2. The county values its forestlands as both economic resources and aesthetic and recreational resources. To the extent possible, it will discourage future development in highly productive forested areas. The county will take whatever actions it can to encourage the retention of these areas in their current uses.

3. The county recognizes the economic importance of fishing and will manage future growth and development to minimize damage to commercial fishing resources. Among other policies, the county will seek to restrict the extent of damaging erosion and runoff, and the entrance of other pollutants into sensitive coastal waters. More specifically, the county will seek to modify agricultural and forestry practices which have negative environmental consequences through at least the following means:

a. The county should consider additional funding for specific projects and manpower needs in resource conservationthat have a strongly demonstrated need and a high probability of success.

b. The county should develop a closer working relationship with the Bay River Soil and Water Conservation District, and should encourage and assist the District in expanding its scope and funding support in becoming a more aggressive advocate of resource conservation.

c. The county should request the General Assembly to provide counties with the ability to require conservation plans on the installation of appropriate conservation treatments as a condition of eligibility for use-value property tax assessment.

d. The county should initiate formation of an ad hoc county water management task force to bring together the disparate local interests in water management and to begin work towards a comprehensive water management plan for the county.

5. Marinas are an important part of water based activity in the county but if not located and managed carefully can contribute to the degradation of the water that makes that activity possible. The county, therefore, endorses all the state policy that applies to the location and management of marinas and further discourages them from locating in primary nursery areas, shellfishing areas, and other highly sensitive areas. It encourages each marina in the county to make pump out facilities available and to use best practices to avoid spillage

of fuels, wastes and other pollutants.

2.4 Mitigation of Natural Hazards

1. The county supports the objectives of the Natural Flood Insurance Program. Future development located in coastal floodplains will be subject to the elevation and floodproofing requirements specified under the regular phase of the National Flood Insurance Program.

2. The county will consider the formation of a post-hurricane recovery and reconstruction task force, as recommended in the CAMA storm hazard planning provisions. This team would provide oversight and direction during the reconstruction phase and would assist in the identification of mitigation opportunities.

3. The county will establish a post-hurricane damage assessment team, also recommended under the new CAMA provisions. This team will facilitate the acquisition of federal and state disaster assistance funds, will facilitate decisions concerning rebuilding and reconstruction, and will also assist the reconstruction task force in identifying mitigation opportunities that may be present following a hurricane or coastal flood.

4. The county should be prepared to take advantage of the opportunities to mitigate future hurricane and storm losses following the occurrence of a hurricane or severe coastal storm. These opportunities may take the form of relocation of damaged structures outside of particularly hazardous sites, the public acquisition of high hazard areas, and other policies which reduce the permissible density at which redevelopment can occur. To ensure that hasty redevelopment does not occur, and that opportunities to mitigate future natural hazards are not foreclosed, the county will consider an ordinance to permit local officials to impose a temporary reconstruction moratorium following a major disaster.

5. The county will periodically evaluate the capacity of its existing road and transportation system to evacuate residents in the event of a hurricane or severe coastal storm. It should identify any trouble areas and take appropriate actions to correct these problems. The county must make particular efforts to ensure that residents in the Goose Creek Island area are able to evacuate in a timely manner. The evacuation plan is currently being reviewed and will be revised with the assistance of the North Carolina Division of Emergency Management.

6. The county will periodically evaluate the adequacy of existing designated hurricane shelters. This evaluation must consider both the structural adequacy of the buildings and their location relative to hurricane hazards.

7. The county will periodically conduct simulated hurricane evacuation and emergency management drills to familiarize county officials and residents with emergency procedures.

2.5 Traffic and Transportation

1. The county acknowledges the importance of its road and thoroughfare system for encouraging future economic and industrial development in the county. The county should in the future identify key street and road inadequacies and work to eliminate them.

2. Future road and street improvements should take into consideration the presence of hurricane and coastal storm hazards. Future roads in the county which may serve as evacuation routes in the event of a hurricane might be elevated, for instance. Where possible future streets and roads in the county should be located outside of high hazard flood areas. The county should carefully examine the capacity of the existing bridge and ferry system to evacuate residents in a sufficient period of time.

3. Because much of the recent development in the county has occurred along its roads and thoroughfares, the potential congestion and safety problems presented by this pattern of development are substantial. The county should work to carefully regulate future growth and development along these transportation routes. Among other things, the county should seek to limit the proliferation of individual driveways and accessways, and should encourage creative development projects which incorporate common access points and well-designed internal traffic flows. The county will discourage the proliferation of strip commercial development along its roads and thoroughfares and will encourage or require the development of common access points.

4. The county recognizes that a major segment of the population may have serious transportation problems and will take whatever actions are possible to provide adequate transportation services to these individuals. The county will investigate the feasibility of a limited form of public transportation (e.g., through the use of county vans, school buses during off hours, a dial-a-ride service, etc.) to provide access to key destinations both within and outside of the county. The county will seek the cooperation of neighboring jurisdictions in providing such services.

5. Future road and street improvements should be designed so as to minimize their impact on fragile and sensitive areas and to preserve the aesthetic resources of the county.

2.6 Housing

1. The county will ensure that through its development regulations and other local policies it provides for a range of housing choices.

2.7 Recreation and Open Space

1. To the extent possible, the county will seek to implement the goals and objectives identified in the Master Plan for Parks and Recreation. More specifically, and consistent with the plan, it will continue to develop its 88-acre centralized recreation facility, will seek to coordinate with county schools for a joint utilization of facilities, will continue to pursue the concept of a joint county-state park, and will continue to encourage or develop nature trails and neighborhood parks. The county will continue to obtain funds and resources for recreation from the private sector.

2. The county acknowledges the critical importance of its natural open space areas to the quality of life in the county and will do what is possible to protect and preserve these areas. This policy has also been expressed in other components of the plan.

3. The county should modify its subdivision ordinance to ensure that future development projects incorporate and set aside sufficient open space. This could be accomplished, for example, through clustering requirements. As well, such developments should incorporate neighborhood recreational facilities, such as tot lots and playgrounds, sufficient to serve neighborhood needs. Future development should also be required to contribute to the provision of larger, community-wide parks and open spaces.

4. The county supports the protection of its historically-significant buildings and archaeological resources.

2.8 Public Facilities and Services

1. The county should take all actions possible to ensure that existing collection and treatment systems operate within their permitted effluent discharge levels.

2. In future decisions concerning the extension of public services and facilities, such as sewer and water service, the county will carefully consider the impacts of these decisions on other local goals and objectives. Public sewer service, for instance, may encourage inappropriately heavy growth in sensitive environmental areas in the county.

2.9 Protection of Aesthetic and Visual Resources

1. The county will consider the imposition of a building height limitation on future growth. The county will prohibit the construction of buildings whose scale is not consistent with the county's rural and small town atmosphere.

2. The county will manage the location, intensity and design of future commercial growth to minimize the visual clutter which typically results from strip commercial development. The county will modify its zoning regulations to prevent this type of commercial development.

3. The county will encourage or require future development to incorporate landscaping and vegetation which increases the visual attractiveness of future development. The county will review its existing zoning regulations and site design criteria with these needs in mind.

4. The county will discourage major alterations of the natural environment, such as the loss of trees, during future land development.

5. The county recognizes the importance of wetlands, forestlands, and farmlands to the visual integrity of the area and will seek to minimize the impacts of future growth on these resources.

6. The county recognizes the importance of protecting the visual integrity of the county's river- and sound-shoreline, as seen by boaters and other water users. Development along the shoreline will be regulated and designed so as to minimize its interference with this visual perspective.

7. The county recognizes the importance of architectural, archaeological and historic resources within the county and encourages their preservation.

APPENDIX

PUBLIC ATTITUDES

Questions	Year-Round Agree	Year-Round Disagree	Non-Resident Agree	Non-Resident Disagree	Total No Opinion	Totals Agree	Totals Disagree
1. The quality of water in the Neuse River is satisfactory.	17	79	16	23	39	33	102
2. The future land development of the Town of Oriental is being planned for properly.	7	91	5	26	42	12	117
3. No further controls are needed for the land development within Oriental.	9	91	2	41	28	11	132
4. The local policy for extending water and sewer service to newly developed property is fair.	34	53	16	8	59	50	61
5. Commercial development is adequate for the Town of Oriental.	60	33	26	13	37	86	46
6. Zoning would solve development problems that exist within Oriental.	71	23	36	7	33	107	30
7. Local wetland protection is needed.	100	5	40	2	27	140	7
8. Surface water drainage improvements are needed locally.	99	9	36	5	23	135	14
9. Oriental should be marketed for increased tourist visitors.	31	70	23	34	17	54	104
10. Oriental should be marketed for attracting retirees.	56	45	39	17	17	95	62

PUBLIC SERVICES

	Services	Year-Round Good	Year-Round Adequate	Year-Round Not Adequate	Non-Resident Good	Non-Resident Adequate	Non-Resident Not Adequate	Total No Opinion	Totals Good	Totals Adequate	Totals Not Adequate
15.	County/Town Cooperation	12	49	23	8	15	2	56	20	64	25
16.	Protection of Historic Resources	4	38	26	1	12	14	71	5	50	40
17.	Availability of Doctors and Dentists	14	52	40	0	11	31	19	14	63	71
18.	Water Supply System	17	42	52	12	25	7	14	29	67	59
19.	Citizen Participation in Local Government	18	35	49	6	17	6	35	24	52	55
20.	Public Libraries	17	52	35	1	12	18	30	18	64	53
21.	Availability of Hospitals and Public Clinics	9	67	32	0	13	32	14	9	80	64
22.	Community Appearance	24	51	36	15	24	15	3	39	75	51
23.	Local Retail Stores	29	49	28	7	31	12	11	36	80	40
24.	School Buildings	6	35	26	1	6	10	69	7	41	36
25.	Garbage/Trash Disposal	55	51	7	8	18	6	25	63	69	13
26.	Nursing Homes	1	11	65	1	3	20	59	2	14	85
27.	Recreational Opportunities for all ages	16	34	52	4	22	10	31	20	56	62
28.	Sewage Disposal System	25	49	35	5	27	6	23	30	76	41

PUBLIC SERVICES

Services	Year-Round Good	Year-Round Adequate	Year-Round Not Adequate	Non-Resident Good	Non-Resident Adequate	Non-Resident Not Adequate	Total No Opinion	Totals Good	Totals Adequate	Totals Not Adequate
29. Public Buildings	13	69	15	2	19	1	40	15	88	16
30. Retirement Conditions	50	43	9	14	27	6	14	64	70	15
31. Housing Conditions	25	67	10	9	27	7	19	34	94	17
32. Land Use Planning and Zoning	1	13	77	1	5	31	36	2	18	108
33. Street Lighting	21	66	22	5	27	3	23	26	93	25
34. Employment Opportunities	8	21	57	0	9	22	47	8	30	79
35. Fire Protection	37	65	6	6	23	6	24	43	88	12
36. Protection of Land and Water Resources	3	25	64	1	11	19	41	4	36	83
37. Police Protection	55	46	8	12	24	4	17	67	70	12
38. Children's Day Care	1	10	34	0	4	4	109	1	14	38

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